



The County of San Diego

Planning Commission Hearing Report

Date:	February 28, 2025	Case/File No.:	Spring Valley Housing; PDS2019-TM-5636; PDS2021-AD-21-011 PDS2019-ER-19-19-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tentative Map and Administrative Permit for seven single-family residential lots
Time:	9:00 a.m.	Location:	West side of Grand Avenue at Eucalyptus Street
Agenda Item:	#4	General Plan:	Semi-Rural Residential (Sr-1)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Light House Builders, Inc.	Community:	Spring Valley Community Plan Area
Environmental:	CEQA § 15183	APN:	578-161-02-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Spring Valley Housing Project (Project) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). The Project includes both a Tentative Map (TM) and an Administrative Permit (AD) for seven single-family residential lots and one open space lot. The AD Permit is to allow for lot area averaging to create lots smaller than the minimum lot size, which will consolidate the development footprint.

The sections contained in this report describe the following: Requested Actions, Regional Setting and Project Location, Development Proposal, Analysis and Discussion, Community Planning Group and Public Input, and Planning & Development Services (PDS) Recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies and ordinances and found the Project to be consistent with the inclusion of the conditions in the attached Resolution of Approval and Form of Decision (Attachments B and C). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed project, which is a Tentative Map (TM) and Administrative Permit (AD), and determine if the required findings can be made and, if so, take the following actions:

1. Find that the project is consistent with the 2011 General Plan Update and the Environmental Impact Report No. 02-ZA-001 (GPU EIR) certified for the General Plan, and that the Proposed project does not result in peculiar (i.e. significant impact not identified in the GPU EIR) significant effects specific to the project or its site, as shown in the attached findings prepared pursuant to Section 15183 of the Guidelines for the California Environmental Quality Act (Attachment D).
2. Adopt the Resolution of Approval of Tentative Map PDS2019-TM-5636, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).
3. Adopt the Form of Decision of Approval for Administrative Permit PDS2021-AD-21-011 (Attachment C).

C. REGIONAL SETTING AND PROJECT LOCATION

The Project is located within the unincorporated community of Spring Valley in San Diego County. The approximately 9.91-acre project site is located southwest of the intersection of Grand Avenue and Eucalyptus Street, north of Highway 54, and east of State Route 125. The property is undeveloped. Surrounding the project site to the north, south, east, and west are single-family and multi-family residences as described in Table C-1 below.

The General Plan Regional Category for the site is Village. The General Plan Land Use Designation is Semi-Rural Residential (SR-1), and the Zoning Use Regulation is Rural Residential (RR); these will not be changed with the proposed development. The SR-1 Land Use Designation and associated RR zoning is intended to allow for low density residential uses, among other land uses. The proposed single-family residential uses are permitted by the General Plan and the RR zone.

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

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	None. There are private driveways and undeveloped land, with private lanes and Helix Street further north)	Large Lot Single-Family Residential
East	Village Residential	Single-family Residential (RS)	Grand Avenue (Eucalyptus and	Single-Family Residential

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	(VR-4.3)		Date Streets are cross streets)	
South	Semi-Rural Residential (SR-1) and Village Residential (VR-4.3)	Rural Residential (RR) and Variable Family Residential (RV)	None. There is adjacent undeveloped land, and Harness Street further south.	Undeveloped land
West	Village Residential (VR-7.3)	Multi-Family Residential (RM)	None.	Undeveloped land, and Multi-Family Residential further west

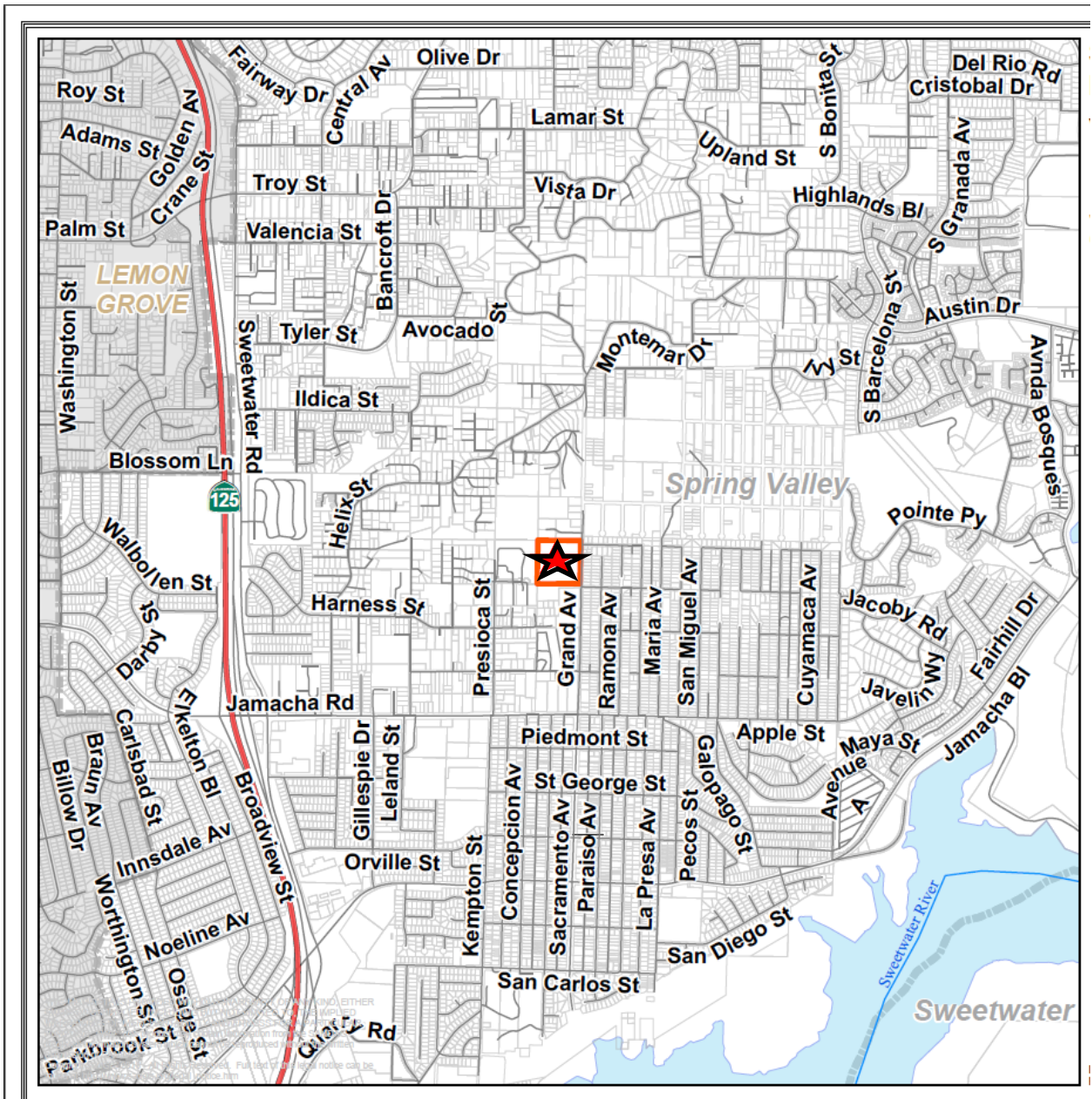


Figure 1: Vicinity Map



Figure 2: Aerial

D. DEVELOPMENT PROPOSAL

The applicant requests a Tentative Map to subdivide the approximately 9.91-acre project site subject into eight lots located on undeveloped land to the southwest of Grand Avenue and Eucalyptus Street. The Project includes seven single-family residential lots to be sold individually once the final map is completed. The westerly portion of the site would remain undeveloped to support an approximate 5.86-acre biological open space easement. Access to the project site would be provided by private driveways off Grand Avenue. Proposed residential lots one through six have direct frontage along Grand Avenue, while lot seven has access via a private road easement crossing lot six.

The Project includes an Administrative Permit to allow lot area averaging for lots smaller than the minimum 1-acre lot size prescribed by the site's Rural Residential zoning use regulation. The seven residential lots would range in size from approximately 0.5 to 0.89 acres. Lot A, the biological open space lot, is 5.86 acres in size. While all seven of the residential lots would measure less than the required one-acre minimum lot size, the overall gross average lot size including Lot A is approximately 1.24 acres.

The Project would involve minor site grading and utilities installation (approximately 2 months). Earthwork will consist of 4,700 cubic yards of cut, 2,300 cubic yards of fill and 2,400 cubic yards of exported material to create the pads along the eastern portion of the property. Please refer to Attachment A – Planning Documentation, to view the Tentative Map and Preliminary Grading Plan.

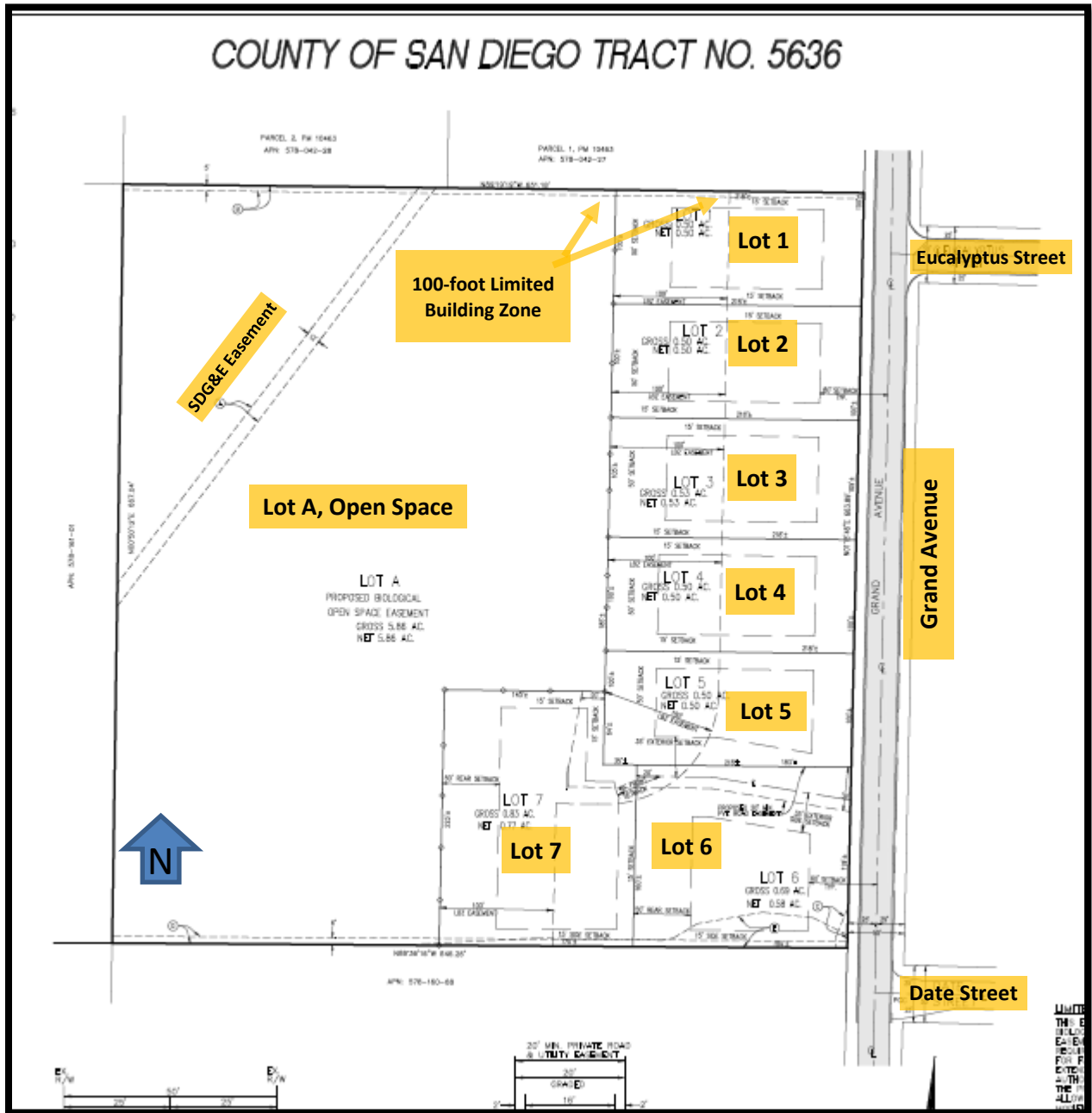


Figure 3: Proposed Project layout

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Spring Valley Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the Subdivision Ordinance?
- e. Is the project consistent with other applicable County regulations?
- f. Does the project comply with California Environmental Quality Act (CEQA)?

2. Analysis

Biological Resources

According to a Biological Resources Letter Report prepared by Klutz Biological Consulting in October 2023, the site contains Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, and developed land. Eight sensitive species were observed during surveys in 2018 and 2019, including five sensitive plants species – Munz's sage (*Salvia munzii*), San Diego barrel cactus (*Ferrocactus viridescens*), Palmer's grappling hook (*Harpagonella palmeri*), ashy spike moss (*Selaginella cinerascens*), San Diego sunflower (*Bahiopsis laciniata*) – and three sensitive wildlife species – California gnatcatcher (*Polioptila californica californica*), coastal cactus wren (*Campylorhynchus brunnicapillus sandiegensis*), and Cooper's hawk (*Accipiter cooperi*). The Project would impact approximately 4.07 acres of disturbed and undisturbed coastal sage scrub habitat which is considered suitable habitat for California gnatcatcher, coastal cactus wren, and Crotch's Bumblebee and suitable foraging habitat for Cooper's Hawk and other raptor species

Impacts to these resources would be mitigated through ordinance compliance and through implementation of the following mitigation measures: the on-site conservation of 5.73 acres of Diegan coastal sage scrub with an open space easement, implementation of a limited building zone, perimeter fencing, and open space signage, off-site purchase of 0.38-acre of Diegan coastal sage scrub at a County approved habitat mitigation bank (subject to the approval of the Wildlife Agencies), the conservation of two San Diego barrel cactus on-site and the translocation of an additional six San Diego barrel cacti to the on-site open space lot in accordance with the County's guidelines for Cactus Salvage, preconstruction surveys for Crotch's Bumblebee, and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15th and August 31st. Furthermore, the proposed biological open space easement would conserve occupied or suitable habitat for these species including four additional patches of ashy spike moss and 5.73 acres of occupied San Diego sunflower habitat. With implementation of the mitigation measures listed above, it has been determined that potential impacts to candidate, sensitive, or special status species would be less than significant.

Access and Fire Improvements

Proposed driveways serving the site will be connected to Grand Avenue, a County-maintained road, either directly or by easement access. The San Miguel Fire Protection District has reviewed the project and determined that the private driveway to Lots 6 and 7 will need an unobstructed improved width of not less than 16-feet with a fire apparatus turnaround. The Project provides a 16-foot driveway for access to Lots 6 and 7 and Lot A. In addition, a fire turn-around along the common property line area of Lots 6 and 7 is provided, as shown on the Preliminary Grading Plan (Attachment A). A fire hydrant is required, as well as a no parking restriction to provide a fire lane on the west side of street.

Two design modifications are included in the project. One is to modify the requirement for right of way improvements and 5-feet of road widening along the project frontage of Grand Avenue. The other is an exception to the 100' minimum driveway centerline separation requirement for the proposed driveways of Lots 2 and 3; a driveway separation deviation of 14' is to keep the elevation of the future Lot 2 residence in compliance with Height Designator "G".

The project site is located within the Urban-Wildland Interface Zone. Therefore, the project includes a 100-foot Limited Building Zone (LBZ) which will restrict the buildable area of Lots 1-5 and 7. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The TM Resolution requires the project to provide the LBZ (Attachment B).

The project site is approximately four minutes travel time to the nearest fire station, San Miguel Station #16, located at 905 Gillespie Drive. Therefore, conformance with County General Plan travel time requirement of five minutes for Semi-Rural Residential (SR-1) designated areas has been met for the Project.

The Final Map will identify the easement for an approved fire turn-around at the northwest corner of Lot 6 to the satisfaction of the Director of PDS and the San Miguel Fire Protection District.

Temporary Construction Noise

A Temporary Construction Noise Information Study was prepared for the Project by Eilar & Associates. Calculations show that typical construction activities will not exceed the County of San Diego temporary construction noise limit of 75 dBA at adjacent property lines during the construction activity.

Section 36.409 of the County of San Diego Noise Ordinance states it is unlawful to operate construction equipment that exceeds an average sound level of 75 dB for an eight-hour period between 7 a.m. and 7 p.m. when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

The Project has been conditioned to ensure that noise levels remain below the County of San Diego construction noise limits, including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers. Equipment

operation must also be limited to the allowable hours of operation set by the County of San Diego. The TM Resolution requires the project to follow these practices (Attachment B).

3. **General Plan Consistency**

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

Table 2: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>M-2.2 – Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.</p>	<p>Five of the seven proposed residential lots take direct access to the public right-of-way while two take access via easements. The project fronts along Grand Avenue, a County-maintained Road. No additional access points are proposed. The closest Mobility Element Road is Jamacha Road, south of the subject property.</p>
<p>Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed Project has been reviewed by the San Miguel Fire Protection District. The proposed Project is required to implement all recommended conditions of approval prior to Final Map approval.</p>
<p>S-4.1 – Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries</p>	<p>The Project includes a 100-foot Limited Building Zone (LBZ) easement. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals.</p>
<p>Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County’s LID Handbook.</p>	<p>A Storm Water Quality Management Plan for Priority Development Projects is required. The project is conditioned to comply with all current storm water management requirements.</p>
<p>Policy LU-10.2 – Development—Environmental Resource Relationship. 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 recognizes the semi-rural setting by setting aside the western portion of the site for biological open space, preserving natural features of that area. Additionally, a Limited Building Zone is required to buffer future residential development on the residential lots from the open space to the west.</p>

General Plan Policy	Explanation of Project Conformance
Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Project will not rely on groundwater or deplete groundwater resources in the area. The Project will be served by Helix Water District or annexed into the Otay Water District.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The Project will include a hammerhead turn-around serving Lots 6 and 7, with easement access to Lot A. A fire hydrant and fire lane designation on the west side of street is required. The project has been designed to the satisfaction of the San Miguel Fire District.
COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The Project consolidates the development footprint in the least environmentally sensitive areas of the site using lot area averaging and will preserve approximately 5.86 acres of natural habitat in a biological open space easement dedicated to the County.

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant Spring Valley Community Plan goals as described in Table 3.

Table 3: Community Plan Conformance

Spring Valley Community Plan Excerpts	Explanation of Project Conformance
Community Character, Goal LU 1.1: Residential, commercial and industrial development that enhances Spring Valley’s community character, are consistent with Zoning and Design Review Criteria, and improve the quality of life of its citizens.	The Project conforms to Goal LU 1.1 because it will create seven lots for new detached single-family development and includes one lot for biological open space, complementing existing single-family development and undeveloped land in the area.
Community Growth, Goal LU 2.1 Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that compliments and improves the character of Spring Valley.	The project conforms to Goal LU 2.1 because the project conforms to the allowable density specified by the General Plan Semi-Rural Residential (SR-1) land use designation, which is well below 15 dwelling units per acre.

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval. Table 4, below, summarizes the RR zone use and development regulations and Table 5 which follows provides an analysis of development regulation compliance.

Table 4: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes
Animal Regulation:	J	N/A

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Density:	-	N/A
Lot Area:	1 acre	Yes, upon approval of an Administrative (AD) Permit
Building Type:	C	Yes
Height:	G	N/A (No buildings proposed with this subdivision)
Lot Coverage:	-	N/A
Setbacks:	B	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table 5: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 4200 of the Zoning Ordinance provides <i>lot area</i> regulations including the requirements for minimum lot area. For the subject property, the minimum lot area requirement is one-acre.	The proposed subdivision will include residential lots that are below the minimum lot area requirement. Therefore, lot averaging is proposed in accordance with Zoning Ordinance requirements, findings and conditions. Lot area averaging is a method associated with land subdivision. Upon approval of an administrative permit, it allows lots in a subdivision to be smaller than would be allowed by the applicable lot area designator, provided the overall density of the subdivision is not increased.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of an Administrative (AD).
Section 4300 of the Zoning Ordinance provides the <i>building type</i> regulations and requires the Project to comply with building type designator “C” requirements.	The Project meets the building type requirements because no buildings are proposed (the Project is a subdivision). Future single-family detached residences would meet the building type “C” requirement per Zoning Ordinance Section 4310 Schedule A – BUILDING TYPE SCHEDULE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance provides the <i>building height</i> regulations and requires that future new homes meet the Height Designator “G” requirement of 35 feet.	New home construction is not a part of the proposed subdivision. However, all future residences are required to be less than 35 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance provides the <i>building setback</i> regulations and requires that future new homes meet the Setback Designator “B” requirements.	The proposed Tentative Map plots setback envelopes in accordance with the “B” setback designator requirements to demonstrate the feasibility of developing future residences on each lot in compliance with the setback requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. Subdivision Ordinance and Subdivision Map Act Consistency

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

7. California Environmental Quality Act (CEQA) Compliance

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

8. Applicable County Regulations

The following table identifies Project compliance with County ordinances.

Table 6: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project site does not contain any wetland or waters that are regulated by the County’s Resource Protection Ordinance (RPO).

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	<p>The Project site contains steep slopes. As required by RPO, when a parcel is located within a plan designation which bases lot size on slopes, the number of lots and/or number of dwelling units must conform to the General Plan Land Use Element. The Project conforms to the General Plan.</p> <p>In designing lot configurations on steep sloped lands, parcels less than 40 acres in size must be created to minimize encroachment into steep slope lands. Where 10% or more of a lot contains steep slope lands, the portion of the lot containing such lands must be placed in an open space easement. The Project complies with these requirements of RPO.</p> <p>Cultural resource monitoring by archaeological and Native American monitors during construction excavation and grading of native soils is recommended to ensure that potentially buried features are not impacted. The Resolution of Approval for the Tentative Map will implement this recommendation and the requirements of RPO.</p>
<p>b. County Consolidated Fire Code</p>	<p>The Project has been reviewed and approved by the San Miguel Fire Protection District. The project will implement required improvements, such as the driveway hammerhead serving lots 6 and 7, to ensure that emergency service providers have access to lots in accordance with current design standards. Conditions of Approval also address Fire District requirements. Therefore, the project complies with the Consolidated Fire Code.</p>
<p>c. Noise Ordinance</p>	<p>The project involves limited grading operations and the construction of certain improvements such as stormwater systems. All temporary construction operations are required to conform to the Noise Ordinance. Therefore, the project will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.</p>
<p>d. Watershed Protection Ordinance (WPO)</p>	<p>The applicant prepared a Stormwater Quality Management Plan for Priority Development Projects in compliance with the WPO.</p>
<p>e. Multiple Species Conservation Program (MSCP)</p>	<p>The property is located within the boundaries of the South County Segment of the San Diego County's Multiple Species Conservation Program (MSCP) Plan and includes coastal sage scrub and other sensitive species. A Biological Letter Report was prepared by Klutz Biological Consulting which identifies present resources, project impacts, and mitigation in conformance with the County's Biological Mitigation Ordinance (BMO). On site conservation of resources is required through a biological open space easement and the translocation of plant species. Therefore, the Project complies with the requirements of the MSCP.</p>

F. COMMUNITY PLANNING GROUP (CPG)

On October 11, 2022, the Spring Valley Community Planning Group approved the Project, without conditions by a vote of 11-0-0-4 (Ayes-11, Noes-0, Abstain-0, Vacant/Absent-4). The Spring Valley Community Group recommendation is found in Attachment F - Public Documentation.

G. PUBLIC INPUT

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. Over 400 public notices have been sent out to a radius of 1,000 feet of the project site in advance of the Planning Commission Hearing.

Environmental Findings and all associated technical studies were circulated for a 30-day public disclosure period from October 17, 2024 to November 18, 2024. Public notices were sent to all property owners within a 1,000-foot radius of the project site. Staff received a letter from the San Diego County Archaeological Society and one letter from the Wildlife Agencies. These comment letters and Staff's responses to their comments are in Attachment F.

The Wildlife Agencies provided a letter dated November 18, 2024 with recommendations to minimize the Project's impacts to Biological Resources (Attachment F). In response to the letter from the Wildlife Agencies, a condition was added to the Project to require a pre-construction survey for the Crotch's Bumblebee. The San Diego County Archaeological Society, Inc. provided a letter on November 14, 2024, requesting that historical aerial photographs be included in the cultural resources report, back to the 1928-29 series, and the results provided to cultural monitors. The San Diego County Archaeological Society's letter indicates that they would agree with the prescribed archaeological and Native American monitoring program as impact mitigation if no aerial photos raise concerns.

Historic maps including aerial photographs were evaluated for the presence of resources and structures. Information from that review was used to identify resources that were previously present on the project site. No resources or structures were identified; however, a dirt road running southwest to northeast is present on the project site (1953 aerial photograph).

H. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment D and E).
2. Adopt the Resolution of Approval of Tentative Map PDS2019-TM-5636, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).
3. Adopt the Form of Decision of Approval for Administrative Permit PDS2021-AD-21-011 (Attachment C).

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AUTHORIZED REPRESENTATIVE: _____



VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

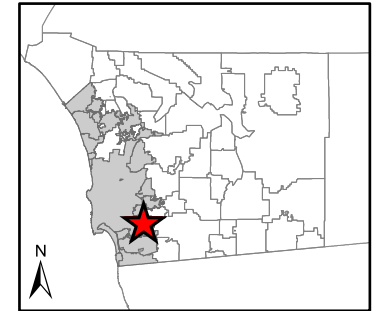
- Attachment A – Planning Documentation
- Attachment B – Resolution of Approval for PDS2019-TM-5636
- Attachment C - Form of Decision Approving PDS2021-AD-21-011
- Attachment D – Environmental Documentation
- Attachment E – Environmental Findings
- Attachment F – Public Documentation
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

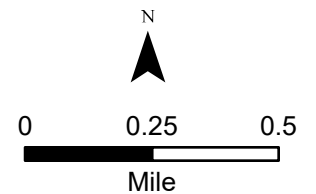
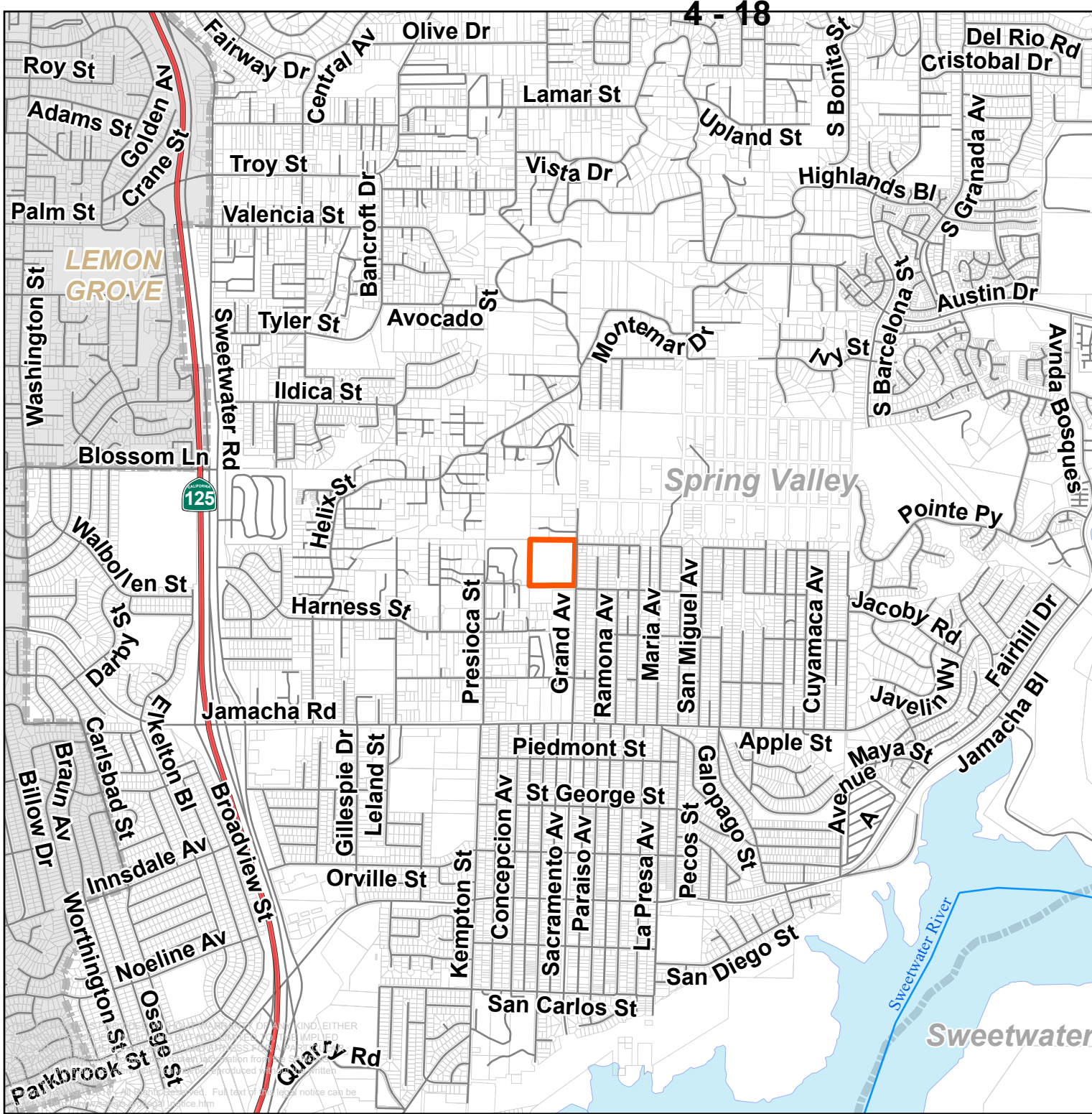
Spring Valley Housing PDS2019-TM-5636

Vicinity Map

Spring Valley
Community Plan Area



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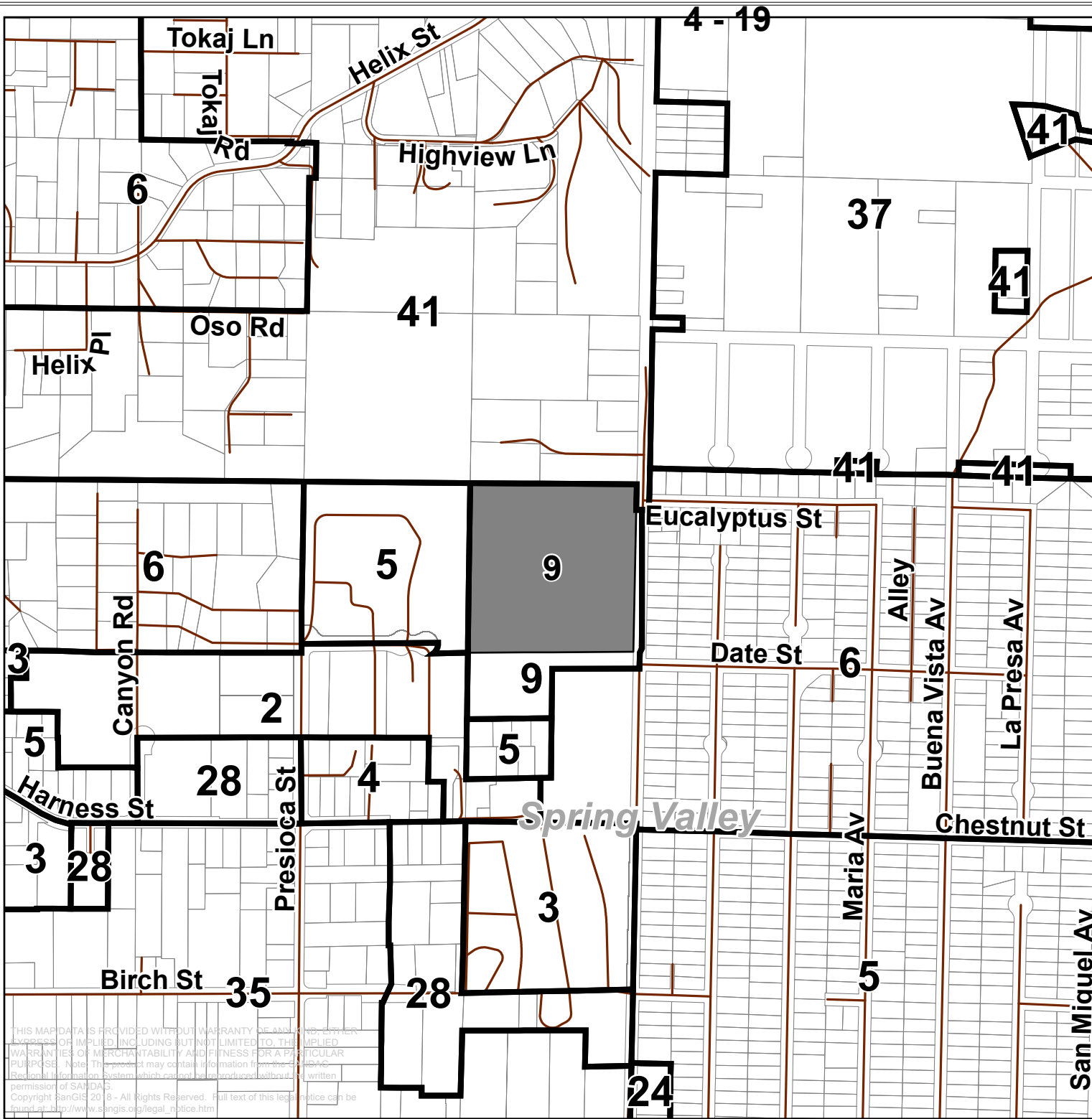


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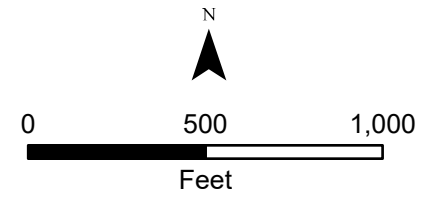
General Plan

Spring Valley
Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (28) Limited Impact Industrial
- (32) Public/Semi Public Facilities
- (37) Open Space Conservation
- (41) Semi-Rural Residential (SR-0.5)



	Roads
	Site
	Parcels
	Planning



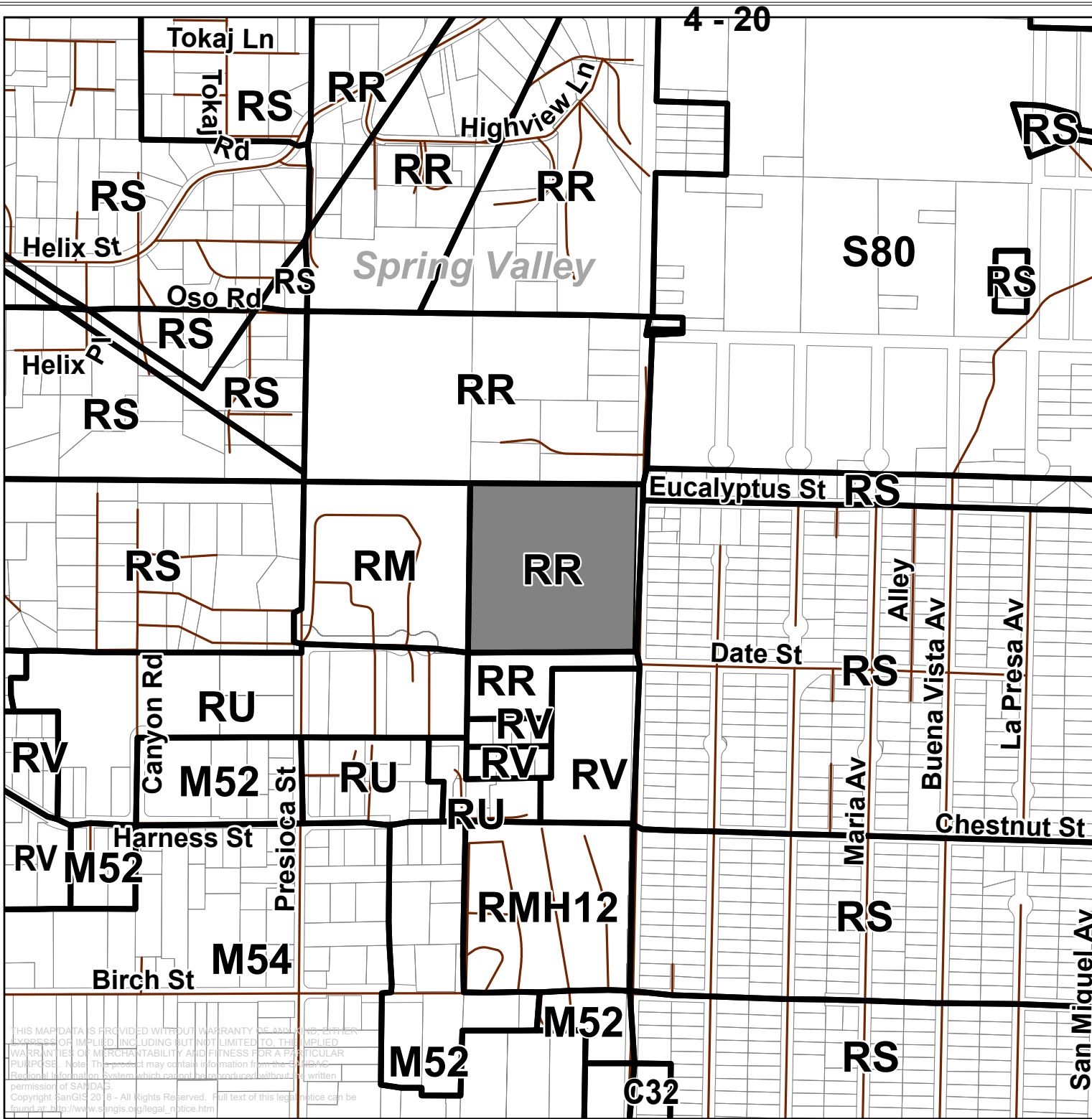
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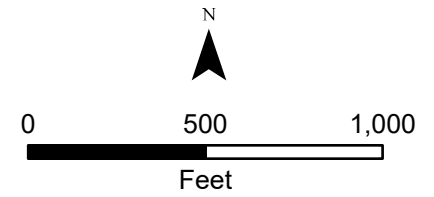
Zoning

Spring Valley
Community Plan Area

- C32 - Convenience Commercial
- M52 - Limited Industrial
- M54 - General Impact Industrial
- RM - Multi Residential
- RMH - Mobile home Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S80 - Open Space



	Roads
	Site
	Parcels
	Zoning



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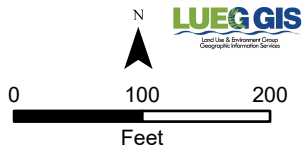


Spring Valley Housing PDS2019-TM-5636

Spring Valley Community Plan Area

 Roads

 Site



Date: 11/18/2024 Path: P:\reg\IPDS2019-TM-5636

Spring Valley



Eucalyptus St

Private Dy

Paraiso Av

Amys St

Date St

Grand Av

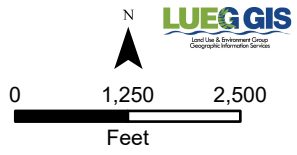
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Spring Valley Housing
PDS2019-TM-5636

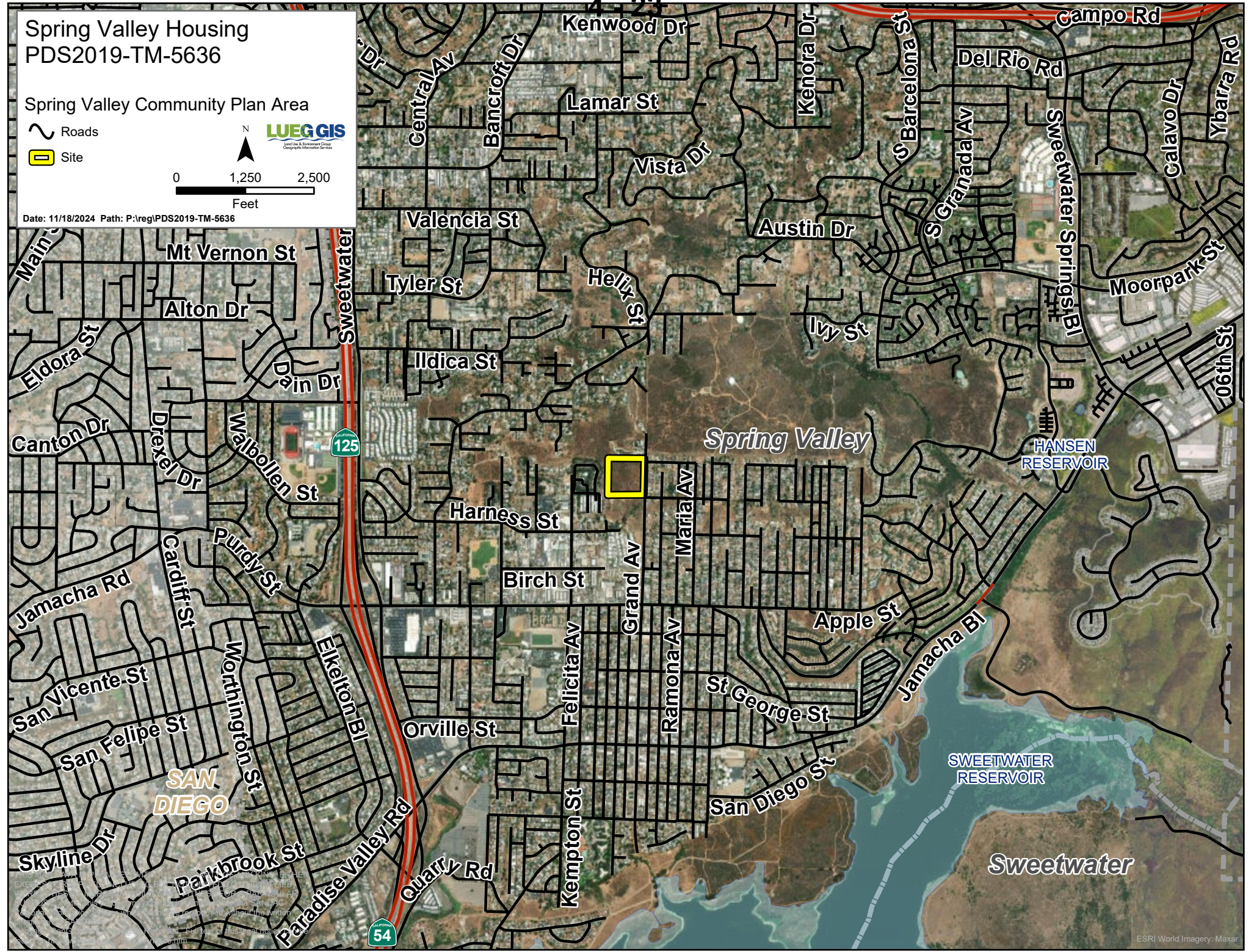
Spring Valley Community Plan Area

~ Roads

□ Site



Date: 11/18/2024 Path: P:\regl\PDS2019-TM-5636



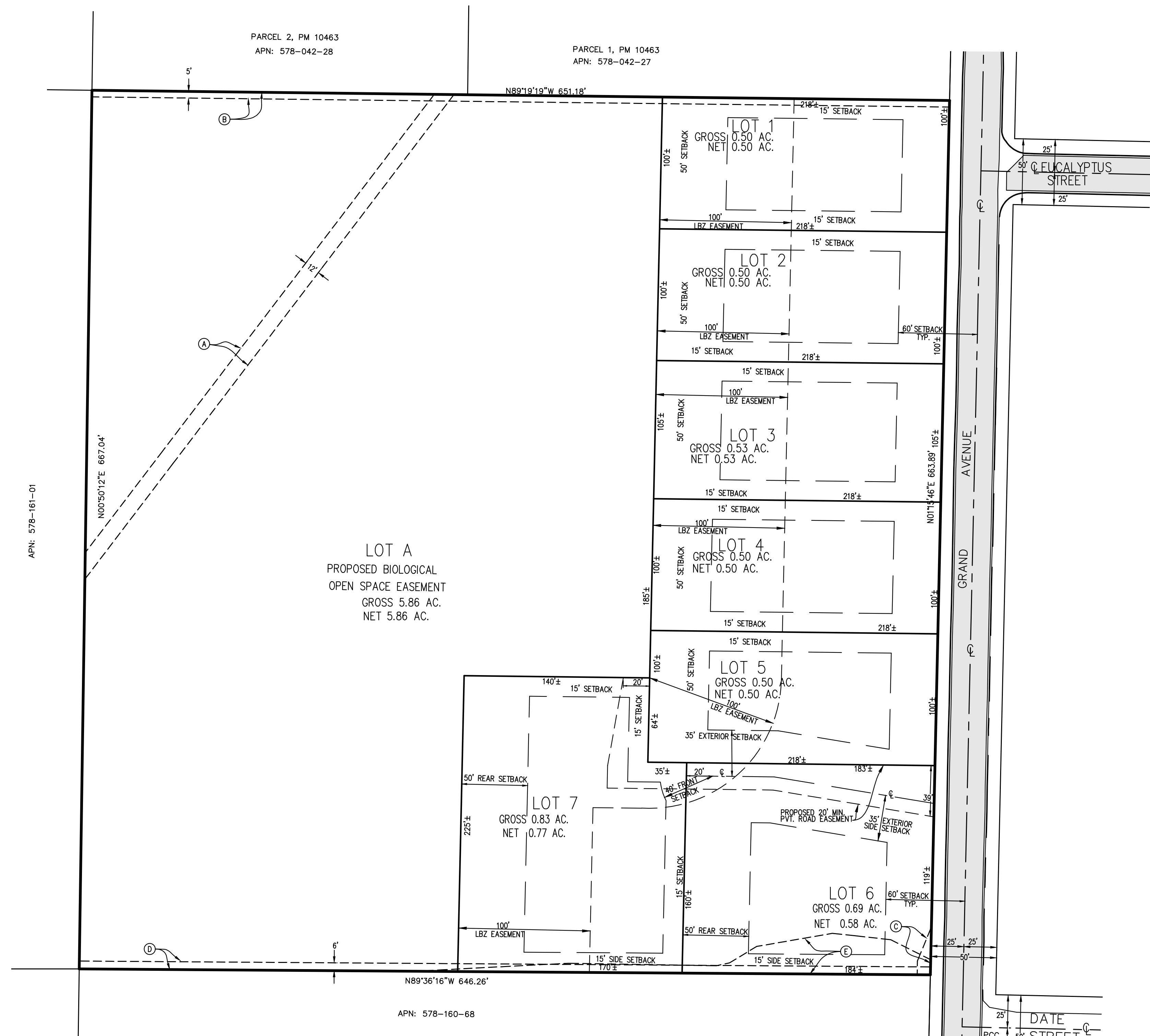
COUNTY OF SAN DIEGO TRACT NO. 5636

EASEMENTS

- (A)** ITEM 7 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT:
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: UNDERGROUND FACILITIES AND ABOVE GROUND STRUCTURES
 RECORDING DATE: FEBRUARY 13, 1958
 RECORDING NO: BOOK 6948, PAGE 398, OF OFFICIAL RECORDS SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- (B)** ITEM 9 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT:
 GRANTED TO: SPRING VALLEY SANITATION DISTRICT
 PURPOSE: SEWER LINE
 RECORDING DATE: MARCH 9, 1962
 RECORDING NO: 40574, OF OFFICIAL RECORDS
- (C)** ITEM 10 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT:
 GRANTED TO: COUNTY OF SAN DIEGO
 PURPOSE: SLOPES
 RECORDING DATE: NOVEMBER 18, 1964
 RECORDING NO: 210201, OF OFFICIAL RECORDS
- (D)** ITEM 11 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
 PURPOSE: RIGHTS OF WAY TO INSTALL AND MAINTAIN WATER LINES
 RECORDING DATE: OCTOBER 16, 1967
 RECORDING NO: 160118, OF OFFICIAL RECORDS
- (E)** ITEM 14 EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT:
 PURPOSE: Off-site drainage
 RECORDING DATE: JULY 18, 2017
 RECORDING NO: 2017-0322840, OF OFFICIAL RECORDS

LEGEND

- BOUNDARY
- LOT LINES
- EASEMENTS
- EASEMENT DESCRIPTION
- OPEN SPACE FENCING AND SIGNAGE



I HEREBY CERTIFY THAT I AM THE OWNER, AS SHOWN ON THE LATEST EQUALIZE COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP, ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/01/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAYS. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
 EXECUTED THIS 24th DAY OF 10 2023, AT COUNTY OF SAN DIEGO, CA.

MARK KHOULI, PRESIDENT
 LIGHT HOUSE BUILDERS, INC.
 1620 LA PRESA AVENUE
 SPRING VALLEY, CA 91977
 619-300-6040

NOTES:

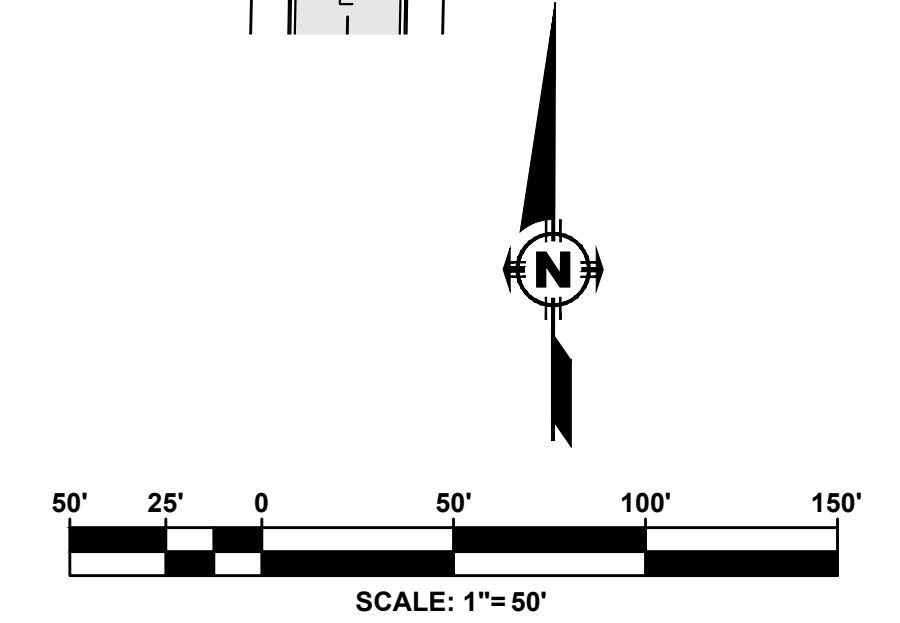
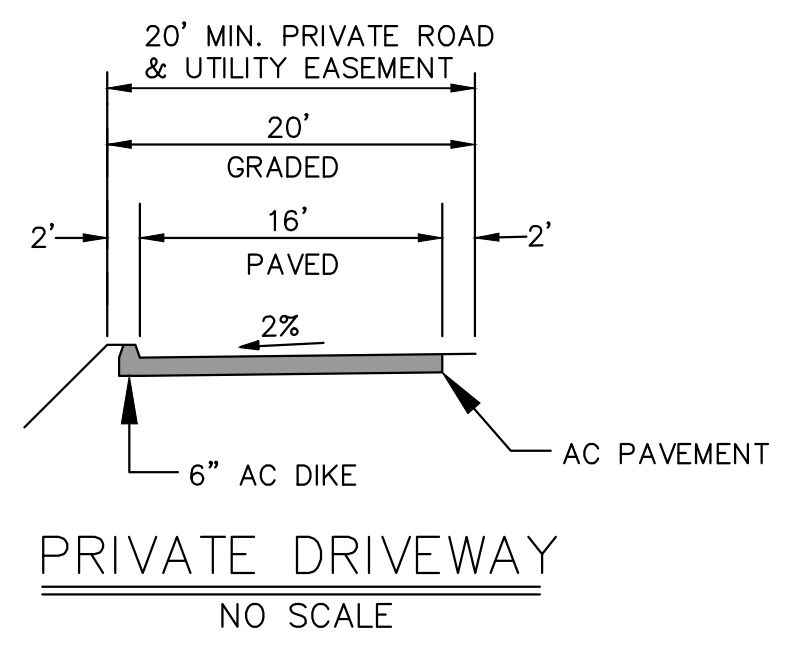
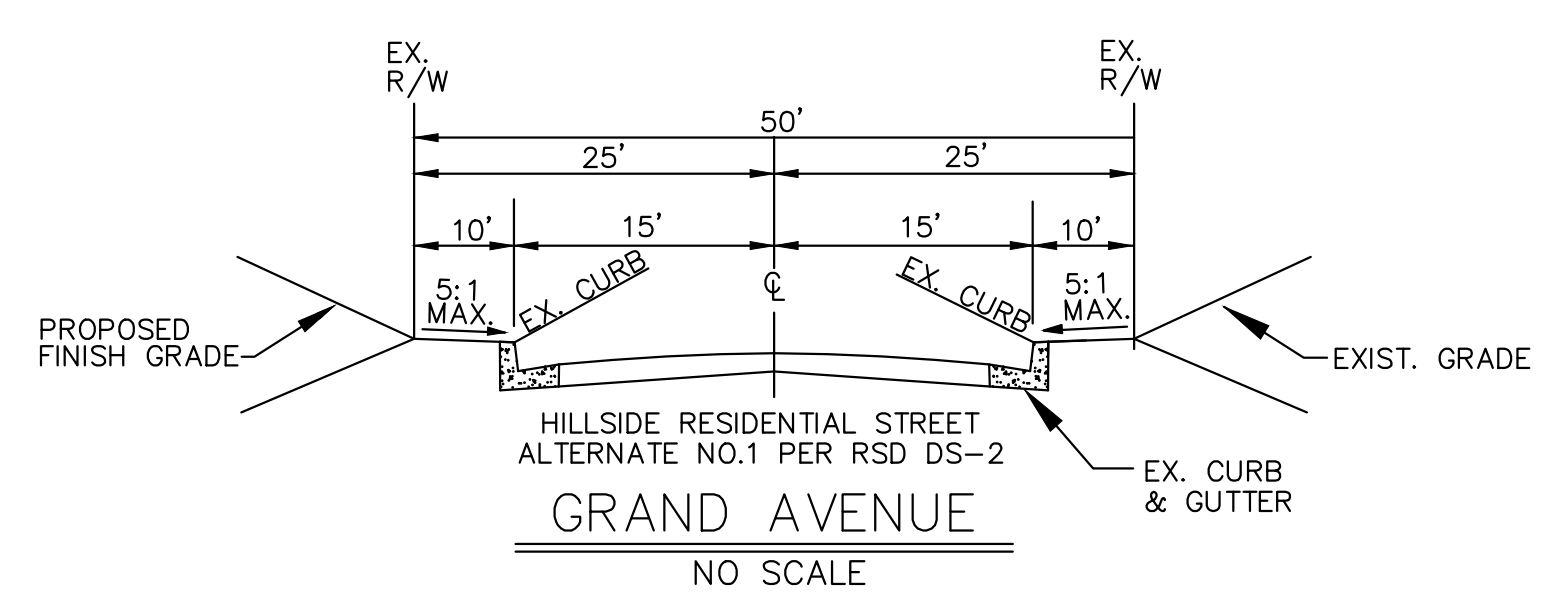
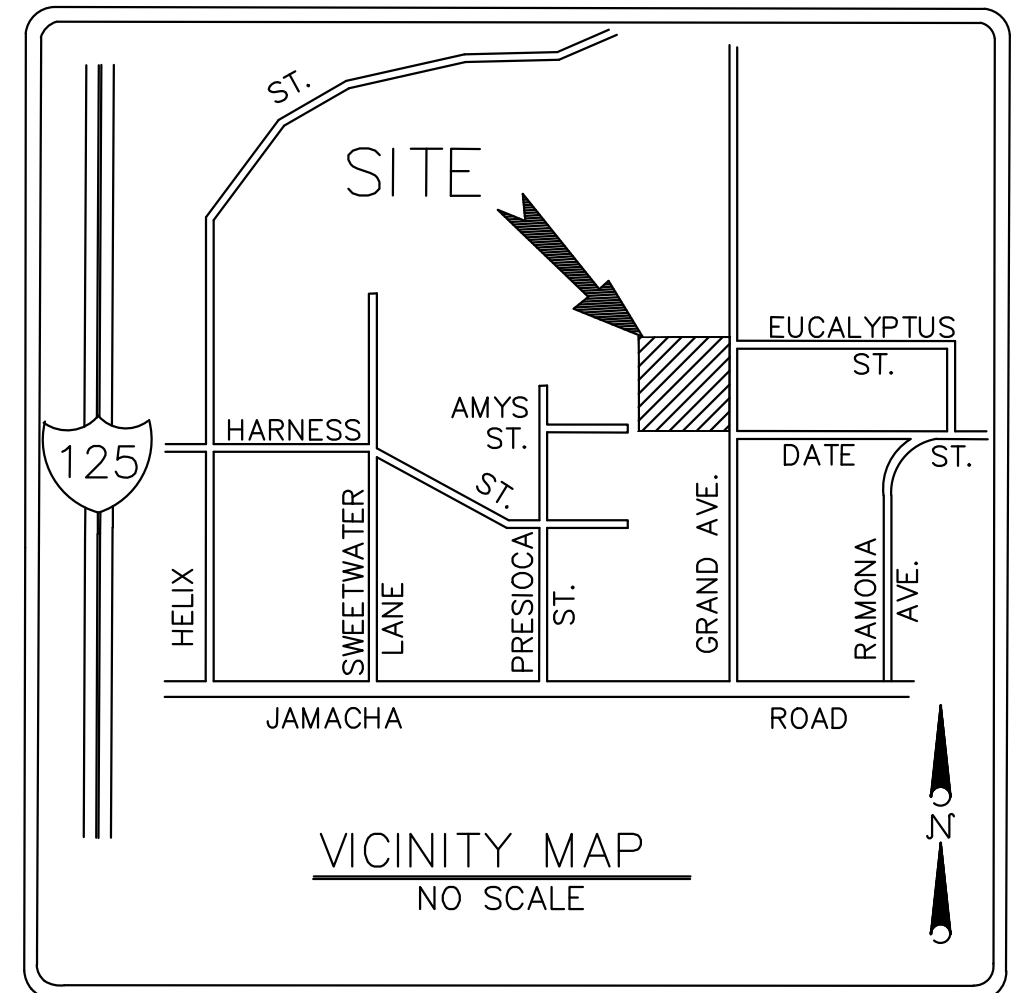
1. ASSESSORS PARCEL NUMBER: 578-161-02
 2. TAX RATE AREA: 83072
 3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 7.
 4. MINIMUM LOT SIZE: 0.50 ACRES
 5. EXISTING AND PROPOSED ZONING
- | USE REGULATIONS | SR-1 |
|-------------------|-------|
| ANIMAL REGS | J |
| DENSITY | 1 |
| LOT SIZE | 1 AC. |
| BLDG. TYPE | C |
| MAX FLR AREA | -- |
| FLR AREA RATIO | -- |
| HEIGHT | G |
| COVERAGE | -- |
| SETBACK | B |
| OPEN SPACE | -- |
| SPECIAL AREA REGS | -- |
6. GENERAL PLAN LAND USE CATEGORY: VILLAGE
 7. GENERAL PLAN LAND USE DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-1)
 8. COMMUNITY PLAN: SPRING VALLEY
 9. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
 10. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
 11. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
 12. SEWER SERVICE: SPRING VALLEY SANITATION DISTRICT
 13. WATER SERVICE: HELIX WATER DISTRICT
 14. FIRE PROTECTION SERVICE: SAN MIGUEL FIRE PROTECTION DISTRICT
 15. SCHOOLS: GROSSMONT UNION HIGH SCHOOL DISTRICT
LA MESA SPRING VALLEY SCHOOL DISTRICT
 16. ASSOCIATED PERMITS: NONE
 17. EXISTING LEGAL ACCESS TO SUBJECT PROPERTY IS FROM GRAND AVENUE.
 18. LEGAL DESCRIPTION: NW 1/4 OF NE 1/4 OF SE 1/4, SECTION 5, TOWNSHIP 17 S, R 1 W, SAN BERNARDINO MERIDIAN, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO US GOVERNMENT SURVEY, APPROVED APRIL 17, 1883.

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

SITE ADDRESS:
 GRAND AVENUE (VACANT)
 SPRING VALLEY, CA 91977

LOT #	GROSS AREA	NET AREA	AVG. SLOPE
1	0.50 AC	0.50 AC	23%
2	0.50 AC	0.50 AC	23%
3	0.53 AC	0.53 AC	21%
4	0.50 AC	0.50 AC	17%
5	0.50 AC	0.50 AC	11%
6	0.69 AC	0.58 AC	20%
7	0.83 AC	0.77 AC	16%
A	5.86 AC	5.86 AC	25%
TOTAL	9.88 AC	9.74 AC	

LIMITED BUILDING ZONE NOTE:
 THIS EASEMENT IS REQUIRED ADJACENT TO ANY ON- OR OFF-SITE BIOLOGICAL OPEN SPACE OR CONSERVATION EASEMENT. THE EASEMENT PROHIBITS THE BUILDING OF STRUCTURES THAT WOULD REQUIRE VEGETATION CLEARING WITHIN THE PROTECTED OPEN SPACE FOR FUEL MANAGEMENT PURPOSES. THIS DISTANCE MAY BE EXTENDED OR REDUCED IF APPROVED BY THE APPROPRIATE FIRE AUTHORITIES AND SUPPORTED BY THE FIRE PROTECTION PLAN FOR THE PROJECT. THE EASEMENT WOULD INCLUDE THE PROVISION TO ALLOW STRUCTURES THAT DO NOT REQUIRE FIRE FUEL MODIFICATION/VEGETATION MANAGEMENT.



PREPARED BY:

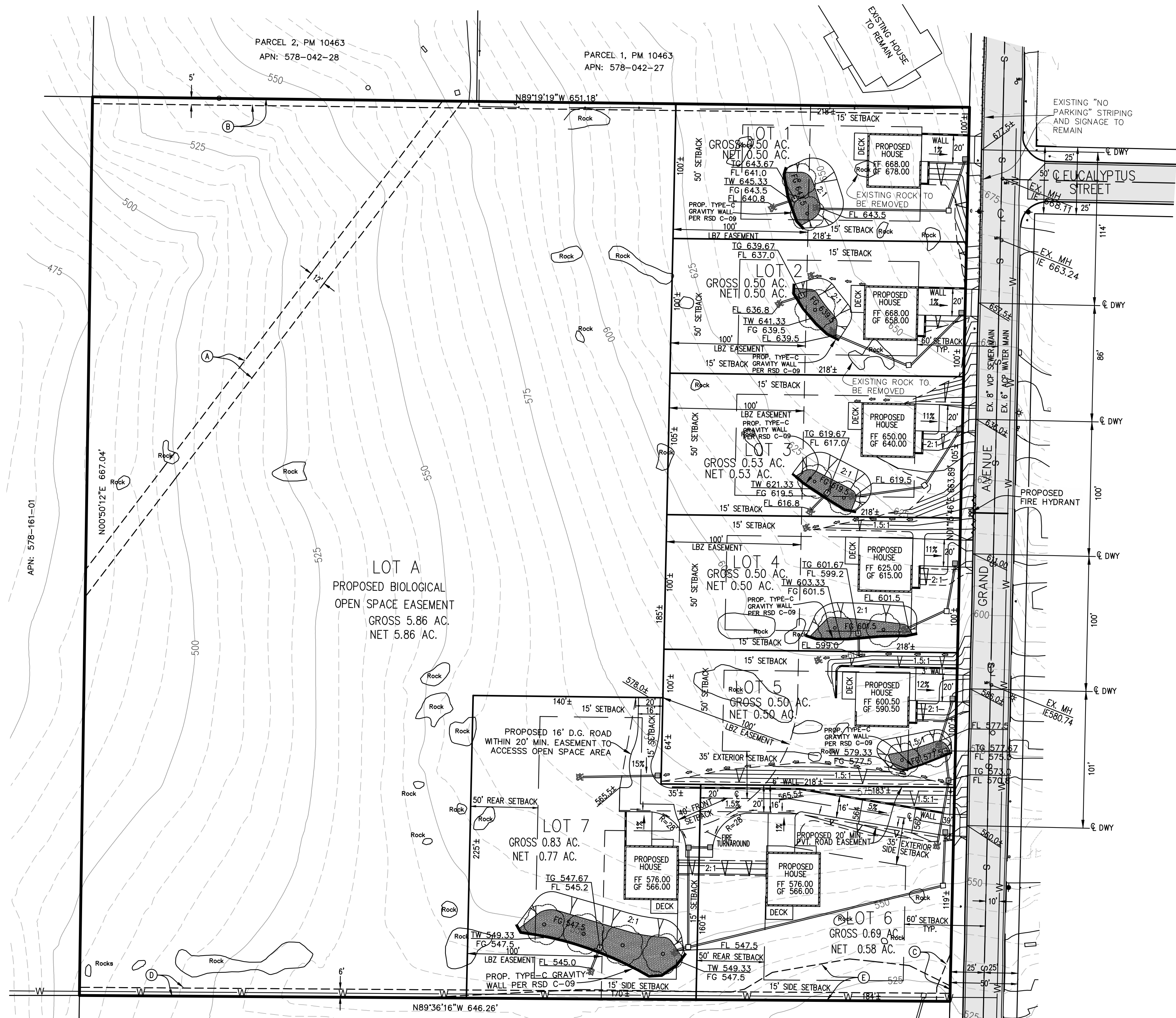
 LAWRENCE W. WALSH
 Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747 (619) 792-1232 Fax

EASEMENTS

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 RECORDING DATE: JULY 18, 2017
 RECORDING NO: 2017-0322840, OF OFFICIAL RECORDS

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

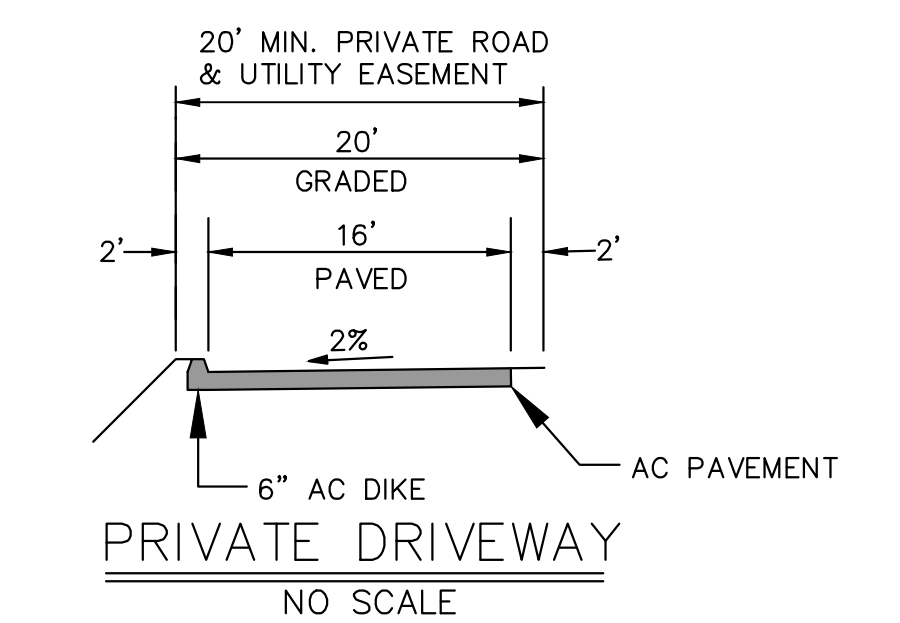
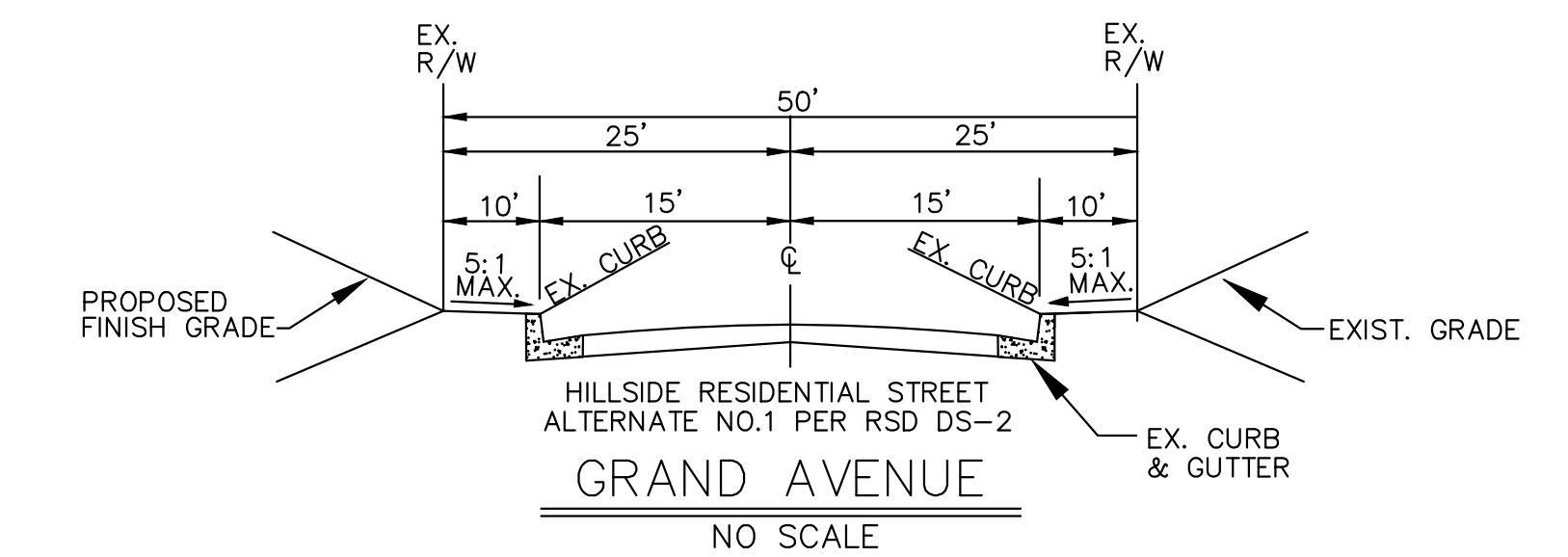
PRELIMINARY GRADING PLAN



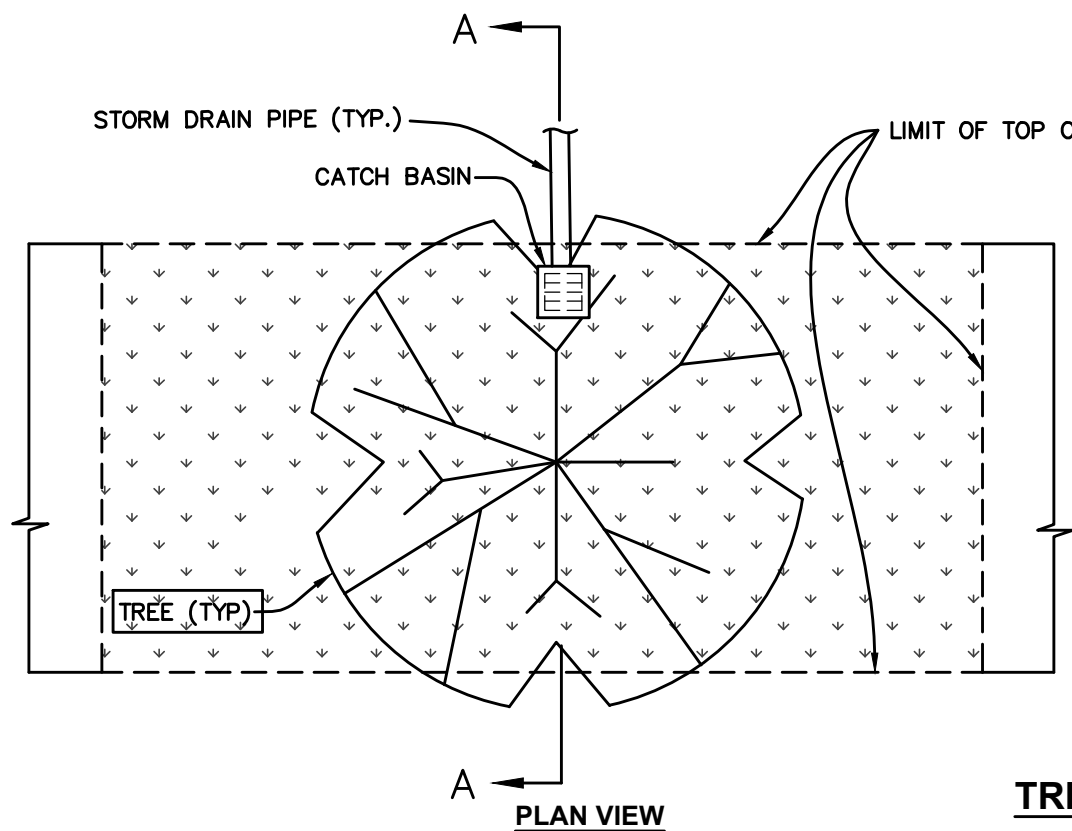
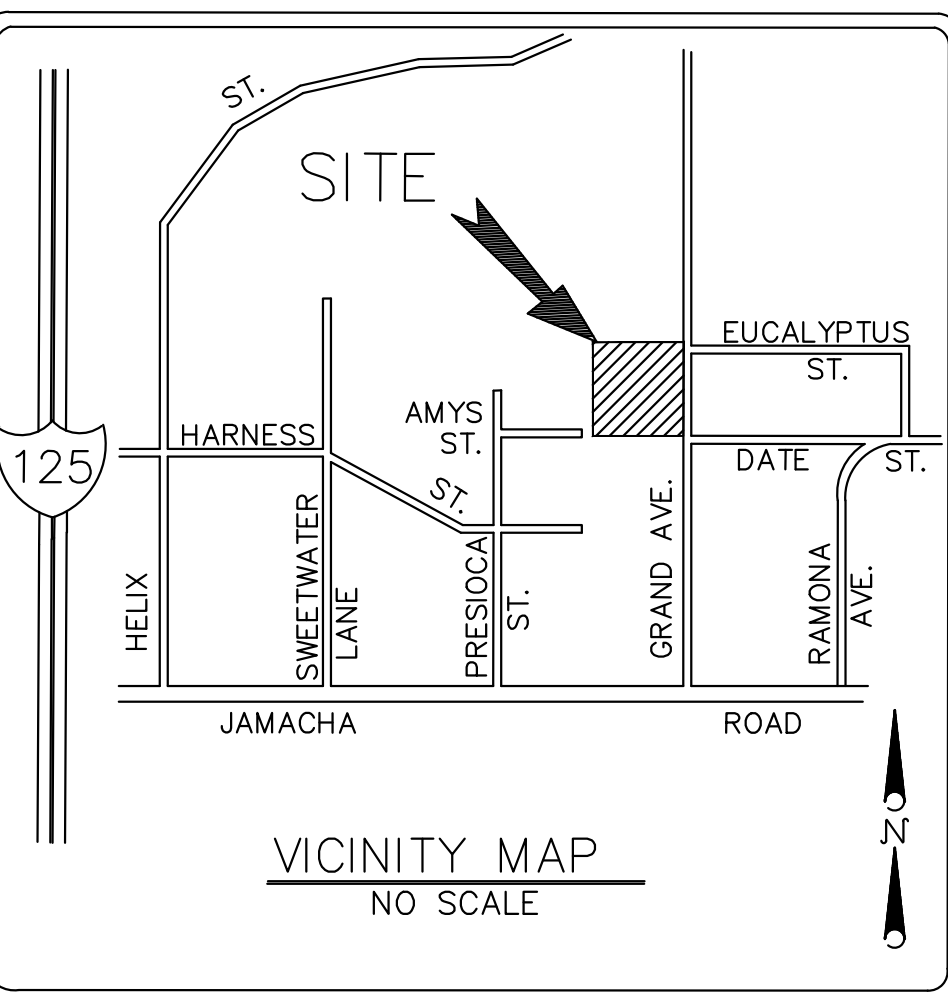
LEGEND

- BOUNDARY
- LOT LINES
- EASEMENTS
- FF FINISH FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- PROPOSED CUT SLOPES
- PROPOSED FILL SLOPES (2:1 TYP)
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROPOSED PCC BROW DITCH
- PROPOSED RIP RAP
- PROPOSED RETAINING WALL
- EASEMENT DESCRIPTION
- OPEN SPACE FENCING AND SIGNAGE
- TREE IN TREE WELL (SEE TABLE BELOW FOR TREE CANOPY SIZES)
- EXISTING "NO PARKING" STRIPING AND SIGNAGE
- PROPOSED "NO PARKING" RED CURB STRIPING AND SIGNAGE IN FRONT OF PROPOSED FIRE HYDRANT
- PROPOSED DRIVEWAY APRON PER RSD G-14A

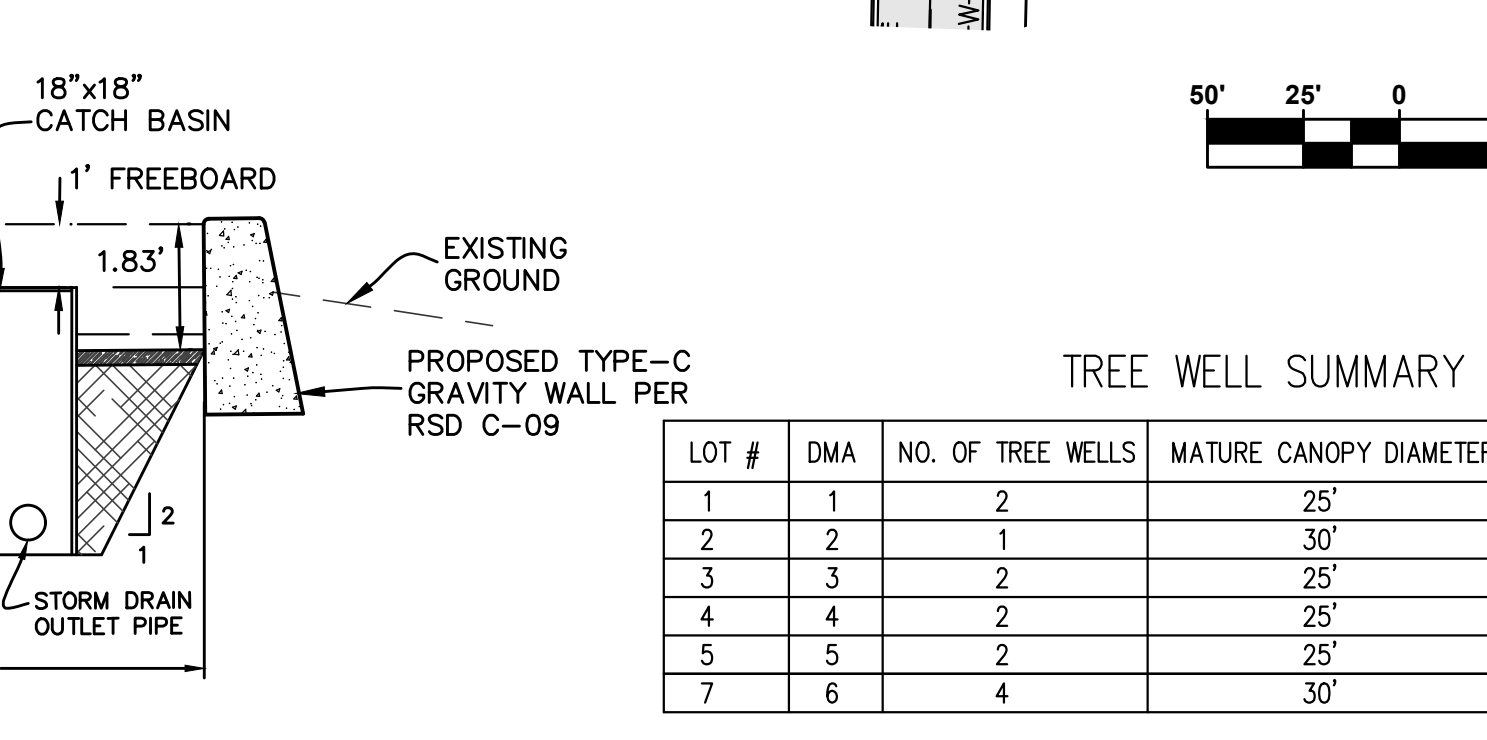
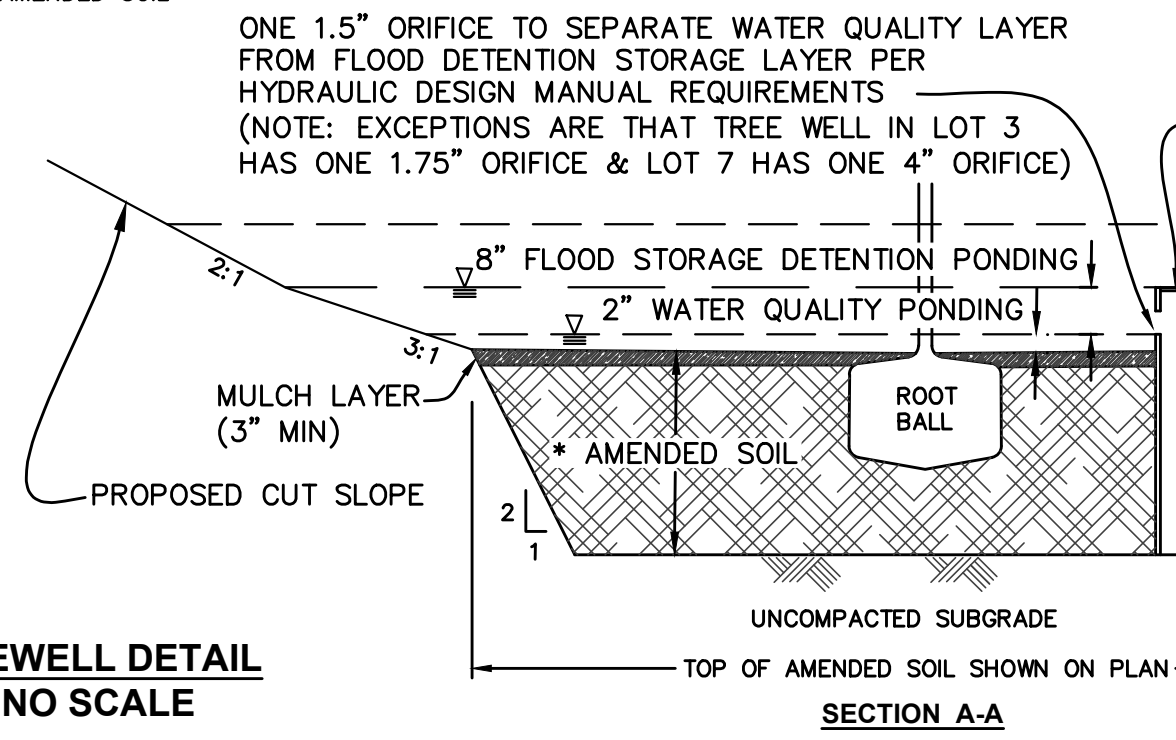
PDS2019-TM-5636



LOT #	MAX. ELEVATION DIFFERENCE BETWEEN 1ST FLOOR PERIMETER AND ADJACENT FINISHED GRADE (12" MAX. ALLOWABLE)	PERCENTAGE OF 1ST FLOOR PERIMETER THAT IS MORE THAN 6" ABOVE ADJACENT FINISHED GRADE (50% MAX. ALLOWABLE)
1	12.0'	50%
2	11.5'	50%
3	11.0'	40%
4	5.5'	0%
5	2.5'	0%
6	12.0'	45%
7	10.0'	50%

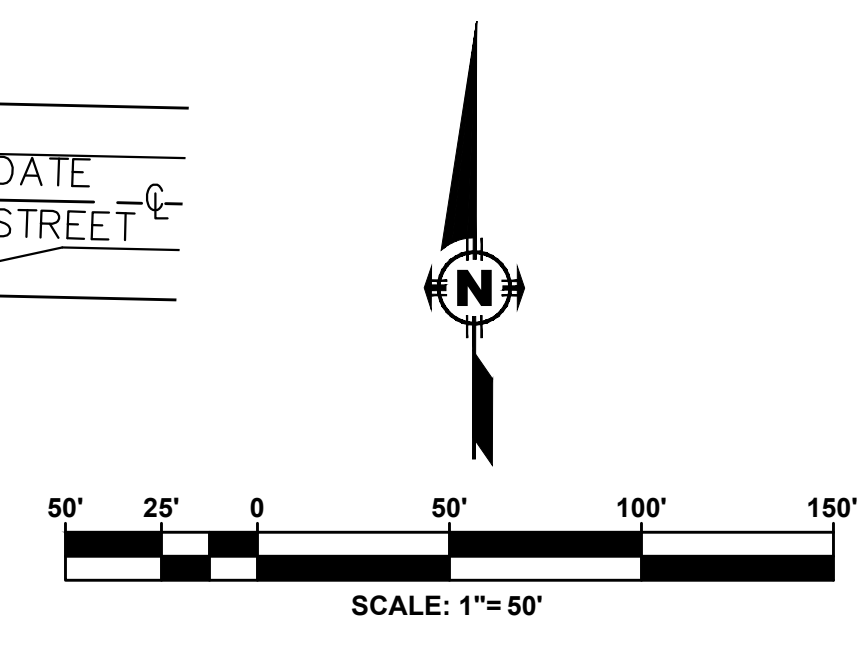


NOTE:
 AMENDED SOIL THICKNESS VARIES DEPENDING ON TREE WELL:
 - TREE WELLS IN LOTS 4 & 7 HAVE 2.5' OF AMENDED SOIL
 - TREE WELLS IN LOTS 1 & 2 HAVE 3.0' OF AMENDED SOIL
 - TREE WELL IN LOT 3 HAS 3.5' OF AMENDED SOIL
 - TREE WELL IN LOT 5 HAS 4.0' OF AMENDED SOIL



TREE WELL SUMMARY

LOT #	DMA	NO. OF TREE WELLS	MATURE CANOPY DIAMETER	SOIL DIMENSIONS PER TREE
1	1	2	25'	18' x 19.3' x 3'
2	2	1	30'	13.5' x 38' x 3'
3	3	2	25'	12.4' x 23' x 3.5'
4	4	2	25'	12' x 34' x 2.5'
5	5	2	25'	12' x 21.3' x 4'
7	6	4	30'	21' x 29.5' x 2.5'



SITE ADDRESS:
 GRAND AVENUE
 SPRING VALLEY, CA 91977

APN:
 578-161-02

EARTHWORK:
 CUT: 4,700 C.Y.
 FILL: 2,300 C.Y.
 EXPORT: 2,400 C.Y.

PREPARED BY:
 Lawrence W. Walsh
 Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747 (619) 792-1232 Fax



CONCEPTUAL LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE COUNTY LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.

2. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE TYPE OF IRRIGATION SYSTEM PROPOSED FOR THE PROPOSED STREET TREE ARE DEEP-ROOT TREE BUBBLERS AND OVERHEAD SHRUB SPRAYS.

4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

5. MINIMUM TREE SEPARATION DISTANCE;
- a. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - b. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - c. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - d. DRIVEWAY (ENTRIES) - 10 FEET
 - e. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS - 25 FEET

1. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.

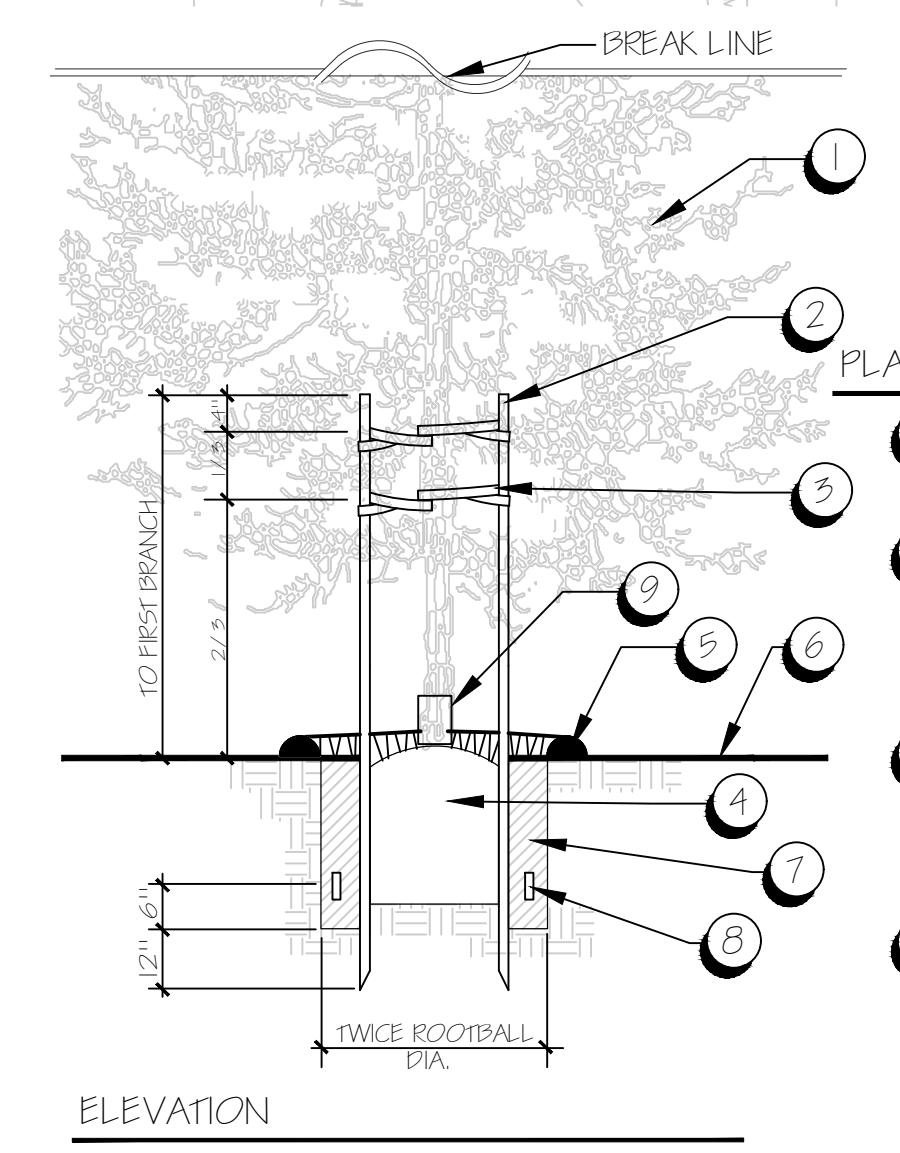
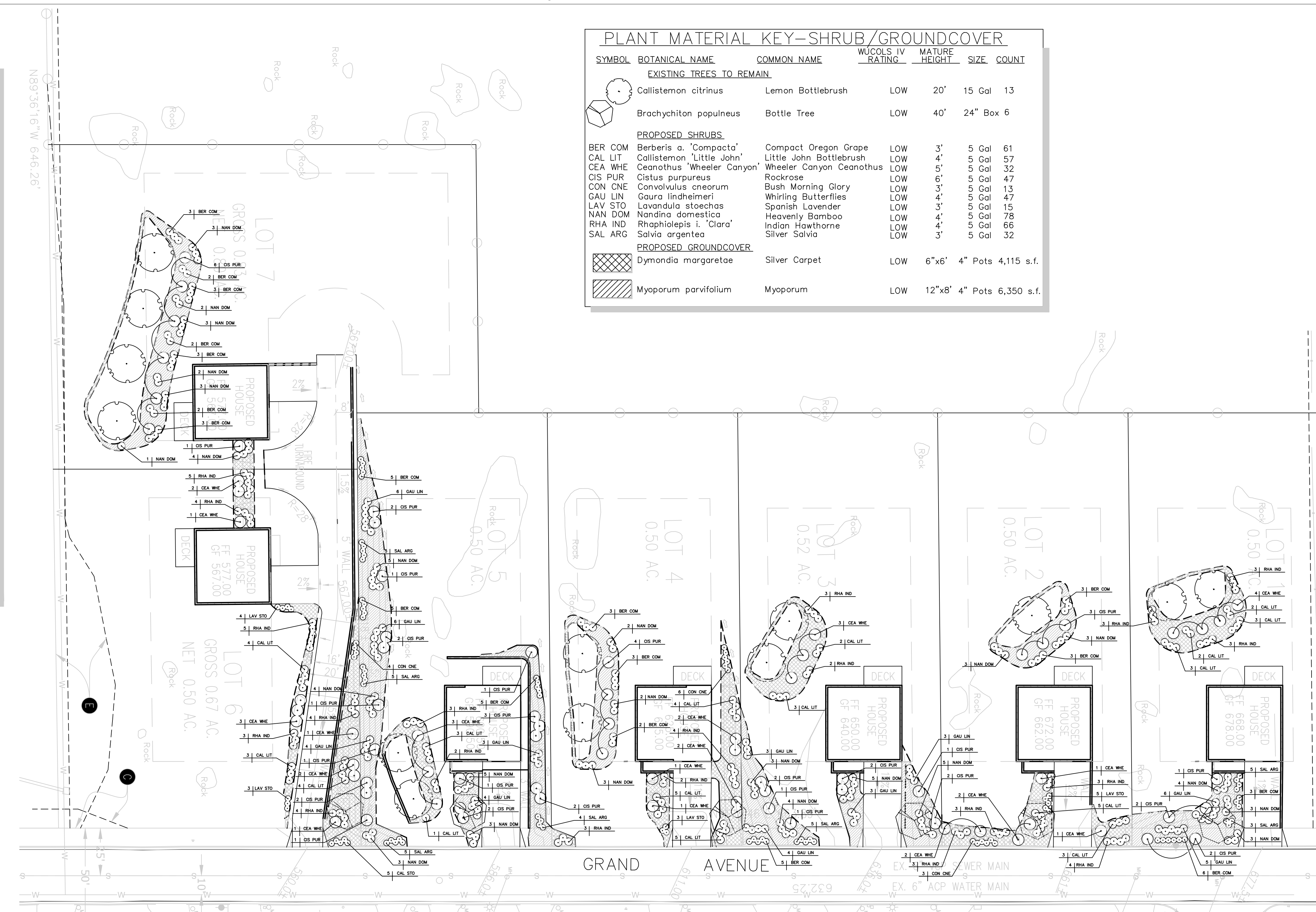
EXISTING TREE NOTES

1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.

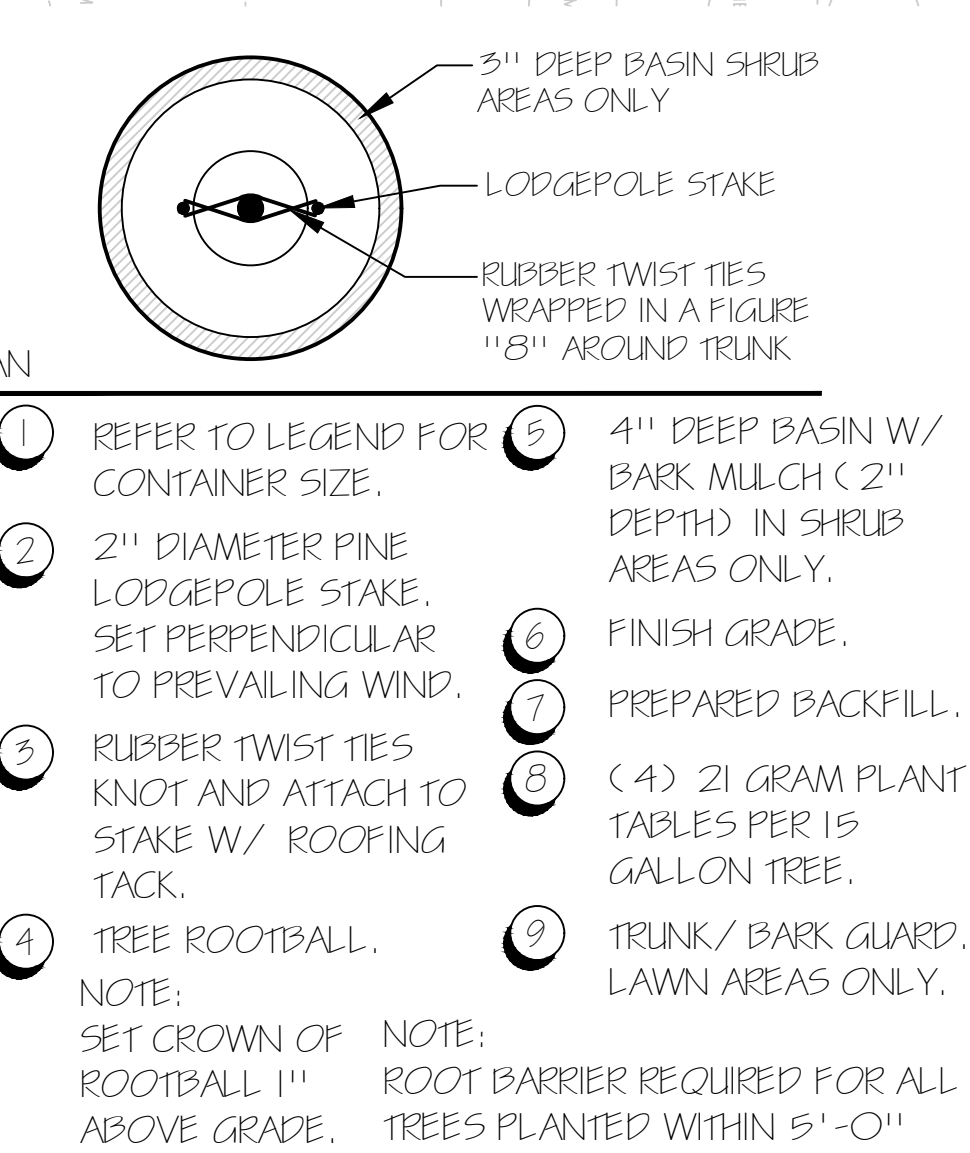
DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

PLANT MATERIAL KEY-SHRUB/GROUNDCOVER						
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS IV RATING	MATURE HEIGHT	SIZE	COUNT
EXISTING TREES TO REMAIN						
	Callistemon citrinus	Lemon Bottlebrush	LOW	20'	15 Gal	13
	Brachychiton populneus	Bottle Tree	LOW	40'	24" Box	6
PROPOSED SHRUBS						
BER COM	Berberis a. 'Compacta'	Compact Oregon Grape	LOW	3'	5 Gal	61
CAL LIT	Callistemon 'Little John'	Little John Bottlebrush	LOW	4'	5 Gal	57
CEA WHE	Ceanothus 'Wheeler Canyon'	Wheeler Canyon Ceanothus	LOW	5'	5 Gal	32
CIS PUR	Cistus purpureus	Rockrose	LOW	6'	5 Gal	47
CON CNE	Convolvulus cneorum	Bush Morning Glory	LOW	3'	5 Gal	13
GAU LIN	Gaura lindheimeri	Whirling Butterflies	LOW	4'	5 Gal	47
LAV STO	Lavandula stoechas	Spanish Lavender	LOW	3'	5 Gal	15
NAN DOM	Nandina domestica	Heavenly Bamboo	LOW	4'	5 Gal	78
RHA IND	Rhaphiolepis i. 'Clara'	Indian Hawthorne	LOW	4'	5 Gal	66
SAL ARG	Salvia argentea	Silver Salvia	LOW	3'	5 Gal	32
PROPOSED GROUNDCOVER						
	Dymondia margaretae	Silver Carpet	LOW	6"x6'	4" Pots	4,115 s.f.
	Myoporum parvifolium	Myoporum	LOW	12"x8'	4" Pots	6,350 s.f.



A TREE STAKING
N.T.S.

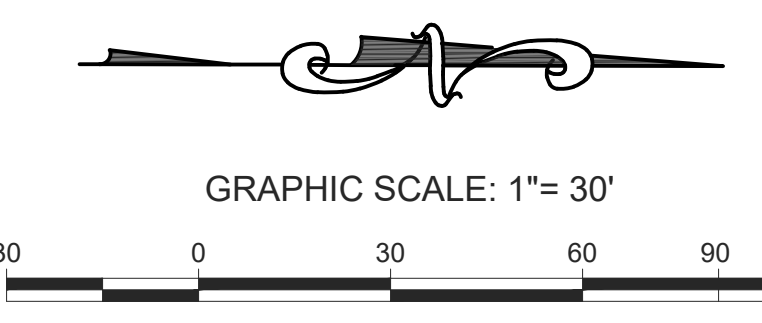


B SHRUB PLANTING
N.T.S.

- 1 SET CROWN 1" ABOVE FINISH GRADE.
- 2 2" DEEP BASIN WITH BARK MULCH (2" DEPTH) OR EQUAL.
- 3 FINISH GRADE.
- 4 AMENDED BACKFILL.
- 5 SET ROOTBALL ON UNDISTURBED SOIL.
- 6 21 GRAM PLANT TABLETS.

NOTE:
1. SCARIFY SIDES OF PLANTING PIT.
2. ON SLOPES, PROVIDE SALICER RIM ON DOWNHILL SIDES.

SDC PDS RCVD 4-19-21
TM5636



6965 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(C) 760-272-5742
CA. LICENCE 4679

CS DG
Design Group, Inc.
gchapman@csdesigngroup.com



LIGHTHOUSE BUILDERS, INC.
SPRING VALLEY - 7 LOTS
GRAND AVENUE
SPRING VALLEY, CA 91977

CONSTRUCTION DOCUMENTS

CONCEPTUAL
LANDSCAPE PLAN

SCALE AS NOTED

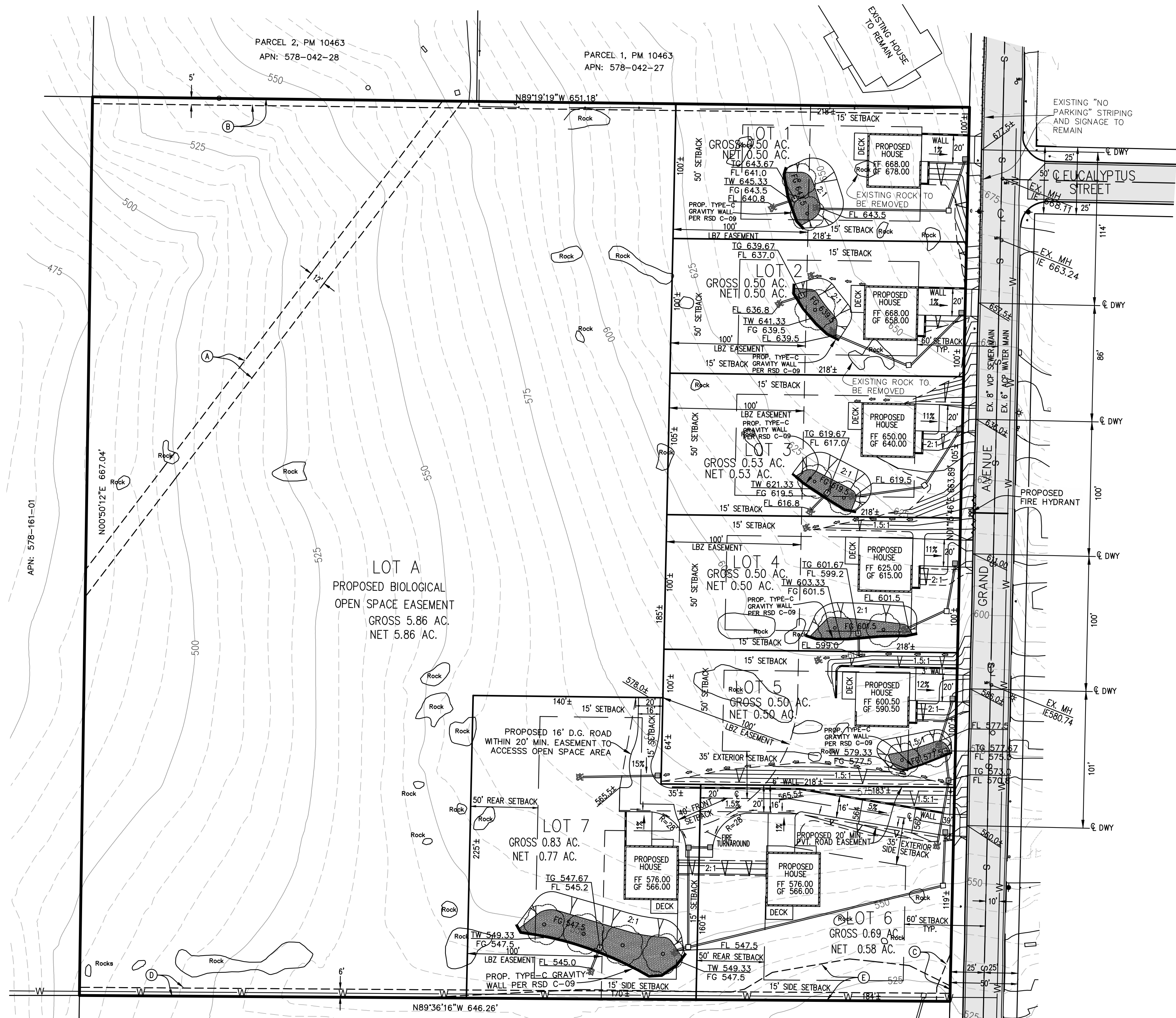
19 March 2021

SHEET NO.
L-1

EASEMENTS

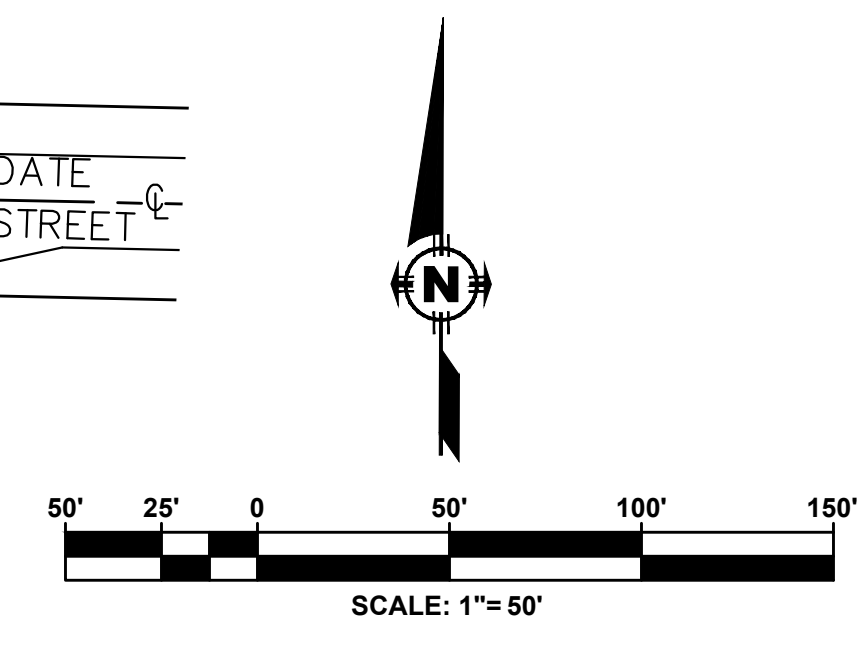
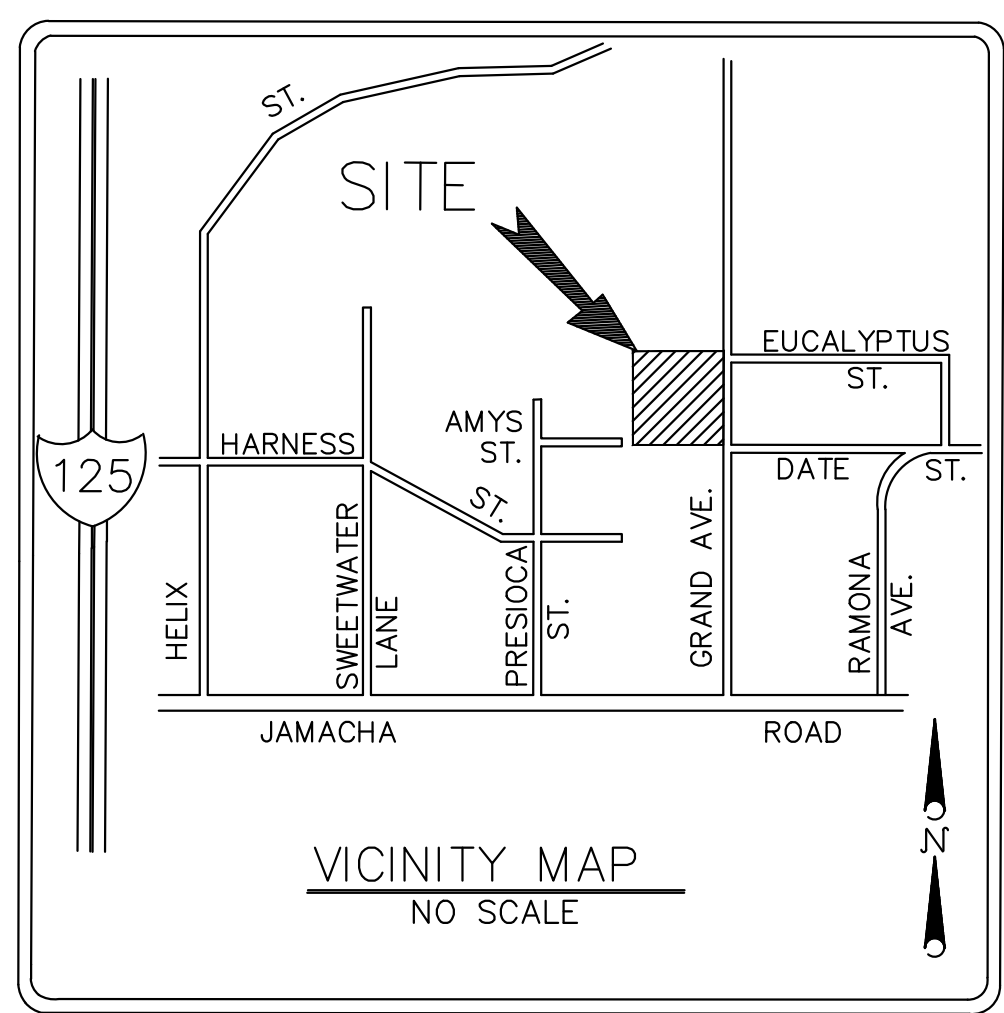
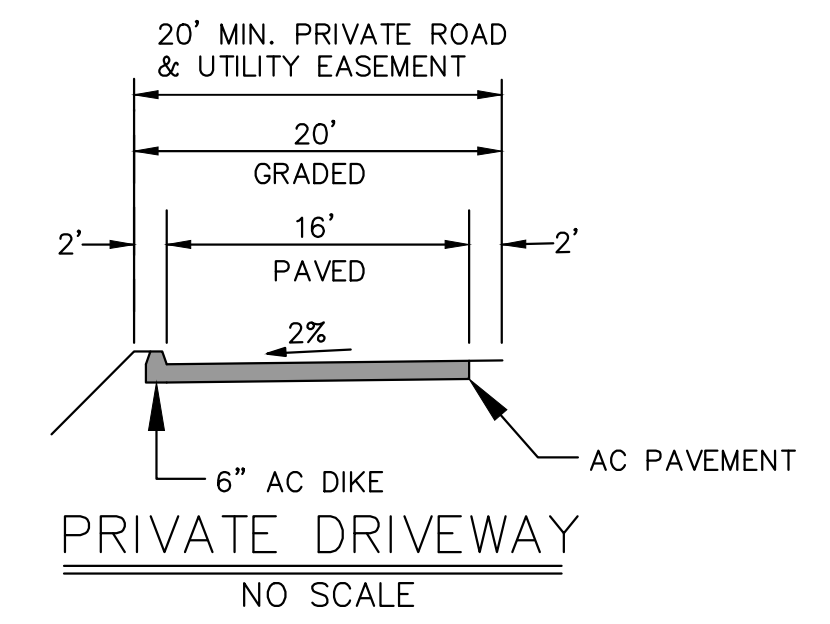
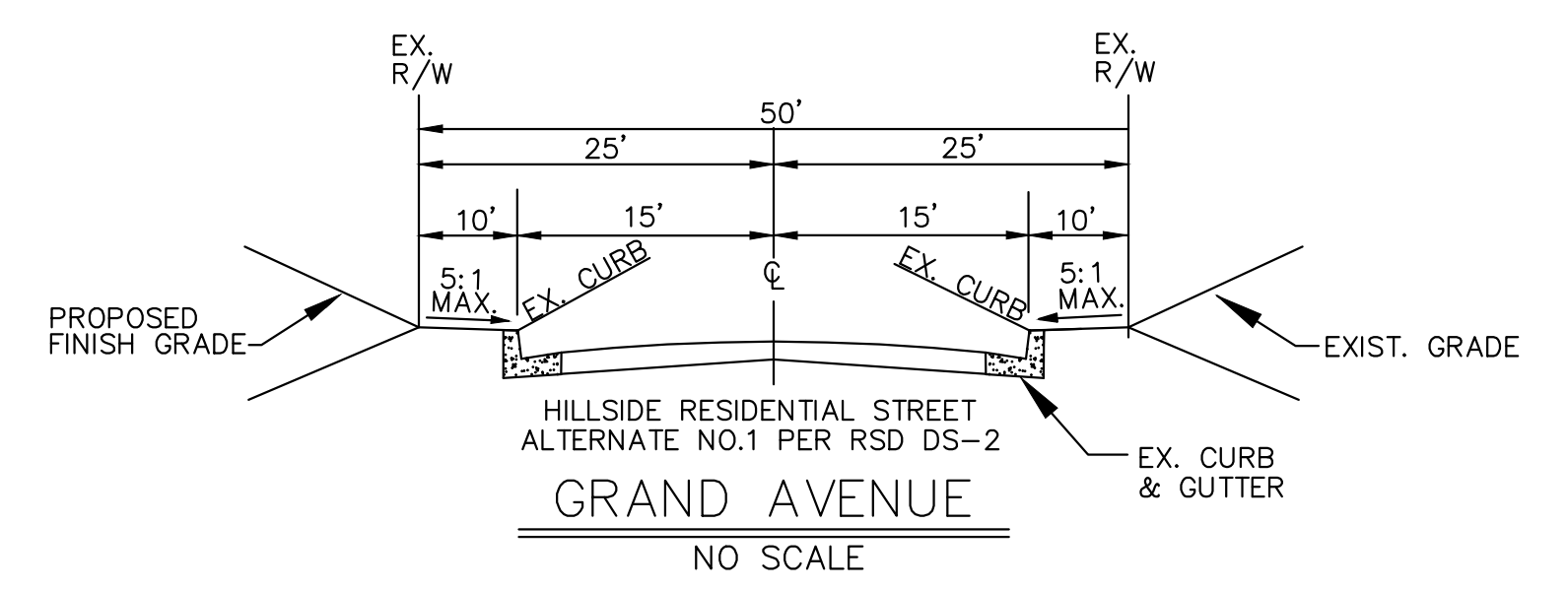
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 - FF FINISH FLOOR ELEVATION
 - GF GARAGE FLOOR ELEVATION
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 - EXISTING "NO PARKING" STRIPING AND SIGNAGE
 - ▭ PROPOSED DRIVEWAY APRON PER RSD G-14A
- EXISTING ROCK TO REMAIN (TYPICAL) UNLESS OTHERWISE SPECIFIED



SITE ADDRESS:
 GRAND AVENUE
 SPRING VALLEY, CA 91977

APN:
 578-161-02



PREPARED BY:
 Lawrence W. Walsh 10/24/23
 DATE

Walsh Engineering & Surveying, Inc.
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**Attachment B – Resolution of Approval for
PDS2019-TM-5636**

February 28, 2025

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2019-TM-5636)

WHEREAS, Tentative Map No. PDS2019-TM-5636 proposing the division of property located on the west side of Grand Avenue at Eucalyptus Street, Spring Valley, CA 91977 and generally described as:

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED APRIL 17, 1883,

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 60 FEET OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SAID EASEMENT IS HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNER OR OWNER(S) OF ALL OR ANY PORTION OF PARCEL 1 ABOVE DESCRIBED.

APN: 578-161-02-00

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on August 12, 2019; and

WHEREAS, on February 28, 2025, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an

application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

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

1. Grand Avenue is classified as a Residential Road under the General Plan Mobility Element Network (MEN). The Public Road Standards Table 2A requires a minimum Right-of-Way (ROW) width of fifty-six feet (56') and a minimum improvement width of thirty-six feet (36'). The Department of Public Works approved a DER to allow the existing ROW width to fifty feet (50') and the improvement width to thirty feet (30') and to provide a red curb along the project frontage with painted "NO STOPPING – FIRE LANE" every twenty five feet (25') on March 12, 2024.
2. The Public Road Standards Section 6.7.1.5 requires a minimum centerline separation of Non-Mobility Element Road (including driveways) entering a Non-Mobility Element Road of one hundred feet (100'). The Department of Public Works approved a DER to allow the minimum centerline separation of eighty-six feet (86') between the driveways for Lots 2 and 3 on March 12, 2024.

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

1. Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high pressure sodium (HPS) vapor light sources at the project site if desired or required. HPS vapor light sources are only prohibited within a 15-mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
2. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
3. Standard Condition 19 (a-e): Said condition pertains to projects for which a grading plan is required. A grading plan is required for lots 6 and 7 only. Lots 1 through 5 do not require mass grading and will be part of a lot sale project.

4. Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE PLANNING COMMISSION AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY (AND, WHERE SPECIFICALLY, INDICATED, SHALL ALSO BE COMPLIED WITH PRIOR TO APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR other permits as specified):

1. GEN#1–COST RECOVERY

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

2. GEN#2–FILING OF NOTICE OF EXEMPTION

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

3. UTILITIES#1–WATER SERVICE

INTENT: To provide water service to the subject property. **DESCRIPTION OF REQUIREMENT:** The applicant shall annex into Otay Water District or utilize the existing Helix Water District service, implementing and adhering to all requirements of said district(s). **DOCUMENTATION:** The applicant shall provide evidence of i) annexation into Otay Water District and ii) that all District requirements have been met or i) evidence that Helix Water District requirements have been met. **TIMING:** Prior to the approval of improvement plans and the

recordation of the Final Map, the evidence shall be submitted for review and acceptance. **MONITORING:** The [PDS, LDR] shall review the evidence.

4. UTILITIES#1–UTILITY CONCURRENCE LETTERS

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

5. ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan public roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for Grand Avenue, along the project frontage, in accordance with Public Road Standards for a Residential Collector, to provide a red curb with painted “NO STOPPING – FIRE LANE” every twenty-five feet (25’).
- b. Improve or agree to improve and provide security for constructing a fire hydrant, together with an adequate water supply in accordance with the specifications of the San Diego County Fire Authority, the Consolidated Fire Code and San Diego County standards in the vicinity of Grand Avenue.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land](#) Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Grand Avenue.
- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the map the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW and the Director of PDS.

6. **ROADS#2-PRIVATE ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private driveway serving lot 7 shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the private driveway easement serving lot 7, to a graded width of twenty feet (20') and to an improved width of sixteen feet (16') with asphalt concrete pavement over approved base to the satisfaction of the San Diego County Fire Authority. The improvement and design standards of DS-07 of the San Diego County Design Standards (approved October 2012) shall apply.
- b. Improve or agree to improve and provide security for the hammerhead turnaround as shown on the approved Tentative Map to the satisfaction of the San Diego County Fire Authority and PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- a. Process and obtain approval of Improvement Plans to construct the private driveway serving Lot 7.
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

7. **ROADS#3-PRIVATE ROAD EASEMENT**

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance, County Code Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:** The Final Map shall show a minimum twenty-foot (20') wide onsite private road easement, including any fire turnaround, from Grand Avenue to Lot 7. **DOCUMENTATION:** The applicant shall show the easement(s) on the Final Map. **TIMING:** Prior to approval of the Final Map and prior to the approval of any Improvement plan, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map and Improvement Plan to ensure that the easement is indicated pursuant to this condition.

8. **ROADS#4-PAVEMENT CUT POLICY**

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of

the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [PDS LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

9. **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 Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private driveways along Grand Avenue in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

10. **ROADS#6--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:**

- a. Relinquish access rights onto Grand Avenue along the project frontage except for the proposed driveways, as shown on the approved Tentative Map.

- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall show the Relinquishment on the Final Map. **TIMING:** Concurrently with the approval of the Final Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of access rights on the Final Map and forward a copy to [PDS, LDR] for preapproval. The [PDS, LDR] shall review the Final Map for compliance with this condition.

11. **ROADS#7–TRAFFIC CONTROL PLAN**

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

12. **ROADS#8–HAUL ROUTE PLAN**

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

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase

on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

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

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

13. **ROADS#9- DEBRIS MANAGEMENT PLAN (DMP)**

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

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 - i. The type of project.
 - ii. The total cubic yardage for the project.
 - iii. The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - iv. The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.

- v. The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - vi. The name of the facility (or facilities) which debris will be exported to.
- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
- i. Identify the project location.
 - ii. Log the date that material was transported off site.
 - iii. Log the type of graded or cleared material.
 - iv. Estimated material weight, tonnage, or cubic yards.
 - v. Name of entity transporting the material.
 - vi. Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
 - vii. Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled within 90 days of the receipts.
 - viii. Daily logs shall include separate entries for each occurrence of materials reused on site.
 - ix. Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.
- c. Exemption:

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

The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm

TIMING: Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

14. **STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION**

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410](#), County Code Section 67.801 et. [seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

15. **STRMWTR#2–EROSION CONTROL**

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, bioretention, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the

[County of San Diego Grading Ordinance Section 87.304\(e\)](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [PDS, LDR] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **TIMING:** Prior to approval of the subdivision map and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of this condition to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforcement the required stormwater and rosin control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

16. STRMWTR#1-URBAN RUNOFF FEE

INTENT: In order to protect water quality in the Sweetwater Reservoir from potential project-related contamination a financing fee shall be paid pursuant to the Sweetwater Authority's Resolution 84-8, *Resolution of the Governing Board of Sweetwater Authority Establishing Its Policy Regarding Urban Runoff Protection for the Sweetwater Reservoir*. **DESCRIPTION OF REQUIREMENT:** The currently established Urban Runoff Protection fee shall be paid to the Sweetwater Authority to assist in the design and construction of first flush urban runoff facilities. **DOCUMENTATION:** The applicant shall provide to the [PDS, PCC] a letter or other documentation from the Sweetwater Authority that Resolution 84-8 has been satisfied with respect to the urban runoff from the proposed development. **TIMING:** Prior to the approval of the map, the fee shall be paid. **MONITORING:** The [PDS, PCC] shall review the receipt letter from Sweetwater Authority for compliance with this condition.

17. BIO#1-BIOLOGICAL EASEMENT

INTENT: In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego

and the California Department of Fish & Wildlife by separate document, an open space easement, or grant to the California Department of Fish & Wildlife a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the map, or on the map, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* and *[DPR GPM]* for preapproval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

18. **BIO#2-LBZ EASEMENT**

INTENT: In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO), a Limited Building Zone (LBZ) Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a LBZ Easement as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure

designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

1. Decking, fences, and similar facilities.
2. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the map, or on the map, and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* and *[DPR GPM]* for preapproval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

19. **BIO#3–OFFSITE MITIGATION**

INTENT: In order to mitigate for the impacts to Diegan coastal sage scrub habitat, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 0.38 acres of tier II (or higher tier) habitat, located in a County approved mitigation bank within a BRCA in the MSCP as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish and Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in South San Diego County as indicated below:
1. The type of habitat and the location of the proposed mitigation should be pre-approved by [PDS, PCC] and the Wildlife Agencies (CDFW and USFWS) before purchase or entering into any agreement for purchase.
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC],

for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

20. BIO#4–OPEN SPACE SIGNAGE [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Map. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2019-TM-5636

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

21. BIO#5–OPEN SPACE FENCING [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Map. The fencing design shall consist of three strand non-barbed wire or split rail. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing shall

be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

22. **BIO#6–REVEGETATION PLAN**

INTENT: In order to mitigate for the impacts to San Diego barrel cactus, which is a sensitive biological resource pursuant to the County's Guidelines for Determining Significance for Biological Resources, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared, which mitigates impacts to six individual San Diego barrel cactus. The revegetation shall occur within the onsite open space easement. The revegetation plan shall conform to the Conceptual Revegetation Plan dated October 26, 2021, the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans, and Attachment C (Guidelines for Cactus Salvage) of the County's Report Format and Content Requirements for Biological Resources. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

TIMING: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved. **MONITORING:**

The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#7 shall be made to enter into a Secured Agreement for the implementation of the Plan.

23. **BIO#7–SECURED AGREEMENT**

INTENT: In order to assure project completion and success of the Revegetation Plan in condition BIO#6, a surety shall be provided, and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty-percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed, and the securities provided for the revegetation plan implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided follow this condition, and the Revegetation Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities, and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

24. **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.

25. ROADS#9-DEBRIS MANAGEMENT PLAN (DMP)

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 - i. The type of project.
 - ii. The total cubic yardage for the project.
 - iii. The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - iv. The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 - v. The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - vi. The name of the facility (or facilities) which debris will be exported to.

- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
 - i. Identify the project location.
 - ii. Log the date that material was transported off site.
 - iii. Log the type of graded or cleared material.
 - iv. Estimated material weight, tonnage, or cubic yards.
 - v. Name of entity transporting the material.
 - vi. Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
 - vii. Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled within 90 days of the receipts.
 - viii. Daily logs shall include separate entries for each occurrence of materials reused on site.
 - ix. Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

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

GRADING PLAN NOTES

26. **BIO#X-CROTCH'S BUMBLE BEE PRE-CONSTRUCTION SURVEY [PDS, FEE X3]**

INTENT: In order to prevent inadvertent disturbance to Crotch's bumble bee, a pre-construction focused survey shall be conducted. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction focused survey as described below:

- A qualified entomologist/biologist with appropriate handling permits and is familiar with the species behavior and life history, shall conduct focused surveys in suitable habitat (e.g., coastal sage scrub, and non-native grasses and forbs) to determine the presence/absence of Crotch's bumble bee. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. Surveys shall be conducted within one year prior to vegetation removal activities and a minimum of three surveys shall be conducted during peak flying season (April-August), when the species is most likely to be detected above ground. The survey protocol, including the qualifications of the surveyor, will be submitted to CDFW for review prior to the initiation of surveys. Survey results, including negative findings, shall be submitted to CDFW and the County prior to implementing project-related ground-disturbing activities.
- If surveys verify absence, no further action is required.
- If surveys determine that Crotch's bumble bees are currently utilizing the study area, within 500 feet of the project site, coordination with CDFW shall occur to develop appropriate avoidance and minimization measures and determine if take authorization may be required. Appropriate take authorization may include an Incidental Take Permit, among other options. Appropriate take authorization shall be obtained prior to Project initiation.

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the survey has been completed and that Crotch's bumble bee have been avoided. **TIMING:** Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING:** The

[DPW, PDCI] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

27. CULT#GR-1 - ARCHAEOLOGICAL AND TRIBAL MONITORING PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

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

28. AQ#1–AIR QUALITY FUGITIVE DUST

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

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- b. Water construction areas between dozer/scrapper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.

- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM₁₀) - efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carryout is prohibited under any circumstances.

29. GP#1 TEMPORARY CONSTRUCTION NOISE

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

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

30. CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which

shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

31. CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

32. BIO#1–OPEN SPACE SIGNAGE & FENCING

INTENT: In order to protect the proposed open space easement from entry, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences, and open space signs shall be placed along the open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2019-TM-5636.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services

Reference: PDS2019-TM-5636

DOCUMENTATION: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC].

TIMING: Prior to the occupancy of any structure and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the fencing and signage shall be installed.

MONITORING: The [PDS, PCC] shall review the photos and statement for compliance with this condition.

33. BIO#2–EASEMENT AVOIDANCE

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided.

DESCRIPTION OF REQUIREMENT: The easement indicated on this plan is for the protection of sensitive environmental resources, including Diegan coastal sage scrub, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire

hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.

34. **CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING**

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been conveyed as follows:

- (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility

stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDC]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

35. GP#1 TEMPORARY CONSTRUCTION NOISE:

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

a. Turn off equipment when not in use.

- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

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

36. GEO#1-STABILIZATION MEASURES

INTENT: In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side and backcuts, and all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures may include scaling of the slope faces, construction of catchment areas or debris fences, and removal of precariously situated boulders, among other measures. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Spring Valley Community Plan because the site is designated for Semi-Rural Residential (SR-1) land use and the Project implements goals and policies of the land use plans as they relate to single-family residential subdivisions and open space conservation. Further, the eight-lot subdivision of a 9.88-acre site complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code with approval of the Administrative Permit allowing lot averaging;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a single-family use type permitted in the Rural Residential (RR) zone classification, and meets the minimum lot size with approval of the Administrative Permit allowing lot averaging;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Spring Valley Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the subdivision because lots for residential development will be consolidated to the maximum extent feasible to avoid resources onsite, grading is anticipated to be minimized given existing topography, and the subject property is designated for residential land use in an area developed with existing residential uses;
5. The site is physically suitable for the proposed density of development because services are available to serve the property including potable water supply provided by Helix Water District or upon annexation into the Otay Water District, sewer service by San Diego County Sanitation District, Fire Services by San Miguel Fire and Rescue, and school services by the Grossmont Union High School District and La Mesa-Spring Valley Elementary School District ;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of the CEQA 15183 Checklist dated September 27, 2024, on file with Planning & Development Services (PDS2019-ER-19-19-006);
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property

within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California;

9. The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
10. The discharge of sewage waste from the subdivision into the San Diego County Sanitation sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
11. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
12. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts. **Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to be implemented. **Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project: 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and GP26 through GP35.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the Sections 81.501 through 81.517 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
- All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision required by Section 81.401(m) of the Subdivision Ordinance.
- At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.

- The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

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 (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall 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 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.

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 REQUIRED: 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 87.201 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 DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, 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.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

BIOLOGICAL RESOURCES NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 - August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS
Planning & Development Services (PDS)

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

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Commissioner of the County of San Diego, State of California, at a regular meeting held on this ___ day of _____, in Planning & Development Service County Operations Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

**Attachment C – Form of Decision Approving
PDS2021-AD-21-011**



County of San Diego

VINCE NICOLETTI
DIRECTOR

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

February 28, 2025

PERMITEE: Light House Builders, Inc.
ADMINISTRATIVE PERMIT: PDS2021-AD-21-011
E.R. NUMBER: PDS2019-ER-19-19-006
PROPERTY: Grand Avenue and Eucalyptus Street, Spring Valley
APN (S): 578-161-02-00

This Administrative Permit for lot area averaging has been approved in conjunction with Tentative Map PDS2019-TM-5636 (Spring Valley Housing Subdivision). This permit authorizes lots in the Spring Valley Housing Subdivision project to be smaller than would otherwise be allowed by the applicable lot area designator pursuant to Section 4230 of the Zoning Ordinance.

Environmental mitigation measures or other conditions of approval required and identified on the associated Tentative Map, Preliminary Grading Plan and/or the Resolution of San Diego County Conditionally Approving Tentative Map No. 5636, shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance on the approved plan. Any substantial deviation therefrom from the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

AD PERMIT EXPIRATION: This Administrative Permit shall expire concurrently with Tentative Map PDS2019-TM-5636. Recordation of a Final Map pursuant to Tentative Map PDS2019-TM-5636 shall be deemed to establish commencement of construction and/or use of the property in reliance on this permit.

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 Administrative 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:

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, this Administrative 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' form and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

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

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) of way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever

appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: plans shall be in substantial conformance with the Conceptual Landscape Plan page L-1.

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 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. **BIO#1–OPEN SPACE SIGNAGE**

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Map. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources Area
Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services Reference: PDS2019-TM-5636

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

5. BIO#2—OPEN SPACE FENCING

INTENT: In order to protect the proposed open space easement from entry and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Map. The fencing design shall consist of three strand non-barbed wire or split rail. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

6. CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the

archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

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

7. **ROADS#10 DEBRIS MANAGEMENT REPORT (DMR)**

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

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

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov.

TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

8. GHG#1–SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

- a. Installation of low-water-use landscaping consistent with the County of San Diego Landscaping Ordinance and the applicable conditions related to Landscaping.
- b. Provide sufficient electrical conduits and infrastructure to allow for the installation and future conversion to all electric appliances.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with these conditions. The [PDS, BPPR] shall verify that the Building Plans comply with the remaining conditions.

9. PARKLAND DEDICATION (PLDO) FEE

INTENT: In order to provide neighborhood and Community Parks for recreational purposes to serve future residents of such development in accordance with Code Section SEC. 810.101, et seq. the land shall be dedicated or Fees paid.

DESCRIPTION OF REQUIREMENT: Land shall be dedicated, fees shall be paid in lieu thereof, or a combination of both. In addition, only the payment of fees shall be required for developments containing fifty (50) or fewer parcels, unless the applicant offers to dedicate land in lieu of paying the fees, in which event the approving body may elect to accept land or require the payment of fees or a combination of both as set forth in Section 810.105(a). LUEG Condition of Approval Manual May 7, 2009 Page 105 of 259 Developments containing more than 50 parcels, the approving body shall determine whether to require dedication of land, payment of a fee in lieu thereof, or a combination of both, and in making such determination there are factors, which the approving body must consider as set forth in Section 810.105 (b)

DOCUMENTATION: The applicant shall pay all of the fee, which will be collected on a per lot basis before development of each lot.

TIMING: Prior to issuance of any building permit the PLDO shall be paid.

MONITORING: The [PDS, Building Division] shall calculate the fee pursuant to Section 810.106 and provide a receipt of payment for the applicant and [DPR, PP]. [PDS, Building Division] shall verify that the PLDO has been paid before the first building permit can be issued. The PLDO fee shall be verified for each subsequent building permit issuance. **OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

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

10. **LNDSCP#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:** 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.

11. **CULT#2 - CULTURAL RESOURCES MONITORING REPORT**

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs.
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:
 - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that

meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

12. 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 Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private driveways along **Grand Avenue** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with 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.

13. FIRE#1–SAN MIGUEL FIRE AND RESCUE

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for all houses shall be reviewed and approved by San Miguel Fire and Rescue. Notes:

1. Install a fire hydrant on the street between lots 3 and 4.
2. Designate the west side of street with the curbs painted red with 4” white “NO STOPPING – FIRE LANE” lettering signage every 25 feet.

TIMING: Prior to approval of any building permits, San Miguel Fire and Rescue shall review the building plans and the applicable building design measures shall be included. **MONITORING:** San Miguel Fire and Rescue shall review the building plans and the [PDS, BPPR] shall review the plans for consistency with the San Miguel Fire and Rescue requirements.

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

14. PLN#1–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. This also includes the installation of a fire hydrant. 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.

15. PLN#2–ACCESSORY USES

INTENT: A Minor Deviation or Modification to an Administrative 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 Plan and meets all other conditions and restriction in the Plan. 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

16. 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 Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions from the proposed private driveways along **Grand Avenue** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** On-going and throughout the duration of the permit. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

ADMINISTRATIVE PERMIT FINDINGS:

1. *That the size, design, grading, and location of the proposed lots will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:*
 - i. *Harmony in lot size and configuration, building setbacks and orientation.*

Size: The project proposes to subdivide an approximate 9.9-acre site into seven single-family residential lots and one lot of biological open space. The seven residential lots would range in size from approximately 0.5 to 0.89 acres. Lot A, the biological open space property, is 5.86 acres in size. All seven of the residential lots would measure less than the required one-acre minimum lot size. The overall gross average lot size including Lot A is approximately 1.24 acres.

The larger Lot A biological open space property in the subdivision would generally be located within the western portion of the site in order to provide necessary separation of the development footprint from identified biological resources onsite. All lots abutting Lot A would provide for adequate defensibility from potential wildland fires through incorporation of a 100-foot wide Limited Building Zone easement.

The total net area of the project site is approximately 9.74 acres. The overall average net lot size including Lot A is approximately 1.22 acres. The net lot area excludes easement access driveways serving Lots 6 and 7.

Configuration: Each of the proposed lots would conform to the design standards in the Subdivision Ordinance. Residential lots one through five are approximately 100 to 105 feet wide by 218 feet deep. Lot six is approximately 158 feet wide by 184 feet in depth. Lot seven is approximately 140 feet along the north property line and 160 feet along the east property line.

The project proposes mostly rectangular lots providing access to Grand Avenue by individual private driveways via easement access. This project design is consistent with lots in the neighborhood, since most also have a standard rectangular lot design. In addition, many of these lots are accessed via secondary private roads.

Building Setbacks: The minimum required setbacks for the subject property are: Front 60 feet, Exterior Side Yard: 35 feet; Interior Side Yard: 15 feet and Rear Yard: 25 feet. Each of the proposed lots have been designed to allow for construction of a single-family residential dwelling that would conform to the setbacks established by the Zoning Ordinance.

Density: The site is currently zoned Rural Residential (RR) which allows for single-family residential development. The General Plan Designation is Semi-Rural Residential (SR-1), which allows a maximum density of 1 unit per 1, 2 or 4 acres depending upon the slope of the property. The density formula for the subject property is as follows:

0 to 25% slope - 4.523 acres x 1.0 DU /acre = 4.523 DU plus
25 to 50% slope - 0.50 acres x 0.5 DU/acre = DU 2.6 plus
Greater than 50% slope – 1.88 acres x 0.25 DU/acre = 0.47 DU
Total: 7.17 Dwelling Units (DU)

The project is proposing seven residential lots; therefore, it complies with the density established by the General Plan.

Coverage: The project would include residential parcel sizes ranging from approximately 0.50 acres to 0.77 net acres. Typical homes on these proposed lots would generally range anywhere between 1,800 to 2,500 square feet. Lot coverage of the half-acre lots would range from approximately 0.8.26% to 11.48%. Lot coverage Lot 7, at 0.77 acres, would range from 5.37% to 7.45%. Nearby lots that are improved with single-family residences have similarly low lot coverage.

Orientation: While the project does not currently propose any structures, Lots one through five will be accessed from Grand Avenue and Lots 6 and 7 from an internal private driveway connecting to Grand Avenue. Therefore, these future homes will most likely be designed with the front of the houses

and garages facing Grand Avenue or the internal easement access private driveway.

As described above, the project as designed would be in harmony with nearby residential uses with regards to lot size, configuration, building setbacks and orientation.

- ii. *The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots, unless such adjoining area is to be reserved for open space or that adequate buffering has been provided to eliminate any significant harmful effect to neighboring properties;*

Implementation of the project would include consolidating the development footprint to retain approximately 5.86 acres, or roughly 59.3% of the site into biological open space along the western portion of the site. No prominent landforms or other significant natural features would be disturbed during grading for the subdivision improvements since the consolidated design positions development in the least environmentally sensitive portions of the site.

The project proposes development near public roads and would not generate traffic that would adversely affect circulation patterns or cause significant congestion.

With sensitive site design and thorough environmental analysis, impacts to community character are less than significant. The proposed development would not adversely impact existing uses within the project area, as the design of the proposed subdivision is intended to be compatible with existing and planned uses and all environmental impacts would be mitigated to a level below significance.

The proposed project would not have a harmful effect on neighborhood character because the proposed lot sizes are largely consistent with the neighborhood which features larger lots and as well as tract subdivisions to the east that follow the hillside topography of the area.

The project proposes seven residential lots, which range in size from approximately 0.5 to 0.89 acres, consistent with other track developments in the neighborhood.

Lot A, the biological open space property, is 5.86 acres in size which would help maintain the rural character of the surrounding area and provide a buffer between the project and surrounding lots. Therefore, no harmful effects upon the desirable neighborhood character would occur.

- iii. *The suitability of the site for the type and intensity of use or development which is proposed.*

The site is suitable for the proposed type and intensity of development because it is zoned Rural Residential (RR) and designated for Semi-Rural Residential (SR-1) land use by the General Plan. The project conforms to the allowable density prescribed by the General Plan for slope dependent lands.

The project fronts on Grand Avenue. Each lot would be accessed by driveways along Grand Avenue or via a private driveway connecting to Grand Avenue similarly to properties on the east side of the street and in the surrounding neighborhood.

The applicant has provided service availability letters indicating the project can be served by Helix Municipal Water District, San Miguel Fire Protection District, Grossmont Union High School District and La Mesa-Spring Valley Elementary School District. Wastewater treatment will be provided by on-site systems.

The site is suitable for the proposed type and intensity of development because all lots have been designed with enough usable land for an appropriately sized home with no need to deviate from required setbacks. The lots sizes are consistent with others in the area.

- iv. *The harmful effect, if any, upon environmental quality and natural resources.*

The subdivision design would protect the site's unique biological and natural resources by consolidating development in the least environmentally sensitive portions of the site and preserving a large contiguous biological open space area along the western portion of the property. Consolidating the development footprint in this way reduces grading and preserves natural resources present onsite from future development. The project has been reviewed according to CEQA and no significant unmitigable impacts have been identified and no other harmful environmental impacts have been identified.

2. *That the total number of lots (excluding any lots reserved for open space purposes) shall not exceed the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator.*

The total net area of the site is approximately 9.74 net acres, and the minimum lot area required is one acre. 9.74 acres divided by 1 acre equals 9.74 or 9 lots. The project proposes seven single-family residential lots, consistent with the requirements for lot area averaging.

3. *That all lots and easements in the subdivision which are designated for open space be for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, agriculture, or archaeological or historical resources, and will be permanently reserved for open space in a manner which makes the County or a public agency a party to and entitled to enforce the reservation.*

The project proposes a biological open space easement along much of the western boundary of the project site. This easement will be dedicated to the County of San Diego and will preserve, in perpetuity, approximately 5.86 acres of unique, sensitive biological resources onsite from future disturbance and development. Additionally, the project includes a 100-foot Limited Building Zone adjacent to the open space boundary, further buffering resources from the proposed development.

4. *That the proposed subdivision and the total number and location of the proposed lots will be consistent with the San Diego County General Plan.*

The project is consistent with the development density established by the General Plan Land Use Designation, Semi-Rural Residential (SR-1). Because the site has a Land Use Designation of SR-1 and contains slopes of varying steepness, maximum allowable density was calculated using General Plan Table LU-2, which results in the summation of the following: 1 dwelling unit per gross acre with less than a 25% maximum slope; 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope; and 1 dwelling unit per 4 gross acres above 50% maximum slope. Pursuant to Table LU-2, maximum allowable density for the site is seven dwelling units. The project proposes seven single-family residential lots, which is consistent with the density allocated by the General Plan.

Furthermore, the consolidated lot design of the project conforms with all applicable General Plan policies; in particular LU-5.3, Rural Land Preservation; LU-6.1, Environmental Sustainability; LU-6.3, Conservation-Oriented Project Design; and LU-6.4, Sustainable Subdivision Design. Policy LU-5.3 aims to ensure the preservation of existing open space and rural areas when permitting development under the Rural and Semi-Rural Land Use Designations. Policy LU-6.1 requires the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment. Policy LU-6.3 encourages support for conservation-oriented project designs through mechanisms such as, but not limited to, lot area averaging and reductions in lot size with corresponding requirements for preserved open space. Policy LU-6.4 requires that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. This project includes approximately 5.86 acres of biological open space positioned away from the proposed development footprint. The project is consistent with the General Plan policies mentioned above because lot area averaging allows for the preservation of unique and sensitive resources and other natural features located on the property, allows for a reduced

development footprint, and ensures the least environmentally sensitive portions of the site are developed to achieve the density envisioned in the General Plan.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall 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

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>

GRADING PERMIT REQUIRED: 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 for any and all work within the County road right-of-way. Contact DPW/PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, 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: Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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 plans, specific permit conditions and approved building plans associated with the Summit Estates Subdivision project, PDS2019-TM-5636. No noise generating equipment 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 subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and

Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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.

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

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

your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

Mark Slovick, Chief
Project Planning Division
Planning & Development Services

email cc:

Christopher Jacobs, Project Planning, PDS
Taylor Ryan, Team Leader, Land Development/Engineering, PDS
Daniella Hofreiter, Project Planning, PDS

Attachment D – Environmental Documentation



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

September 27, 2024

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

Project Name: Spring Valley Housing
Project Record Numbers: PDS2019-TM-5636, PDS2021-AD-21-011
Environmental Log Number: PDS2019-ER-19-19-006

APN(s): 578-161-02-00

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

County Staff Contact:
Daniella Hofreiter
DaniellaT.Hofreiter@sdcounty.ca.gov
(619) 629-4431

Project Location:
The proposed Spring Valley Housing project (Project) is located within the unincorporated community of Spring Valley in San Diego County. The approximately 9.91-acre Project site is located southwest of the intersection of Grand Avenue and Eucalyptus Street, north of Highway 54, and east of State Route 125. Surrounding the Project site to the north, south, east, and west are single-family and multi-family residences.

Project Applicant Name and Address:
Mark Khouli, Light House Builders Inc.
1620 La Presa Avenue
Spring Valley, CA 91977

General Plan
Community Plan: Spring Valley
Regional Categories: Village
Land Use Designations: Semi Rural Residential (Sr-1)
Density: 1 Dwelling (DU) per Acre
Floor Area Ratio (FAR) N/A

Zoning

Use Regulation: Rural Residential (RR)
Minimum Lot Size: 1 Acre
Special Area Regulation: None

Description of Project:

The proposed Project would subdivide 9.91 acres located at Grand Avenue and Eucalyptus Street into seven (7) single-family residential lots. The westerly portion of the site would remain undeveloped to support an approximate 5.86-acre biological open space easement. Access to the Project site would be provided by private driveways off Grand Avenue. The Project would involve minor site grading and utilities installation (approximately 2 months). Residential dwellings would be built out individually.

Discretionary Actions:

Discretionary permits for the Project include a Tentative Map that would subdivide the approximately 9.91-acre Project site to 7 single-family residential lots and one biological open space lot. The Project also includes an Administrative Permit to allow lot area averaging for 0.5-acre lots rather than the current minimum 1-acre lot.

Overview of 15183 Checklist

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

General Plan Update Program EIR

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

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

Summary of Findings

The Spring Valley Housing Project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project-specific impacts, and the Project implements these mitigation measures (see the following link for a complete list of GPU Mitigation Measures: http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_Mitigation_Measures_2011.pdf).

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

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

1. **The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The Project would divide a 9.91-acre parcel into 7 single-family residential lots, which is consistent with the SR-1 development density established by the GPU and the certified GPU EIR.
2. **There are no Project specific effects which are peculiar to the Project or its site, and which the GPU EIR failed to analyze as significant effects.**

The subject property is no different than other properties in the surrounding area, and there are no Project-specific effects which are peculiar to the Project or its site. The Project site is located in an area developed with similarly sized residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

In addition, as explained further in the Section 15183 Checklist below, all Project impacts were adequately analyzed by the GPU EIR. The Project could result in potentially significant impacts to air quality, biological resources, cultural resources, hydrology and water quality, and wildfire. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this Project.

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

The Project is consistent with the density and use characteristics of the development considered by the GPU EIR. The GPU EIR considered the incremental impacts of the Project, and as explained further in the Section 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

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

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

5. The Project will undertake feasible mitigation measures specified in the GPU EIR.

As explained in the Section 15183 exemption checklist below, the Project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through Project design, compliance with regulations and ordinances, or through the Project's conditions of approval.

Daniella T Hofreiter

January 26, 2025

Signature

Date

Daniella Hofreiter

Planning Manager

Printed Name

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

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

Discussion

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

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

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

The Project site is located southwest of the intersection of Grand Avenue and Eucalyptus Street in the unincorporated community of Spring Valley. The Spring Valley Community Plan designates Dictionary Hill as an RCA. The Project site is located approximately 0.5 miles from Dictionary Hill County Preserve, which would not afford any views of the Project site due to distance and intervening topography and land uses. In addition, the Project also includes a landscaping plan which would help further screen the Project site. Impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts on scenic vistas to be less than significant with mitigation. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis

provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 1(b) The GPU EIR concluded this impact to be less than significant with mitigation. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway. The closest State Designated Scenic Highway is a portion of SR-125 located approximately 2.43 miles to the north. SR-94, which is considered eligible for a State Scenic Highway designation, is located approximately 1.88 miles to the north. The Project site is not within the vicinity of a State Designated Scenic Highway and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.

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

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

The Project site is within a semi-rural area of unincorporated County, located southwest of the intersection of Grand Avenue and Eucalyptus Street. The existing visual character and quality of the Project surroundings are characterized as semi-rural and village single-family residential land use types with relatively flat to increasingly sloped grades.

The proposed Project would not detract from, or contrast with the existing visual character and/or quality of the surrounding areas for the following reasons: consistency with the General Plan density allowance on-site, conformance with the Spring Valley Community Plan and location of the site within a residentially developed area. Additionally, the location, size, and design of the proposed use would be compatible with uses in the immediate area. The proposed development is similar to surrounding single-family residential use types.

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

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed Project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 47 miles from the Mount Laguna

Observatory and approximately 76 miles from Palomar Observatory. However, the Project would not adversely affect nighttime views or astronomical observations, because the Project would conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The code was developed by the County in cooperation with the lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

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

Conclusion

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

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

2. Agriculture/Forestry Resources

- Would the Project:
 - a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?
 - b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
 - c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
 - d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

nature, could result in conversion of forest land to non-forest use?

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

Discussion

2(a) The GPU EIR concluded this impact to be significant and unavoidable. Based on the County of San Diego Geographical Information System (GIS) and aerial imagery, the site is not designated as Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) farmland and as such, would not be classified as an important agricultural resource. The Project site is designated as Urban and Built-Up Land by the Department of Conservation. Therefore, there are no agricultural resources on the site that would be impacted.

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

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is zoned RR, which is not an agricultural use. The Project site is not within an agricultural preserve or a Williamson Act Contract. Additionally, the Project is for the development of a residential subdivision, which is compatible with the surrounding residential and civic use types. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act Contract.

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

2(c) The GPU EIR concluded this impact to be significant and unavoidable. The project site including any offsite improvements do not contain any forest lands as defined in PRC Section 12220(g); therefore, Project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the County of San Diego does not have any existing Timberland Production Zones.

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

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

2(e) The GPU EIR concluded this impact to be significant and unavoidable. As mentioned above in response 2(a), the project site would not be considered an agricultural resource. Therefore, the Project would not result in any conversion of onsite agricultural resources to a non-agricultural use.

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

Conclusion

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

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

3. Air Quality – Would the Project:

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion

An Air Quality Assessment was prepared for the Project by Scientific Resources Associated, dated October 11, 2021 (Attachment B). The following responses have incorporated the analysis from the report.

- 3(a) The GPU EIR concluded this impact to be less than significant. San Diego County is currently designated as a nonattainment area for the federal standards for ozone (O₃) as well as the state standards for O₃, particulate matter less than or equal to 10 microns (PM₁₀), and particulate matter less than or equal to 2.5 microns (PM_{2.5}). The RAQS and the region's portion of the SIP are the region's plans for attainment and maintaining air quality standards. The RAQS and SIP rely on information from the California Air Resources Board (CARB) and San Diego Association of Governments (SANDAG), including projected growth, in order to project future emissions and determine from that the strategies necessary for the reduction of stationary source emissions through regulatory controls. Projects that propose development that is consistent with the land use designations and growth anticipated by the local general plans and SANDAG are, by definition, consistent with the RAQS and SIP.

The GPU designates the Project site as Semi Rural Residential. The Project proposes to build 7 single-family residential dwelling units. This would be consistent with the General Plan land use designation and density. Because the proposed Project is allowed under the General Plan land use designation and would not increase the density or intensity of the land assumed in the GPU EIR, which is used in SANDAG's growth projections, and would not result in growth beyond that assumed in SANDAG's growth assumptions or in the General Plan projections, it is consistent with San Diego County Air Pollution Control District's (SDAPCD's) RAQS and portions of the SIP. As such, the Project would not conflict with either the RAQS or the SIP. In addition, the construction and operational emissions from the Project would be below established screening-level thresholds (SLTs), as addressed under response 3(b), and would not violate any ambient air quality standards.

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

- 3(b) The GPU EIR concluded impacts to be significant and unavoidable. As discussed in Air Quality 3(a), San Diego County is currently in non-attainment for O₃ under the National Ambient Air Quality Standard (NAAQS). San Diego County is also presently in non-attainment for O₃, PM₁₀ and PM_{2.5} under the California Ambient Air Quality Standard (CAAQS). O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil), solvents, petroleum processing and storage, and pesticides. Sources of NO_x include any source that burns fuel. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include the following: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

A project would have a significant direct impact related to criteria pollutants if it would exceed any of the County's SLTs presented in Table 2 below. The County's SLTs are based on SDAPCD Rules 20.1, 20.2, and 20.3 and were adopted from the SDAPCD Air Quality Impact Analysis trigger level thresholds to align with attainment of the NAAQS and be protective of public health. Therefore, air quality emissions below the SLTs would meet

the NAAQS. The NAAQS were developed to protect public health, specifically the health of “sensitive” populations, including asthmatics, children, and the elderly.

Pollutant	Emission Rate		
	Pounds/Hour	Pounds/Day	Tons/Year
Respirable Particulate Matter (PM ₁₀)	--	100	15
Fine Particulate Matter (PM _{2.5})	--	55 ^a	10 ^a
Oxides of Nitrogen (NO _x)	25	250	40
Oxides of Sulfur (SO _x)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead and Lead Compounds	--	3.2	0.6
Volatile Organic Compounds (VOCs)	--	75 ^b	13.7 ^c

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

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

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

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

Air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2016.3.2. CalEEMod is a tool used to estimate air emissions resulting from land development projects in the state of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO_x, carbon monoxide (CO), oxides of sulfur (SO_x), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and VOCs. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, grading areas, as well as other parameters.

The Project proposes to build 7 single-family residential dwelling units. Emissions generated during construction activities would be temporary and localized. Earthwork activities during construction of the Project would require 4,700 cubic yards cut, 2,300 cubic yards of fill, and 2,400 cubic yards of export. Construction activities would be subject to the County of San Diego Grading Ordinance and SDAPCD Rule 55 to reduce fugitive dust. To further reduce potential impacts generated during the construction phase, the Project would include the following project design features, consistent with local, regional, and state regulations as well as GPU EIR mitigation measures Air-2.5, Air-2.6, Air-2.7, and Air-2.9.

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

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

With the application of the measures listed above, Project construction emissions associated with the proposed residential development are not anticipated to exceed the County's construction SLTs, based on the analysis presented in the Air Quality Assessment (Attachment B).

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

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

- 3(c) The GPU EIR concluded this impact to be significant and unavoidable. San Diego County is presently in non-attainment for the NAAQS and CAAQS for O₃. San Diego County is also presently in non-attainment for PM₁₀ and PM_{2.5} under the CAAQS. O₃ is formed when VOCs and oxides of nitrogen (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The Project would contribute PM₁₀, PM_{2.5}, NO_x, and VOC emissions from construction/grading activities; however, it would not exceed established SLTs (see response 3(b) above). Additionally, grading and all other construction activities would be subject to the measures listed above, including the implementation of dust control measures consistent with the County of San Diego Grading Ordinance and SDAPCD Rule 55. Additionally, the Project would include the use of USEPA certified Tier 3 and Tier 4 construction equipment with DPF or equivalent for the construction activity, which would further reduce emissions of particulate matter during construction.

The Project would generate PM₁₀, PM_{2.5}, and NO_x emissions during Project operations primarily from mobile sources (i.e., vehicle trips), and VOCs from area and mobile sources. However, as previously described, operational emissions of all pollutants would be below the County's recommended SLTs.

Cumulative impacts could occur if the most intensive phases of construction for the proposed Project occur simultaneously with other intensive phases of proposed projects in close proximity. The most intensive construction phase for the Project and for typical developments occurs during earthwork and grading activities. During these phases, the primary criteria air pollutant of concern would be PM₁₀. As discussed in the Air Quality Assessment (Attachment B), no cumulatively considerable projects exist within a 0.5-mile radius from the Project site. In addition, the Project's estimated emissions of criteria air

pollutants, specifically PM₁₀, was estimated to be 3.47 lb/day (Attachment B), which would be well below the County's SLT of 100 lb/day for PM₁₀ during construction activities. Further, due to the highly dispersive nature of particulate matter, a cumulative impact during construction activities would only occur if a project adjacent to the proposed Project undergoes simultaneous grading/earthwork activities and emits significantly greater PM₁₀ emissions than the Project. Because all projects developed within the County would be required to comply with the County Grading Ordinance and SDAPCD Rule 55, this scenario is not anticipated to occur.

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

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

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. Air quality regulators typically define sensitive receptors as schools (Preschool – 12th Grade), hospitals, resident care facilities, day-care centers, residences, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Because the Project proposes residential land uses, the proposed Project would not be considered a point-source of significant operational emissions. The nearest sensitive receptors to the Project site are existing residential dwelling units located adjacent to the Project site boundaries and schools located more than 0.25 mile from the Project site. Nevertheless, the Project would generate construction emissions in the vicinity of sensitive receptors.

Diesel particulate matter (DPM) is the primary toxic air contaminant (TAC) of concern and is generated from fuel consumption in heavy construction equipment. As discussed in response 3(b), the NAAQS and CAAQS would not be exceeded due to Project contributions for both construction and operations. The County's SLTs for human health hazards were developed in support of State and federal ambient air quality strategies that are protective of human health. The Health Risk Assessment performed as part of the Air Quality Assessment (Attachment B) found that the Project construction emissions would not exceed the County's significant cancer health risk threshold of 10 in a million with implementation of Toxics-Best Available Control Technology (T-BACT). Additionally, the Project construction emissions would not exceed the County's significance threshold of 1.0 for chronic health hazard. The T-BACT that would be used by the Project would be the use of USEPA certified Tier 3 and Tier 4 construction equipment with DPF or equivalent for all construction activities in accordance with County PDS requirements. Using Tier 4 construction equipment with DPF would further reduce cancer risks at all receptors surrounding the Project site. It should be noted that even with the assumption that the construction fleet is represented by the average fleet for the year 2023, the impact would not exceed the County's threshold of 10 in a million. The average fleet does include

equipment that is rated to Tier 3 and Tier 4; and as time progresses, more of the construction equipment in the fleet will meet more stringent standards. The risk associated with exposure to diesel particulate from construction of the Project is therefore not significant. Abidance to the County of San Diego Grading Ordinance, SDAPCD Rule 55, and the application of Tier 3 and Tier 4 engines with DPF would reduce localized construction emissions. Further, exposure to construction emissions would be temporary and would not expose sensitive receptors to excessive concentrations of air pollutants. Therefore, the Project would not expose sensitive receptors to an incremental health risk. Construction and operational impacts to sensitive receptors would be less than significant.

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

- 3(e) The GPU EIR concluded this impact to be less than significant. The Project could produce objectionable odors during the construction phases of paving and painting activities, which would require bitumen and solvents from the placement of hot asphalt and architectural coating. Exhaust from construction equipment may also generate odors. However, due to the dispersive nature of odors, these short-term impacts would be fairly short-lived and would not cause objectionable odors affecting a substantial number of people. Furthermore, the Project would be subject to SDAPCD Rule 51, Nuisance Rule, which prohibits emissions of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. The Project would result in the future development of residential uses, which are not generally associated with the generation of objectionable odors. Thus, the Project would not create objectionable odors affecting a substantial number of people during construction activities or operations.

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

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Air-2.5, Air-2.6, Air-2.7, and Air-2.9) would be applied to the Project.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion

A Biological Resources Letter Report was prepared for the Project by Klutz Biological Consulting, dated October 5, 2023 (Attachment C). The following responses have incorporated the analysis from the report.

4(a) The GPU EIR concluded this impact to be significant and unavoidable. Biological resources on the Project site were evaluated in a Biological Resource Letter Report prepared by Klutz Biological Consulting in October 2023. The site contains Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, and developed land. Eight sensitive species were observed during surveys in 2018 and 2019, including five sensitive plants species – Munz’s sage (*Salvia munzii*), San Diego barrel cactus (*Ferrocactus viridescens*), Palmer’s grappling hook (*Harpagonella palmeri*), ashy spike moss (*Selaginella cinerascens*), San Diego sunflower (*Bahiopsis laciniata*) – and three sensitive wildlife species – California gnatcatcher (*Polioptila californica californica*), coastal cactus wren (*Campylorhynchus brunnicapillus sandiegensis*), and Cooper’s hawk (*Accipiter cooperi*). The Project would impact approximately 4.07 acres of disturbed and undisturbed Diegan

coastal sage scrub habitat which is considered suitable habitat for both California gnatcatcher and coastal cactus wren, and suitable foraging habitat for Cooper's Hawk and other raptor species. The project would also impact six individual San Diego barrel cactus. The project is located within the Unincorporated Land in the Metro-Lakeside-Jamul Segment of the County's South County Multiple Species Conservation Program (MSCP).

As considered by the GPU EIR, Project impacts to sensitive habitat and/or species would be mitigated through ordinance compliance and through implementation of the following mitigation measures: the on-site conservation of 5.73 acres of Diegan coastal sage scrub with an open space easement, implementation of a limited building zone, perimeter fencing, and open space signage, off-site purchase of 0.38-acre of Diegan coastal sage scrub at a County approved habitat mitigation bank, the conservation of two San Diego barrel cactus on-site and the translocation of an additional six San Diego barrel cacti to the on-site open space lot, and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15th and August 31st (see Mitigation Measures BIO-1 through BIO-5 below). Furthermore, the proposed biological open space easement would conserve occupied or suitable habitat for these species including four additional patches of ashy spike moss and 5.73 acres of occupied San Diego sunflower habitat. With implementation of the mitigation measures listed above, the Biological Resource Letter Report determined that potential impacts to candidate, sensitive, or special status species would be less than significant.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. The Project impacts were also determined to be potentially significant. However, the proposed Project would incorporate Mitigation Measures BIO-1 through BIO-5 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

BIO-1: Habitat Conservation

Impacts to 4.07 acres of Diegan coastal sage scrub require mitigation in order to comply with the County's Biological Mitigation Ordinance. Therefore, 5.73 acres of Diegan coastal sage scrub shall be conserved onsite in a biological open space easement and 0.38-acre shall be conserved in a County approved mitigation bank. In order to help conserve the open space, on-site additional protection measures have been incorporated into the project design and these include a limited building zone, perimeter fencing, and open space signage.

BIO-2: Construction Fencing

The limits of Project impacts (including construction staging areas and access routes) shall be clearly delineated with temporary construction fencing, stakes, flags, or markers that shall be installed in a manner that does not impact habitats to be avoided and such that they are clearly visible to personnel on foot and operating heavy equipment. This delineation shall be conducted under the supervision of the County-approved biologist prior to commencement of construction activities and shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans and/or associated construction documents. If work occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied to the satisfaction of the County. Temporary construction fencing, and markers shall be maintained in good repair until the completion of project construction and removed upon Project completion.

BIO-3: San Diego Barrel Cactus Conservation and Revegetation

The Project shall salvage and translocate six San Diego barrel cactus. The salvage and reestablishment of these cacti is fully detailed in a site-specific revegetation plan (Attachment F to the Biological Resources Letter Report). Additionally, the landscape plan for the Project shall stipulate that Project landscaping shall not include exotic plant species listed on the California Invasive Plant Council's (Cal-IPC) "Invasive Plant Inventory" list.

BIO-4: Breeding Season Avoidance

Diegan coastal sage scrub habitat could provide nesting habitat for bird species such as the California gnatcatcher, coastal cactus wren, and other birds protected under the Migratory Bird Treaty Act and Fish and Game Code. To mitigate potential impacts to migratory birds, if any construction work is proposed to occur during the County of San Diego bird breeding season (February 1– August 31), a qualified County-approved biologist shall conduct a pre-construction survey no more than three days prior to the proposed activities to determine the presence/absence of nesting raptors and/or other migratory birds to ensure that active nests are not impacted. If active nest(s), are detected, no construction activities should occur until the young have fledged and are no longer returning to the nest(s), as determined by the Project biologist. If no active nests are present, construction activities may commence following concurrence by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife that the project will not directly or indirectly impact nesting migratory birds and/or raptors.

BIO-5: Siltation and Erosion Control Best Management Practices

Siltation and erosion control best management practices shall be implemented during construction, including boundary silt fencing, gravel bags, fiber rolls, weed-free straw wattles and mulch, and slope stabilization.

- 4(b) The GPU EIR concluded this impact to be significant and unavoidable. Based on the Biological Resource Letter Report, the Project site contains Diegan coastal sage scrub. As detailed in response 4(a) above, no riparian habitat occurs on-site and direct and indirect impacts to sensitive natural communities identified in the Resource Protection Ordinance (RPO), National Community Conservation Planning (NCCP), Fish and Wildlife Code, and Endangered Species Act would be mitigated through ordinance compliance and through implementation of the following mitigation measures: the on-site conservation of 5.73 acres of Diegan coastal sage scrub with an open space easement, implementation of a limited building zone, perimeter fencing, and open space signage, off-site purchase of 0.38-acre of Diegan coastal sage scrub at a County approved habitat mitigation bank, the conservation of two San Diego barrel cactus on-site and the translocation of an additional six San Diego barrel cacti to the on-site open space lot, and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15th and August 31st (refer to Mitigation Measures BIO-1 through BIO-5).

As previously discussed, the GPU EIR determined impacts to riparian habitat and other sensitive natural communities as significant and unavoidable. The Project impacts were also determined to be potentially significant. However, the proposed Project would incorporate Mitigation Measures BIO-1 through BIO-5 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(c) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project site and surrounding areas do not contain protected wetlands or waterways under jurisdiction of the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), or the Regional Water Quality Control Board (RWQCB). Furthermore, the Project site does not contain any wetland or waters that are regulated by the County's Resource Protection Ordinance (RPO). The site survey prepared for the Biological Resource Letter Report determined that the Project site is comprised entirely of upland habitat. No mitigation is required.

As previously discussed, the GPU EIR determined impacts to federally protected wetlands as less than significant with mitigation. However, the Project would not result in impacts to protected wetlands for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 4(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project site likely provides cover and refugia for wildlife attempting to move between and among the isolated and patchy open space areas that occur within the general project vicinity. However, due to the fairly disturbed nature of more than 50 percent of the habitat onsite and the Project's proximity to the adjacent residential areas, the site likely provides limited cover and refugia for large mammal species. Although the Project site is located in proximity to the Dictionary Hill County Preserve, the site is separated from this open space area by Grand Avenue and intervening residential properties. The Project site does not contain any significant wildlife movement corridors or wildlife nursery sites. Therefore, impacts to wildlife corridors would be less than significant.

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

- 4(e) The GPU EIR concluded this impact to be less than significant. The Project is located within the Unincorporated Land in the Metro-Lakeside-Jamul Segment of the County's South County MSCP. The Project is consistent with the South County MSCP, Biological Mitigation Ordinance (BMO), and RPO because mitigation would be required to compensate for the loss of significant habitat. The Project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional, or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

As previously discussed, the GPU EIR determined impacts on local policies and ordinances as well as habitat conservation plans and natural community conservation plans as less than significant. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Mitigation Measures BIO-1 through BIO-5 would be applied to the Project.

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

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

Discussion

A Cultural Resources Survey Report was prepared for the Project by Laguna Mountain Environmental Inc., dated February 2021 (Attachment D). The following responses have incorporated the analysis from the report.

- 5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and a survey of the property by County approved archaeologist, Andrew Pignolo, it has been determined that there are no impacts to historical resources because none occur within the Project site. The results of the survey are provided in the Cultural Resources Survey Report (Attachment D) prepared by Andrew Pignolo.

As previously discussed, the GPU EIR determined impacts on historic resources to be less than significant with mitigation. The proposed Project determined impacts on historic resources to be less than significant. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 5(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Cultural Resources Survey Report identified a portion of the previously recorded resource CA-SDI-8464 within the Project site. The northern section of site CA-SDI-8464 would be directly impacted by construction of the residential lots. During the archaeological field survey conducted for the Cultural Resources Survey Report, sparse artifacts associated with CA-

SDI-8464 were identified within the Project site. Most of the cultural material associated with the site appears to have been surface collected during a previous testing program in 2009. Because the portion of CA-SDI-8464 within the Project site has been tested and most of the cultural material has been recovered during this testing, this portion of the site no longer remains a significant resource. Based on minimal archaeological evidence identified within the project area during the survey, it was determined that the portion of this site located within the Project is not a significant resource pursuant to the State CEQA Guidelines and the County of San Diego Guidelines. However, the destruction of site CA-SDI-8464 by Project grading could uncover buried or unidentified components of this site, which would result in significant impacts. Therefore, cultural resource monitoring by archaeological and Native American monitors during construction excavation and grading of native soils is required to ensure that potentially buried features are not impacted in accordance with GPU EIR mitigation measure Cul-2.5.

Although Assembly Bill 52 does not apply to this Project, tribes who have requested to be noticed of projects subject to Assembly Bill 52 were contacted on September 6, 2019. Two tribes (Jamul Indian Village and Viejas Band of Kumeyaay Indians) requested consultation. During consultation, both tribes requested that monitoring be made a condition of approval and that a Kumeyaay Native American monitor be a part of the monitoring program.

As considered by the GPU EIR, potential impacts to cultural resources would be mitigated through ordinance compliance and through implementation of the following mitigation measures: Treatment Agreement and Preservation Plan, grading monitoring under the supervision of a County-approved archaeologist and a Native American monitor and conformance with the County's Cultural Resource Guidelines if resources are encountered (GPU EIR mitigation measure Cul-2.5). The Project would be conditioned with archaeological and tribal monitoring (Cul-2.5) that includes the following requirements:

Pre-Construction

Contract with a County approved archaeologist and Luiseno Native American monitor to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist and Luiseno Native American monitor shall perform the monitoring duties before, during and after construction.

Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay and Luiseno and Kumeyaay Native American monitor (Native American monitor) to explain the monitoring requirements.

Construction

Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils would be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Both the Project Archaeologist and Luiseno Native American monitor would evaluate fill soils to ensure that they are negative for cultural resources

If cultural resources are identified:

- Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.

- The Project Archaeologist shall contact the County Archaeologist and the culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan at the time of discovery.
- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
- Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored. Isolates and non-significant deposits shall be minimally documented in the field. The isolates and non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
- Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan (CUL-2) entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
- If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - Measures and provisions to protect the future reburial area from any future impacts in perpetuity.
 - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded.
 - Any reburial process shall be culturally appropriate.
 - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records Requests.
 - If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe and Luiseno Native American Monitor and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

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

Human Remains.

- The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor.
- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by PRC Section 5097.98 has been conducted.
- PRC Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed in the event that human remains are discovered.

Rough Grading

Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the reburial and/or repatriation phase of the monitoring.

Final Grading

- Final Report.
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, and any culturally-affiliated tribe who requests a copy.
- Cultural Material Conveyance
 - The final report shall include evidence that all Native American cultural materials have been conveyed, in order of preference, as follows:
 - Evidence that all prehistoric materials have been reburied onsite.
 - Evidence that all prehistoric materials have been repatriated to a Native American group of appropriate tribal affinity.

- The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

As previously discussed, the GPU EIR determined impacts to archaeological resources as less than significant with mitigation. The Project determined impacts to archaeological resources as potentially significant. However, the Project would incorporate the GPU EIR mitigation measure Cul-2.5 for a less than significant impact with mitigation. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

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

- 5(d) The GPU EIR concluded this impact to be less than significant with mitigation. A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the Project is located on geological formations that contain unique paleontological resources. Proposed grading would include 4,200 cubic yards of excavation which is more than 2,500 cubic yards of excavation which has the potential to impact fossil deposits. As such, GPU EIR mitigation measure Cul-3.1 would be required.

Accordingly, grading monitoring by the Project contractor would be a condition of Project approval. If paleontological resources are identified during Project grading activities, then a qualified Paleontologist would be engaged.

As considered by the GPU EIR, potential impacts to paleontological resources would be mitigated through ordinance compliance and through implementation of GPU EIR mitigation measure Cul-3.1, including the following:

- Grading monitoring
- Conformance with the County's Paleontological Resource Guidelines if resources are encountered.

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

- 5(e) The GPU EIR concluded this impact to be less than significant with mitigation. Based on an analysis of records and archaeological surveys of the property, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Also refer to response 5(b) above for a complete description of GPU EIR mitigation measure 2.5, which addresses inadvertent discoveries.

As previously discussed, the GPU EIR determined impacts to human remains as less than significant with mitigation. The proposed Project determined impacts to human remains as less than significant. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-2.5 and Cul-3.1), would be applied to the Project.

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

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|---|--------------------------|--------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

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

- 6(a) The Project would increase the demand for electricity and natural gas at the Project site, and gasoline consumption in the Project area during construction and operation relative to existing conditions. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (PRC Section 21100, subdivision [b][3]). Neither the law nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. Compliance with the California Code of Regulations 2022 Title 24 Part 6 Building Code and 2022 Energy Efficiency Standards would result in highly energy-

efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. It can be expected that energy consumption, outside of the building code regulations, would occur through the transport of construction materials to and from the site during the construction phase and the use of personal vehicles by residents during operation.

Grading and Construction

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

The energy demand for Project construction would be temporary and is not anticipated to require additional capacity or increase peak or base period demands for electricity or other forms of energy. Construction equipment use and associated energy consumptions would be typical of that associated with the construction of residential projects of this size in a semi-rural setting. Additionally, the Project is consistent with the GPU and Zoning Ordinance. Thus, the Project's energy consumption during the grading and construction phase would not be considered wasteful, inefficient, or unnecessary.

Operational

Operation of the Project would be typical of residential land uses requiring natural gas for space and water heating, and landscape maintenance activities. The Project would meet the California Code of Regulations Title 24 Standards and Energy Efficiency Standards for energy efficiency that are in effect at the time of construction. The Project would also comply with the County's Landscape Ordinance and the water use application using prescriptive compliance option to reduce overall water use onsite.

Over the lifetime of the proposed Project, fuel efficiency of vehicles is expected to increase as older vehicles are replaced with newer, more efficient models. As such, the amount of petroleum consumed as a result of vehicle trips to and from the Project site during operation would decrease over time. State and Federal regulations regarding standards for vehicles (e.g., Advanced Clean Cars Program, CAFÉ Standards) are designed to reduce wasteful, unnecessary, and inefficient use of fuel. The coupling of various State policies and regulations such as the Zero-Emission Vehicles Mandate and Senate Bill (SB) 350 would result in the deployment of electric vehicles (EVs) which would be powered by an increasingly renewable electrical grid. The Project would require future residences to be constructed as EV Ready per the California Green Building Standards (CALGreen) Code Tier 2, increasing the ability of future residents to use EVs. Therefore, the Project would not be expected to result in wasteful, inefficient or unnecessary mobile energy usage throughout project operations beyond what was anticipated in the GPU EIR.

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

unnecessary consumption of energy resources, as specified within Appendix G of the CEQA Guidelines.

6(b) Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and reliance on fossil fuels. The proposed Project includes the following energy conservation measures:

- Compliance with County's Water Conservation in Landscaping Ordinance, demonstrating a 40-percent reduction in outdoor use which would reduce energy required for water conveyance;
- Compliance with the California Code of Regulations 2022 Title 24 Part 6 Building Code. Compliance with Title 24 results in highly energy-efficient buildings.
- Each proposed unit would be constructed as EV Ready pursuant to CALGreen Tier 2, including the installation of necessary electrical components to support future charging station;
- Each proposed unit would be constructed as an all-electric structure, with no natural gas appliances or natural gas plumbing, as required by Project-specific Mitigation measure GHG-1.

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

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

Conclusion

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

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

7. Geology and Soils – Would the Project:

**Significant
Project
Impact**

**Impact not
identified by
GPU EIR**

**Substantial
New
Information**

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

Discussion

The following technical study was prepared for the Project:

- Geological Reconnaissance prepared by Advanced Geological Solutions, Inc., dated August 5, 2022 (Attachment E).
- Steep Slope Exhibit prepared by Walsh Engineering & Surveying, Inc., dated May 22, 2023 (Attachment F).

The following responses have incorporated the analysis from the report.

- 7(a)(i) The GPU EIR concluded this impact to be less than significant. The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazard Zones in California, or located on any known active, potentially active, or inactive fault traces. The nearest mapped active fault is the Newport-Inglewood-Rose Canyon Fault Zone located approximately 9 miles west of the Project site. Segments of the potentially active La Nacion Fault Zone are located approximately 3.5 miles west of the Project site. Therefore, the Geological Reconnaissance determined the potential for surface fault rupture at the site to be very low.
- 7(a)(ii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the Project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a geotechnical report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Building Code would ensure that the Project would not result in a significant impact.
- 7(a)(iii) The GPU EIR concluded this impact to be less than significant. The Project site is not within a "Potential Liquefaction Area" as identified by the County Guidelines for Determining Significance for Geologic Hazards. This indicates that liquefaction potential at the site is low. Additionally, the site is not underlain by poor artificial fill nor is it located

within a floodplain. In addition, the Geological Reconnaissance determined the potential for liquefaction to be negligible given the very dense bedrock underlying the site and the lack of shallow groundwater. Therefore, impacts from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction, would be less than significant. To ensure no impacts would occur, a geotechnical report would be required prior to ground disturbance activities as a standard condition of approval. The GPU EIR identified the standard condition of a geotechnical report within Section 2.6.3.1, Federal, State and Local Regulations and Existing Regulatory Processes, Liquefaction.

Conditions of Approval

The following list includes the Project conditions of approval:

Geotechnical Report

- A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development and submit the final soils report to the County Department of Planning and Development Services. The findings shall be reviewed and approved by the Director of the County Department of Planning and Development Services or designee.

7(a)(iv) The GPU EIR concluded this impact to be less than significant. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is considered to be Generally Susceptible. The Project site is sloping at shallow to steep slope ratios and is underlain by volcanic bedrock that is not considered to be generally susceptible to landslides. In addition, no geomorphic evidence of landslides was observed at the site and there are no mapped or known landslides onsite or in the close vicinity of the Project. Therefore, the Geological Reconnaissance determined the potential for landsliding at the Project site is low.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. The proposed Project would have a less than significant impact with the incorporation of Project conditions for a geological soils report, as a standard condition of approval. The GPU EIR identified the standard condition of a geotechnical report within section 2.6.3.1, Federal, State and Local Regulations and Existing Regulatory Processes, Liquefaction. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

7(b) The GPU EIR concluded this impact to be less than significant. The soils on-site have been identified as alfisols that have a soil erodibility rating of severe. However, the Project would not result in substantial soil erosion or the loss of topsoil because the Project would be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance, which would ensure that the Project would not result in any unprotected erodible soils, would not significantly alter existing drainage patterns, and would not develop steep slopes. Additionally, the Project would be required to implement best management practices (BMPs) for siltation and erosion control per Mitigation Measure BIO-5 and the Storm Water Pollution Prevention Plan (SWPPP; see response 10[a]).

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

- 7(c) The GPU EIR concluded this impact to be less than significant. As indicated in response 7(a)(iv), the site is located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards and is considered to be Generally Susceptible. The Project site is relatively flat to moderately sloped and risks associated with ground movement hazards are low. In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the grading and building permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a building permit. With this standard requirement, impacts would be less than significant.

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

- 7(d) The GPU EIR determined impacts from expansive soils to be less than significant. The Project site is not underlain by expansive soils; however, as a standard project condition, the Project would be required to submit a Soils Engineering Report by a California Certified Engineering Geologist prior to grading. The soils report is required to include a surficial stability analysis with design recommendations. All geotechnical recommendations provided in the soils report would be followed during grading and construction of the Project.

As previously discussed, the GPU EIR determined impacts from expansive soils to be less than significant. As the Project would have a less-than-significant impact with the incorporation of standard project conditions, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 7(e) The GPU EIR concluded this impact to be less than significant. The Project would rely on sewer service provided by the San Diego County Sanitation District and would not propose septic tanks or alternative wastewater disposal systems. As such, the Project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system. As such, the Project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

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

Conclusion

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

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

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

8. Greenhouse Gas Emissions – Would the Project:

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

A Greenhouse Gas Analysis was prepared for the Project by Julia Wilson, Air Quality and Greenhouse Gas Specialist, dated August 9, 2023 (Attachment G). The following responses have incorporated the analysis from the report.

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

The County does not currently have locally adopted screening criteria or GHG thresholds. For the determination of the significance of the project’s GHG emissions, the County has determined that the land use development project level thresholds and guidance adopted by the Bay Area Air Quality Management District (BAAQMD) on April 20, 2022 and revised on April 4, 2023 are appropriate. BAAQMD’s GHG emissions thresholds are based on the approach endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California’s efforts to meet the State’s long term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its “fair share” of what will be required to achieve those long-term climate goals, then a reviewing agency can find that the impact will not be significant because the project will help to solve the problem of global climate change (62 Cal.4th 220–223). Applying this approach, BAAQMD has analyzed what will be required of new land use development projects to achieve California’s long-term climate goal of carbon neutrality by 2045. BAAQMD has found, based on this analysis, that a new land use development

project built today needs to incorporate the following design elements to do its “fair share” of implementing the goal of carbon neutrality by 2045 (BAAQMD 2023):

Projects must include, at a minimum, the following project design elements:

- 1) Buildings
 - a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
 - b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
- 2) Transportation
 - a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor’s Office of Planning and Research’s Technical Advisory on Evaluating Transportation Impacts in CEQA:
 - i. Residential projects: 15 percent below the existing VMT per capita
 - ii. Office projects: 15 percent below the existing VMT per employee
 - iii. Retail projects: no net increase in existing VMT.
 - b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

Justification for the use of these thresholds to determine significance under CEQA is contained in the Justification Report – CEQA Thresholds for Evaluating the Significance of Climate Impacts (BAAQMD 2023).

Utilizing the California Emissions Estimator Model (CalEEMod) model, which is the model commonly used to evaluate GHG impacts in CEQA, the Project is estimated to generate 295 per year during operations. Construction emissions are estimated to result in 19 MTCO_{2e} per year when amortized over a 30-year timeframe (consistent with methodology from the SCAQMD). With construction, annual project GHG emissions were estimated to be 314 MTCO_{2e} and would be reduced by 38 MTCO_{2e} when accounting for sustainability measures, resulting in a total of 276 MTCO_{2e}.

Implementation of the proposed Project would result in GHG emissions from both construction and operational activities. The Project would generate 316 metric tons of carbon dioxide equivalent (MTCO_{2e}) during construction totaling 11 MTCO_{2e} when amortized over a 30-year project lifetime. The Project would additionally generate 105 MTCO_{2e}/year during the first year of Project operation (2024). Total emissions would be 116 MTCO_{2e}/year.

The Project would not adhere to the project design features recommended by BAAQMD to prohibit on-site natural gas infrastructure or meet the most recent Tier 2 requirements of the CALGreen Code with respect to EV charging. The Project has been screened out for VMT impacts given that the Project is anticipated to generate approximately 100 trips per day, which is below OPR’s and the County’s recommended 110 trips per day threshold of significance. Nevertheless, because the Project would allow for on-site natural gas and would not align with the Tier 2 EV charging requirements of the CALGreen Code, the unmitigated Project would result in cumulatively considerable contribution of GHG

emissions. Therefore, the Project would be required to incorporate Mitigation Measure GHG-1 and GHG-2 to reduce its contribution of GHG emissions. Implementation of these project design features would demonstrate consistency with BAAQMD's thresholds of significance, which would indicate that the project is doing its "fair share" in assisting the state in meeting its long-term goal of achieving carbon neutrality by 2045.

Mitigation Measures GHG-1 and GHG-2 are consistent with County General Plan mitigation measures CC-1.1, CC-1.11, CC-1.17, which encourage incentives for energy efficient development, implementation of the Ordinance Relating to Water Conservation for Landscaping, and implementation of a construction waste recycling program. The Project is consistent with the land uses evaluated in the General Plan, which analyzed the impacts of residential uses on the project site.

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

GHG-1: Eliminate Natural Gas Infrastructure

The Project shall eliminate all on-site natural gas infrastructure for all land uses.

GHG-2: Electric Vehicle Charging Standards

Adherence to the most recent Tier 2 requirements of Part 11 of the Title 24 California Green Building Standards (CALGreen) Code electric vehicle (EV) charging standards (a dedicated 208/240-volt branch circuit installed as required by Section 4.106.41 of the CALGreen Code.

- 8(b) The GPU EIR concluded this impact to be less than significant. As described above, the Project would not result in a cumulatively considerable contribution to global climate change with implementation of Mitigation Measures GHG-1 and GHG-2. As such, the Project would be consistent with County goals and policies included in the County General Plan that address GHG reductions.

The Project is consistent with the County's General Plan land use designation of Semi-Rural Residential (SR-1). Through its goals, policies, and land use designations, the County's General Plan aims to reduce countywide GHG emissions. The Project would result in a less than significant impact from vehicle miles travelled. Therefore, the Project would not conflict with SANDAG's recently adopted San Diego Forward: the 2021 Regional Plan, which includes a Sustainable Communities Strategy (SCS) as required by SB 375. Because the Project's proposed land uses are consistent with the County's General Plan land use designation, the Project would not conflict with the General Plan or SANDAG's Regional Plan and would not result in growth beyond what was assumed in the regional growth forecasts. Therefore, the Project's impacts related to GHG emissions would be less than significant.

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

Conclusion

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

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

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

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) 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"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

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

Discussion

9(a) The GPU EIR concluded this impact to be less than significant. Project construction would involve the transport of gasoline and other petroleum-based products associated with construction equipment. These materials are considered hazardous as they could cause temporary localized soil and water contamination. Incidents of spills or other localized contamination could occur during refueling, operation of machinery, undetected fluid leaks, or mechanical failure. However, all storage, handling, and disposal of these materials are regulated by the California Department of Toxic Substances Control, the USEPA, and the San Miguel Fire Protection District.

Typically, residential uses do not generate, store, dispose of, or transport large quantities of hazardous substances. Operation of the proposed development would include the storage and use of household hazardous materials and wastes. Typical household hazardous materials associated with the residential land uses could include cleaning products, paints, solvents, adhesives, other chemical materials used in building maintenance and interior improvements, automotive lubricants, small combustion engine fuels and lubricants, expired pharmaceuticals, mercury thermometers, sharp or used needles, and electronic wastes from household and car batteries. No special permits would be required for such limited use or disposal of common agents and products. Therefore, operation of the Project would not expose on-site users or the surrounding community to any health hazards from hazardous materials.

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

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. The proposed Project would have a less-than-significant impact with standard project conditions for structure and debris removal, and lead and asbestos surveys. The Project conditions are consistent with General Plan Policy S-11.4 as analyzed in the GPU EIR. Thus, for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 9(b) The GPU EIR concluded this impact to be less than significant. The Project is not located within 0.25 mile of an existing or proposed school. The closest school is Kempt Elementary approximately 0.9 miles from the project site. The Project does not propose any hazardous emissions or handling of hazardous or acutely hazardous materials or substances. Furthermore, the Project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant.

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

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

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

- 9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. The Project is not located within 2 miles of an airport. The closest airport is Gillespie Field, which is approximately 7.2 miles north of the Project site. Furthermore, the Project does not propose construction of any structure equal to or greater than 150 feet in height that would constitute a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the Project would not constitute a safety hazard for people residing or working in the Project area.

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

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

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

The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not interfere with this plan because it would not prohibit subsequent plans from

being established or prevent the goals and objectives of existing plans from being carried out.

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

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

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

9f)(v) DAM EVACUATION PLAN:
The Project is not located within a dam inundation zone. Additionally, the development would not constitute a “Unique Institution” such as a hospital, school, or retirement home pursuant to the Office of Emergency Services included within the County Guidelines for Determining Significance, Emergency Response Plans. Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted dam evacuation plan.

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

9(g) The GPU EIR concluded this impact as significant and unavoidable. The Project is within the Local Responsibility Area (LRA) and within the Urban-Wildlife Interface Zone. However, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the Project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards would occur during the grading permit and/or building permit process. In addition, a fire hydrant would be constructed on the west of Grand Avenue between Eucalyptus Street and Date Street. Therefore, based on the location of the Project and review of the Project by County staff, through compliance with the Consolidated Fire Code and through compliance with the San Diego County Fire Authority, the Project is not anticipated to expose people or structures to a significant risk of loss, injury, or death involving hazardous wildland fires. Moreover, the Project would not contribute to a cumulatively considerable impact, because all past, present, and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

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

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

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

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

Conclusion

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

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

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

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a) Violate any waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>h) Provide substantial additional sources of polluted runoff?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>k) Expose people or structures to a significant risk of loss, injury or death involving flooding?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>m) Inundation by seiche, tsunami, or mudflow?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

The following Technical Studies were prepared for the Project related to hydrology and water quality:

- Priority Development Project (PDP) Stormwater Quality Management Plan (SWQMP) prepared by Walsh Engineering & Surveying, Inc. dated October 4, 2023 (Attachment H).
- CEQA Drainage Study prepared by Walsh Engineering & Surveying, Inc. dated January 2024 (Attachment I).

The following responses have incorporated the analysis from the report.

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

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

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

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

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the proposed Project would have a less-than-significant impact to water quality standards through ordinance compliance as detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project site lies in the La Nacion (909.12) hydrologic unit within the Sweetwater hydrologic unit. According to the Clean Water Act section 303(d) list, a portion of this watershed is impaired for Enterococcus, Fecal coliform, Phosphorus, Selenium, Total dissolved solids, Total nitrogen, and Toxicity. The Project could contribute to release of these pollutants; however, the Project would comply with the WPO and implement site design measures and source control BMPs to prevent a significant increase of pollutants to receiving waters.

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

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

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge.

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

- 10(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within the service area of the Helix Water District that obtains water from surface reservoirs and other imported sources. The Project would not use groundwater for its potable water supply. The Project would increase demand for potable water and non-potable water for irrigation. Given that Water Management Plans use projections in local planning documents and that the project is consistent with the County General Plan land use designation and zoning, potable water demands of the Project (that would include groundwater) would be similar to those accounted for in Helix Water District's 2020 Urban Water Management Plan and 2020 Water Shortage Contingency Plan. Consequently, significant impacts to groundwater resources are not anticipated with development of the project. In addition, the Project does not involve operations that would interfere substantially with groundwater recharge. In addition, the Project does not involve operations that would interfere substantially with groundwater recharge.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. However, the proposed Project would have a less-than-significant impact to groundwater recharge. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not result in substantial erosion or siltation on or off-site because storm water quality management plans are prepared for both the construction and post-construction phases of the development Project. During the construction phase, the Project would prepare and implement a SWPPP. The SWPPP would implement the following typical erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; mulch, straw, wood chips, and soil application on disturbed flat areas, energy dissipater outlet protection for water velocity control; fiber rolls, gravel and sand bags, storm drain inlet protection for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management.

Preconstruction the drainage pattern is generally northeast to southwest with an average slope of 25 percent. The drainage through the property exits the site at the westerly and southerly property lines in a sheet flow condition. Post construction drainage would maintain the same drainage patterns as the pre-developed condition. The increase in flow rate for the post developed condition would be mitigated by the use of tree wells with 8 inch of flood storage ponding for detention on each of the lots (except for Lot 6). The tree well on Lot 7 is used for both Lots 6 and 7, and all tree wells adequately mitigate the impacts of the development.

The SWPPP would be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 2, 2009. During the post-construction phase, as outlined in the PDP SWQMP dated June 1, 2020, the Project would implement site design and source control BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the

County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

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

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

- 10(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Preliminary Drainage Study prepared by Walsh Surveying and Engineering, dated January 2024, determined that the proposed Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. See response 10(e) for further discussion on on-site drainage patterns.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The proposed Project would have a less-than-significant impact with regards to flooding with design features and improvements consistent with GPU mitigation measures (Hyd-1.2 through Hyd-1.5). Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Preliminary Drainage Study prepared for the proposed Walsh Surveying and Engineering dated January 2024, and as described above in 10(e) and 10(f), the proposed Project would maintain the existing pre-development on-site drainage pattern. Post development drainage would be at or below pre-development rates of discharge.

As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. The proposed Project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the proposed Project would have a less-than-significant impact to water quality standards with the implementation of project conditions listed in 10(a). The conditions are consistent with the GPU EIR mitigation

measures Hyd-1.2 through Hyd-1.5. Therefore, the Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 10(i) The GPU EIR concluded this impact to be less than significant with mitigation. No Federal Emergency Management Agency (FEMA) or County-mapped floodplains were identified on the Project site. Therefore, the Project would not place housing within a County or federal floodplain or flood way.

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

- 10(j) The GPU EIR concluded this impact to be less than significant with mitigation. No FEMA or County-mapped floodplains were identified on the project site or off-site improvement locations. Therefore, the Project would not place housing within a County or federal floodplain or flood way.

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

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

- 10(l) The GPU EIR concluded this impact to be less than significant with mitigation. The County Office of Emergency Services maintains Dam Evacuation Plans for each dam operational area. These plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions, and event responses. If a “unique institution” is proposed, such as a hospital, school, or retirement home, within dam inundation area, an amendment to the Dam Evacuation Plan would be required. The Project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County.

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

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

SEICHE: The Project site is not located along the shoreline of a lake or reservoir.

10(m)(ii) TSUNAMI: The Project site is not located in a tsunami hazard zone.

10(m)(iii) MUDFLOW: Mudflow is type of landslide. See response 7(a)(iv).

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

Conclusion

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

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

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

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

Discussion

11(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. The Project is a residential subdivision that would divide a 9.91-acre parcel into 7 single-family residential lots, which is consistent with the SR-1 development density established by the General Plan.

As previously discussed, the GPU EIR concluded physically dividing an established community as less than significant with mitigation. However, the proposed Project would have a less-than-significant impact for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

11(b) The GPU EIR concluded this impact to be less than significant. The Project would subdivide a 9.91-acre parcel into 7 single-family residential lots, which is consistent with the development density established by the GPU EIR. The discretionary actions for the Project include a tentative map and an administrative permit. The Project site is zoned Rural Residential (RR) and has a General Plan land use designation of SR-1. As stated in response 11(a), the Project would be consistent with the General Plan allowed density and has been anticipated in the GPU EIR.

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

Conclusion

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

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

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

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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"/> | <input type="checkbox"/> | <input type="checkbox"/> |

12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable. The California Surface Mining and Reclamation Act (SMARA) required classification of land into Mineral Resource Zones (MRZs). The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego

Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the Project site is surrounded by densely developed land uses, which are incompatible to future extraction of mineral resources on the Project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

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

12(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is not located in an area that has MRZ-2 designated lands, nor is it located within 1,300 feet of such lands. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this Project. The Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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13. Noise – Would the Project:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

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

Discussion

A Temporary Construction Noise Report was prepared for the Project by Eilar Associates, Inc., dated October 8, 2021 (Attachment J). The following responses have incorporated the analysis from the report.

13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The area surrounding the Project site consists of primarily single-family dwelling units and accessory structures. The Project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. A single-family home development would likely be exposed to and generate occasional nuisance noise (i.e., intermittent or temporary neighborhood noise from sources such as amplified music, barking dogs, and landscape maintenance equipment that may be disturbing to other residents). Section 36.404 of the County Municipal Code contains the noise control standards for the county and prohibits nuisance noise from exceeding the noise standards at any time. Compliance with the County Municipal Code would limit exposure to excessive nuisance noise. Additionally, nuisance noises would be different from each other in kind, duration, and location. Therefore, the overall effects would be separate and, in most cases, would not affect the receptors at the same time. Therefore, the Project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

Noise Ordinance – Section 36-404: Non-transportation noise generated by the Project is not expected to exceed the standards of the Noise Ordinance at or beyond the Project’s property line. The site is zoned Rural Residential that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties are zoned Multi-Family Residential, Residential Single, and Rural Residential. Project operation does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410: Temporary construction noise is subject to the County’s 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically an existing residence. It is not anticipated that the Project would operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM as described in greater detail in the Temporary Construction Noise Report. The Project would not generate construction noise in excess of Noise

Ordinance standards. Construction operations would occur only during permitted hours of operation. In addition, the following “good practice” recommendations shall be adhered to whenever possible:

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

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

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

As previously discussed, the GPU EIR determined impacts from excessive groundborne vibration to be less than significant with mitigation. However, the Project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(c) As indicated in the response listed under Section 13(a), the Project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the Project is not expected to expose existing or planned noise sensitive areas to noise levels 10 dB CNEL over existing ambient noise levels.

As previously discussed, the GPU EIR determined impacts from permanent increase in ambient noise levels to be significant and unavoidable. However, the Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(d) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the Project vicinity. Temporary construction noise was assessed and would be subject to the County 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically an existing residence.

As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. However, the proposed Project would have a less than significant impact with specific Project conditions (listed in response 13(a)). Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 13(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within an ALUCP for airports or within 2 miles of a public airport or public use airport. The nearest airport is the Gillespie Field, which is approximately 7.2 miles away from the Project site. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.
- 13(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is not located within a one-mile vicinity of a private airstrip. Therefore, the proposed Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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14. Population and Housing – Would the Project:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 14(a) The GPU EIR concluded this impact to be less than significant. The Project site is designated in the General Plan as Semi Rural Residential (SR-1). The Project is consistent with the density allowable under the general plan, and thus would not induce substantial unplanned population growth in the area as development of the site was accounted for within the GPU. In addition, the Project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in the area.

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

- 14(b) The GPU EIR concluded this impact to be less than significant. The Project would not displace significant numbers of existing housing. The Project would develop 7 single-family residential lots on land which is currently vacant and undeveloped. As such, replacement housing would not be required elsewhere.

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

- 14(c) The GPU EIR concluded this impact to be less than significant. The Project would not displace a substantial number of people. The addition of 7 dwelling units would yield a net gain of available housing. As such, replacement housing would not be required elsewhere.

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

Conclusion

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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protection, police protection, schools, parks, or other public facilities?

Service availability forms were prepared for the Project for fire protection and schools (Attachment K and Attachment L, respectively). The following responses have incorporated these forms.

Discussion

15(a) The GPU EIR concluded this impact to be less than significant with mitigation, with the exception of school services, which remained significant and unavoidable. Based on the service availability forms received for the Project, the proposed Project would not result in the need for significantly altered services or facilities.

Fire and emergency protection would be provided by the San Miquel Fire District. The nearest fire station is San Miguel Fire District Station 16 located at 905 Gilesie Drive in Spring Valley. This station is approximately 1.4 miles from the Project site and has sufficient capacity to serve the Project. Police protection would be provided by the San Diego County Sheriff’s Department. Pursuant to the Project availability forms, students living within this community would attend schools in the La Mesa Spring Valley School District. The elementary school serving this site would be Sweetwater Springs Elementary School, located approximately 3.7 miles from the Project site. The middle school would be STEAM La Presa, located approximately 1.8 miles from the Project site. All applicable school fees to the La Mesa Spring Valley School District would be required to be paid prior to the issuance of a building permit for each individual residence. The Project’s effect on public parks is discussed in response 16(a) and response 16(b).

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

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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16. Recreation – Would the Project:

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

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

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project could increase the use of existing parks and other recreational facilities; however, the Project would be required to comply with the County’s Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The Project is a major grading plan for future residential development. To avoid any physical deterioration of local recreation facilities, the Project would be required to pay park fees prior to building permit issuance.

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

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the Project would have a less than significant impact from the construction or expansion of recreational facilities.

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

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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17. Transportation and Traffic – Would the Project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego previously adopted “Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic” in 2006, with revisions and modifications approved in 2007, 2009, 2010, and 2011. Revisions and modifications focused primarily on metrics related to vehicle delay through Level of Service (LOS). These Guidelines presented an evaluation of quantitative and qualitative analyses and objective and predictable evaluation criteria and performance measures for determining whether a land development project or a public project like a community plan has a significant traffic impact on the environment pursuant to CEQA, as well as a determination of the required level of CEQA analysis.

SB 743 was signed into law on September 27, 2013, and changed the way that public agencies evaluate transportation impact under CEQA. A key element of this law is the elimination of using auto delay, LOS, and other similar measures of vehicular capacity or

traffic congestion as a basis for determining significant transportation impacts under CEQA. The legislative intent of SB 743 was to “more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions.” According to the law, “traffic congestion shall not be considered a significant impact on the environment” within CEQA transportation analysis.

In response, the Governor’s Office of Planning and Research (OPR) updated CEQA Guidelines to establish new criteria for determining the significance of transportation impacts. Based on input from the public, public agencies, and various organizations, OPR recommended that Vehicle Miles Traveled (VMT) be the primary metric for evaluating transportation impacts under CEQA. VMT measures the number of vehicle trips generated and the length or distance of those trips.

SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans (i.e., General Plan), studies, congestion management and transportation improvements, but these metrics may no longer constitute the basis for transportation impacts under CEQA analysis as of July 1, 2020. For example, in the County, the General Plan identifies LOS as being a required analysis, and even though it would no longer be a requirement of CEQA, unless the General Plan is amended, LOS would continue to be analyzed as part of project review.

On September 28, 2022, the County Board of Supervisors (Board) adopted the County of San Diego Transportation Study Guidelines (TSG). The TSG implements the requirements of SB 743 in the unincorporated area of San Diego County. The TSG provides screening criteria that can be used to determine whether a project would have a significant VMT impact. These screening criteria were developed based on the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA.

The Project would develop 7 single-family lots and would not generate more than 110 average daily trips. Therefore, the Project is considered to not result in a significant direct or cumulative VMT impact and can be screened out from conducting a detailed VMT analysis. Therefore, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system and impacts would be less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The proposed Project determined impacts to be potentially significant. The Project would have a less-than-significant impact therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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

Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020 that sets forth specific considerations for evaluating a project’s transportation impacts. Generally, VMT is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other

relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided regarding roadway capacity, a project's effect on automobile delay shall not constitute a significant environmental impact. As discussed in 17(a), the Project can be screened out from a VMT analysis and would not result in a significant direct or cumulative VMT impact, and mitigation measures are not required.

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

17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is not located within an Airport Influence Area, Airport Safety Zone, ALUCP Area, Aviation Easement, or Overflight Area. Therefore, the Project would have a less than significant impact to air traffic patterns. The Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(d) The GPU EIR concluded this impact to be significant and unavoidable. The proposed Project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The private driveways onto Grand Avenue would meet County design standards with improved sight lines.

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

17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The proposed Project would not result in inadequate emergency access. The Project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code. Driveway/ would be constructed to a minimum of 16-feet in width and would meet County Fire Code Standard 503.2.6. In addition, consistent with GPU EIR mitigation measure Tra-4.2, the Project would implement the Building and Fire codes to ensure emergency vehicle accessibility.

As previously discussed, the GPU EIR determined impacts on emergency access as less than significant with mitigation. As the Project would have a less-than-significant impact with the implementation of project conditions of approval for adherence to the building and fire codes, consistent with GPU EIR mitigation measure Tra-4.2. The Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle, or pedestrian facilities. In addition, the Project does not generate sufficient travel demand to increase demand for transit, bicycle, or pedestrian facilities.

As previously discussed, the GPU EIR determined impacts on alternative transportation and rural safety as less than significant with mitigation. As the proposed Project would

have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

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

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR would be applied to the Project. The mitigation measures, as detailed above, would require the Project applicant to comply with the County Public Road Standards, Guidelines for Determining Significance, coordinate with other jurisdictions to identify appropriate mitigation and implement the Building and Fire Codes to ensure adequate services are in place.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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18. Utilities and Service Systems – Would the Project:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Service availability forms were prepared for the Project for sewer and water service (Attachment M and Attachment N, respectively). The following responses have incorporated these forms.

Discussion

18(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is located within the San Diego County Sanitation District boundaries. The Project does not propose to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. A service availability letter from San Diego County Sanitation District dated July 15, 2019 indicated that it has sufficient capacity to serve the Project. Therefore, the Project would be consistent with the wastewater treatment requirements of the RWQCB.

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

18(b) The GPU EIR concluded this impact to be less than significant with mitigation. As described in response 18(a), the Project would utilize wastewater services from the San Diego County Sanitation District, which has adequate services to serve the Project. In addition, the Project requires water service from the Helix Water District. According to water service availability form dated July 15, 2019, adequate water resources and entitlements are available to serve the Project. Therefore, the Project would not require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

As previously discussed, the GPU EIR determined impacts to adequate water supplies be less than significant with mitigation. However, the proposed Project would have a less-than-significant for the reasons detailed above. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

18(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves new storm water drainage facilities; however, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

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

18(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would receive water from the Helix Water District, which has adequate water to serve the Project according to the water service availability form dated July 15, 2019. As the proposed Project would have a less-than-significant impact, the Project would be consistent with the

analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

18(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would require wastewater services from the San Diego County Sanitation District, which has adequate services available to serve the Project according to the sewer service availability form dated July 15, 2019. Therefore, the Project would not interfere with any wastewater treatment provider's service capacity.

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

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

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

Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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19. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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

Discussion

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

19(a) The GPU EIR concluded this impact to be significant and unavoidable. The site is located within LRA. The Project site is within the authority of the San Miguel Fire Protection District and is located approximately 1.4 miles from the nearest fire station, which is San Miguel Fire District Station 16 located at 905 Gillespie Dr in the unincorporated community of Spring Valley. Based on the fire service availability form received for the Project, the expected emergency travel time to the proposed Project would be 4 minutes. This would meet the response time required for the Project by the County of San Diego General Plan Safety Element of 5 minutes. Access would be provided by private driveways along Grand Avenue.

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

19(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project is within the unzoned fire hazard severity zone and within the Urban-Wildlife Interface Zone. The Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. Implementation of these fire safety standards would occur during the building permit process and is consistent with GPU EIR mitigation measures Haz-4.2 and Haz-4.3. In addition, the Project is consistent with the Zoning Ordinance and the allowable development density established under the GPU. Therefore, for the reasons stated above, the Project would not be expected to experience exacerbated wildfire risks due to slope, prevailing, winds or other factors.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. However, the proposed Project would have a less-than-significant impact with the implementation of GPU EIR mitigation measures Haz-4.2 and Haz-4.3 for the implementation of brush management and compliance with the building and fire codes. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 19(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would require the installation and maintenance of new private driveways for the residential lots. The Project also requires utility connections for service from the Helix Water District and San Diego County Sanitation District. These proposed improvements would not exacerbate fire risk. All infrastructure associated with the Project has been incorporated within this analysis. Therefore, no additional temporary or ongoing impacts to the environment related to associated infrastructure would occur that have not been analyzed in other sections of this environmental document.

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

- 19(d) The GPU EIR concluded this impact to be significant and unavoidable. As previously stated in 19(b), the Project would comply with regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and Consolidated Fire Code. The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards and is considered to be Generally Susceptible. The Project site is sloping at shallow to steep slope ratios and is underlain by volcanic bedrock that is not considered to be generally susceptible to landslides. Therefore, the Geological Reconnaissance determined the potential for landsliding at the Project site is low. In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the grading and building permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a building permit. Therefore, for the reasons stated above, the project site would not expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

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

Conclusion

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

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

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

Appendices

Appendix A – References

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

Appendix A

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

Advanced Geological Solutions INC. (August 2022). Geologic Reconnaissance, Proposed 7-Lot Residential Subdivision, TM 5636, Northwest of Grand Avenue & Date Street, Spring Valley Area, County of San Diego (Attachment E).

County of San Diego. (August 2023). Spring Valley Residential Project, PDS2019-TM-19-5636 Greenhouse Gas Analysis (Attachment G).

Eilar Associates, Inc. (February 2021). Temporary Construction Noise Report (Attachment J).

Helix Water District. (July 2019). Water Service Availability Form (Attachment N).

Klutz Biological Consulting. (October 2023),). Biological Resources Letter Report (Attachment C).

La Mesa Spring Valley School District. (July 2019). School Service Availability Form (Attachment L).

Laguna Mountain Environmental, Inc. (February 2021). Cultural Resource Survey of the Spring Valley Housing Project (Attachment D).

San Diego County Sanitation District. (July 2019). Sewer Service Availability Form (Attachment M).

San Miguel Fire District. (July 2019). Fire Service Availability Form (Attachment K).

Scientific Resources Associated. Eilar Associates, Inc. (October 2021). Air Quality Assessment (Attachment B).

Walsh Engineering & Surveying, Inc. (May 2023). Steep Slope Exhibit (Attachment F).

Walsh Engineering & Surveying, Inc., (January 2024). Preliminary Drainage Study (Attachment I).

Walsh Engineering & Surveying, Inc. (October 2023). Stormwater Quality Management Plan for Priority Development Projects (Attachment H).

References

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the GPU Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

**FOR PURPOSES OF CONSIDERATION OF
Spring Valley Housing, PDS2019-TM-5636, PDS2019-ER 19-19-006**

October 17, 2024

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. 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 within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated November 2, 2023.

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 potable water from the Helix Water District that obtains water from surface reservoirs and/or other 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 (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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" 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. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplains:

The RPO requires that no development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway or the floodplain fringe. No County-mapped floodways or floodplains were identified on the project site. Therefore, it has been found that the proposed project complies with Sections 86.604(c) of the Resource Protection Ordinance.

Steep Slopes:

The project site contains steep slopes. The Resource Protection Ordinance (RPO) defines steep slopes as slopes with natural gradient of 25% or greater and a minimum rise of 50 feet. According to the Slope Exhibit completed for the project dated May 22, 2023, 2.25 or 22% of the site is steep slopes. An open The RPO requires that if 10% or more of a lot contains steep slopes, all steep slope lands shall be placed in an open space easement with an encroachment allowance. The amount of encroachment depends on the percentage of the lot in steep slopes. For this site, 2.07 acres of the site has been

placed in a steep slopes open space easement with 0.18 acres of encroachment. The total encroachment into the steep slopes for the site is 8% as shown on the Exhibit. Therefore, the project complies with the Section 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. Sensitive habitat lands were identified on the site. The project has been conditioned to fully mitigate for any impacts to sensitive habitats lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist/historian and it has been determined there is one (or more) archaeological/historical site(s) present. Testing and other investigation determined the archaeological/historical site does not meet the definition of significant site and does not need to be preserved under the Resource Protection Ordinance. Therefore, the project complies with the RPO.

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

YES NO NOT APPLICABLE

Discussion:

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

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

YES NO NOT APPLICABLE

Discussion:

A Temporary Construction Noise Report was prepared for the Project by Eilar Associates, Inc., dated October 8, 2021 Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

The project comprises of a seven residential lot subdivision on a 10 acres parcel located at Grand Avenue and Eucalyptus Street in the unincorporated community of Spring Valley, County of San Diego, California

The project is also subject to temporary construction noise as it relates to the County Noise Ordinance, Section 36.409. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. Construction on the site will be completed in six phases, which consists of the following construction equipment: excavator, loader, trucks, concrete pump, air compressor, telescopic forklift, dozer, paver, backhoe, and roller. The report evaluated the equipment noise levels based on a worse-case scenario and demonstrated that these activities would comply with the County's Noise Ordinance, Section 36.408 and 36.409. The project will not include equipment that produces impulsive noise or vibration noise impacts. Construction activity is anticipated to remain in compliance with the noise limits of the County of San Diego. '

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Spring Valley Housing
PDS2019-TM-5636
APN(s) 578-161-02-00

November 2, 2023

I. Introduction

The project proposes to subdivide the approximately 10-acre project site into 7 single family residential lots and an eighth lot that will be comprised entirely of open space. The project site is located southwest of the intersection of Grand Avenue and Eucalyptus Street within the community of Spring Valley. The project is also located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). Access to the site will be from Grand Avenue. The site qualifies as Biological Resource Core Area (BRCA).

Biological resources on the site were evaluated in a Biological Resources Letter Report (Klutz Biological Consulting; October 5, 2023). The site contains 9.92 acres of Diegan coastal sage scrub habitat. Sensitive wildlife species identified on site include coastal California gnatcatcher (*Polioptila californica californica*), Coastal cactus wren (*Campylorhynchus brunnicapillus sandiegensis*), and Cooper's Hawk (*Accipiter cooperi*). Sensitive plant species identified onsite include Palmer's grappling hook (*Harpagonella palmeri*), Munz's sage (*Salvia munzii*), ashy spike moss (*Selaginella cinerascens*), San Diego barrel cactus (*Ferocactus viridescens*), and San Diego sunflower (*Bahiopsis laciniata (Viguiera laciniata)*). As a result of this project, impacts will occur to 4.07 acres of Diegan coastal sage scrub; habitat for the coastal California gnatcatcher, coastal cactus wren, and Cooper's hawk; six individual San Diego barrel cactus, Palmer's grappling hook, ashy spike moss, and San Diego sunflower populations.

Impacts to sensitive biological resources will require mitigation. Mitigation will include the onsite preservation of 5.85 acres of Diegan coastal sage scrub habitat, 0.12 acre of which occurs within an existing SDG&E easement. The onsite open space easement will be protected with a limited building zone easement, open space fencing, and open space signage. Additionally, 0.38 of tier II (or higher tier) habitat will be purchased at a County approved mitigation bank, six individual San Diego barrel cactus will be translocated to the onsite open space easement, and breeding season avoidance will be implemented.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Diegan coastal sage scrub	II	9.92	4.07	1.5:1	6.11
Total:	--	9.92	4.07	--	6.11

The findings contained within this document are based on County records and the Biological Resource Letter Report (Klutz Biological Consulting; October 5, 2023). The

information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does qualify as a BRCA as it supports a number of sensitive species and is shown on the Habitat Evaluation Map as very high value habitat.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

As a Biological Resource Core Area, the open space resulting from this project is considered part of the regional MSCP preserve system. As such, all of the requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement and the Final MSCP Plan apply to this open space.

A portion of the mitigation will occur through a credit purchase at an offsite mitigation bank located within a BRCA in the MSCP.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic

Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

1. Project development shall be sited in areas to minimize impact to habitat.

The project development would result in impacts to 4.07 acres of coastal sage scrub habitat, which is located adjacent to the existing road and residential development to the east. The remainder of the coastal sage scrub onsite, including 5.85 acres, 0.12 acre of which occurs within an existing SDG&E easement, will be placed within an onsite open space easement. This area includes 2 individual San Diego barrel cactus, and the remaining 6 individuals will be translocated to the open space. This area is appropriate for open space as it ranked as having very high biological value and is considered a BRCA. Therefore, project development has been sited in areas to minimize impact to habitat.

2. Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.

The project proposes to cluster development on the eastern portion of the property, adjacent to the existing road and residential development. This will allow avoidance of 5.85 acres of coastal sage scrub, which will be placed within an open space easement.

3. Notwithstanding the requirements of the slope encroachment regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design that may encroach into steep slopes to avoid impacts to habitat.

Steep slopes are not located on the property. Therefore, encroachment into steep slopes is not applicable.

4. The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.

Minimum private road standards have been applied to the onsite proposed private roads. No reduction in road standards are necessary.

5. Projects shall be required to comply with applicable design criteria in the County MSCP Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).

The project complies with applicable design criteria in the County MSCP Subarea Plan (Attachment G and H) as discussed below.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within a Pre-Approved Mitigation Area (PAMA) or areas designated as Preserve land. Therefore, the Preserve Design Criteria from Attachment G does not apply.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project site is not located within a regional linkage or corridor. Therefore, the Design Criteria for Linkages and Corridors from Attachment H does not apply.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

The project site does not contain any wetlands under federal, state, or county jurisdiction. Therefore, this criterion does not apply.

2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

The project proposes to conserve 5.85 acres of Diegan coastal sage scrub within an onsite open space easement, which will include two San Diego barrel cactus individuals. The remaining San Diego barrel cactus onsite will be translocated to the onsite open space easement. The remaining mitigation required for impacts to coastal sage scrub will occur through the purchase of mitigation credits at a County approved mitigation bank, within a BRCA in the MSCP. Therefore, the project includes measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

The project proposes to conserve 5.85 acres of Diegan coastal sage scrub within an onsite open space easement, which will include two San Diego barrel cactus individuals. The remaining San Diego barrel cactus onsite will be translocated to the onsite open space easement. This area is appropriate for open space as it is ranked as having very high biological value by the MSCP habitat evaluation model. Therefore, the project provides for conservation of coastal sage scrub and habitat ranked as having very high biological values.

- 4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

The project proposes the conservation of 5.85 acres of coastal sage scrub onsite, which is ranked as having very high biological value. This open space will be protected by the implementation of a 100-foot limited building zone (LBZ) easement, open space fencing, and open space signage. This open space can assist with connecting undeveloped land also ranked as having very habitat value to the north and northeast.

- 5. The project provides for the development of the least sensitive habitat areas.**

The project development would result in impacts to 4.07 acres of coastal sage scrub habitat, which is located adjacent to the existing road and residential development to the east. The remainder of the coastal sage scrub onsite, including 5.85 acres, 0.12 acre of which occurs within an existing SDG&E easement, will be placed within an onsite open space easement. This area includes 2 individual San Diego barrel cactus, and the remaining 6 individuals will be translocated to the open space. This area is appropriate for open space as it is ranked as having very high biological value and is considered a BRCA. Therefore, the project provides for the development of the least sensitive habitat areas.

- 6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

Covered species located on the project site include coastal California gnatcatcher coastal cactus wren, and Copper's hawk. The project provides for the conservation of 5.85 acres of coastal sage scrub habitat onsite, which provides suitable foraging and nesting habitat, and the purchase of 0.38 acres of credits at a County approved mitigation bank within a BRCA in the MSCP. The project will also implement breeding season avoidance to avoid potential impacts to the nesting of these species.

- 7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

No wide-ranging species are expected to occur onsite. However, the open space onsite provides foraging and nesting habitat for some species. This open space can assist with connecting undeveloped land also ranked as having very high biological value to the north and northeast.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

One narrow endemic species, coastal cactus wren, was observed foraging onsite. The project provides for the conservation of 5.85 acres of coastal sage scrub habitat onsite, which provides suitable foraging and nesting habitat, and the purchase of 0.38 acres of credits at a County approved mitigation bank within a BRCA in the MSCP. The project will also implement breeding season avoidance to avoid potential impacts to the nesting of this species.

- 9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

The project will mitigate for habitat and sensitive species impacts per the BMO. This will occur through onsite preservation and purchase of mitigation credits at a County approved mitigation bank within a BRCA in the MSCP. Implementation of the project would not jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

- 10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

The project proposes to conserve 5.85 acres of coastal sage scrub habitat within an onsite open space easement. Of this, 5.73 acres will count towards the project's mitigation requirements. In order to reduce edge effects, the project will dedicate a 100-foot LBZ easement to prevent fire fuel modification and vegetation management within biological open space areas. Open space fencing and signage will also be implemented to prevent encroachment into the open space.

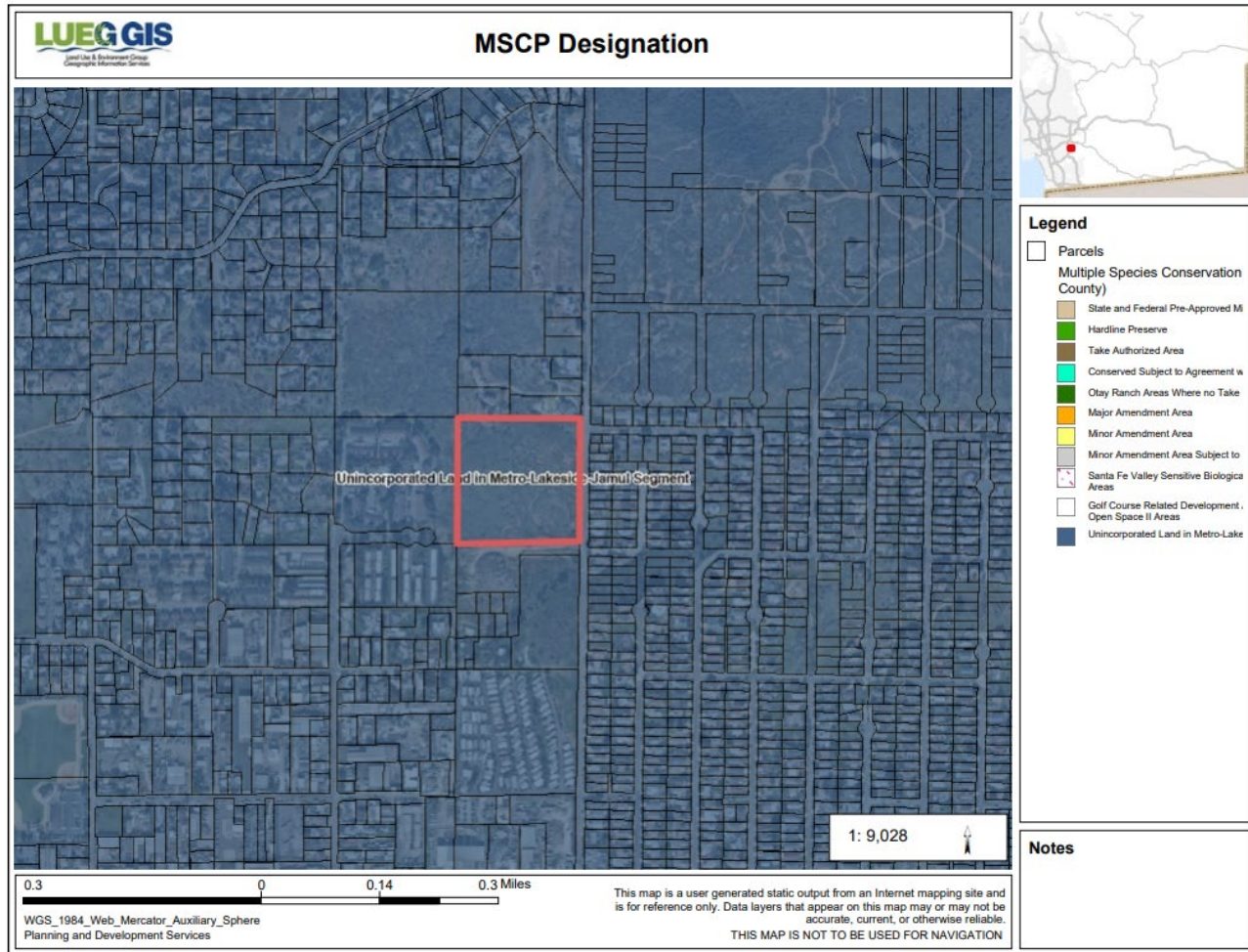
- 11. Every effort has been made to avoid impacts to BRCA's, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site is considered a BRCA and contains sensitive plant and wildlife species. The project development would result in impacts to 4.07 acres of coastal sage scrub habitat and sensitive species observed onsite. In order to reduce these impacts to a level below significance, the project proposes to preserve 5.85 acres of coastal sage scrub onsite, which is ranked as having very high biological value, and cluster development adjacent to the existing road and residential development to the east. The onsite open space includes 2 individual San Diego barrel cactus, and the

remaining 6 individuals will be translocated to the open space. The conserved habitat will provide suitable foraging and nesting habitat for the sensitive wildlife species observed onsite. Therefore, every effort has been made to avoid impacts to BRCA's, sensitive resources, and to specific sensitive species as defined in the BMO.

Kendalyn White, Planning & Development Services

November 2, 2023



Attachment E – Environmental Findings

SPRING VALLEY HOUSING

PDS2019-TM-5636; PDS2021-AD-21-011; PDS2019-ER-19-19-006

ENVIRONMENTAL FINDINGS

January 24, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the Planning Director has reviewed and considered the information contained in the CEQA 15183 Checklist on file with Planning & Development Services as Environmental Review Number PDS2019-ER-19-19-006 before recommending to the Planning Commission whether to approve or deny the proposed project.
- 2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).
- 5) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated November 2, 2023, on file with Planning & Development Services as Environmental Review Number PDS2019-ER-19-19-006.

Attachment F – Public Documentation



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County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW**

ZONING DIVISION

Record ID(s): PDS2021-AD-21-011

Project Name: Grand Ave. Zoning Change

Project Manager: Nicholas Gustafson

Project Manager's Phone: (619) 323-7314

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 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 notified 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.

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



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County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): PDS-2021-011 Zoning Change

Project Name: 1598 Grand Ave.

Planning/Sponsor Group: Spring Valley Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: 10/11/2022

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

Four horizontal lines for handwritten comments.

B. Advisory Vote: The Group [X] 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: [X] Approve without conditions, [] Approve with recommended conditions, [] Deny, [] Continue

VOTE: 11 Yes, 0 No, 0 Abstain, 4 Vacant/Absent (1 member left early)

C. Recommended conditions of approval:

Four horizontal lines for handwritten recommended conditions of approval.

Reported by: Lora Loues Position: Presenter Date: 10/12/22

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

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U.S. FISH AND WILDLIFE SERVICE
 Carlsbad Fish and Wildlife Office
 2177 Salk Avenue, Suite 250
 Carlsbad, California 92008



CALIFORNIA DEPARTMENT OF
 FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, California 92123

In Reply Refer to:
 FWS/CDFW- 2025-0020504-HCP_SD

November 18, 2024
Sent Electronically

Daniella Hofreiter
 County of San Diego, Planning & Development Services
 5510 Overland Avenue, Third Floor
 San Diego, California 92123
DaniellaT.Hofreiter@sdcounty.ca.gov

Subject: Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist for the Spring Valley Housing Tentative Map Project, PDS2019-TM-5636; San Diego County, CA

Dear Daniella Hofreiter:

The U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department), collectively referred to as the Wildlife Agencies, have reviewed the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (CEQA § 15183 Checklist) and associated documents for the proposed Spring Valley Housing Tentative Map Project (Project). The comments provided in this letter are based on information provided in the CEQA § 15183 Checklist; our knowledge of sensitive and declining species and their habitats in the region; and our participation in regional conservation planning efforts, including the County of San Diego's Subregional Multiple Species Conservation Program (MSCP).

WILDLIFE AGENCIES' ROLES

The primary concern and mandate of the Service is the protection of fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1)(B) of the Act.

The Department is a Trustee Agency with jurisdiction over natural resources affected by the project [California Environmental Quality Act (CEQA) Guidelines §15386] and is a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA; Fish and Game Code §2050 *et seq.*) and Fish and Game Code Section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) Program, a California regional habitat conservation planning program. The County participates in the NCCP program through implementation of their MSCP Subarea Plan (SAP).

Daniella Hofreiter (FWS/CDFW- 2025-0020504-HCP_SD)

2

The Department issued Natural Community Conservation Plan Approval and Take authorization for the SAP per section 2800, et seq., of the California Fish and Game Code, and the Service issued an incidental take permit under section 10(a)(1)(B) of the Act in March 1998. The SAP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the SAP, is discussed in CEQA. Specifically, section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the SAP because of this Project is necessary to address CEQA requirements.

PROJECT DESCRIPTION AND SUMMARY

The Project is located southwest of the intersection of Grand Avenue and Eucalyptus Street in the southern portion of the community of Spring Valley, San Diego County, California within the northeastern quarter of Section 5, Township 17 South, Range of the United States Geologic Service (USGS) 7.5' Jamul Mountains, California Quadrangle; Assessor's Parcel Number (APN) 578-161-02- 00. Per the Initial Study (IS), the habitat types that occur in the survey area include Diegan coastal sage scrub and disturbed Diegan coastal sage.

The proposed Project will construct a residential subdivision that will contain seven single family detached residences and one open space lot. Primary Project activities include grading and placement of fill to construct the single-family homes which would also include on-site stormwater management improvements, area lighting, walls, and fencing. As a result of this project, grading will occur to 4.07 acres of Diegan coastal sage scrub. The remaining 5.85 acres of Diegan coastal sage scrub habitat will be preserved onsite and placed under a biological open space easement.

A total of eight special-status wildlife species were detected on or within 100 feet of the survey area during the 2018/2019 surveys, including the federally threatened coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher) and coastal cactus wren (*Campylorhynchus brunnicapillus sandiegensis*), which are covered species in the SAP. The Project site also supports five sensitive plant species: Munz's sage (*Salvia munzii*), San Diego barrel cactus (*Ferocactus viridescens*), Palmer's grappling hook (*Harpagonella palmeri*), ashly spike moss (*Selaginella cinerascens*), and San Diego sunflower (*Bahiopsis laciniata* (*Viguiera laciniata*)).

COMMENTS AND RECOMMENDATIONS

The Wildlife Agencies offer the following comments and recommendations to assist the County in avoiding, minimizing, and adequately mitigating Project-related impacts to biological resources and to ensure the Project is consistent with the County's MSCP SAP.

Daniella Hofreiter (FWS/CDFW- 2025-0020504-HCP_SD)

3

- 1) Comments on the Mitigation Strategy: The CEQA § 15183 Checklist document identified that the preferred mitigation option would be to purchase credits within a BRCA in the SAP. Prior to purchasing the credits for the proposed mitigation, the location should be pre-approved by the County's Planning and Development Services. The Wildlife Agencies request that the avoidance and minimization measures BIO#1 be revised to state that the proposed mitigation site must also be approved by the Wildlife Agencies.
- 2) Cactus Relocation: The Wildlife Agencies recommend that the Project follow the guidelines for salvaging cactus provided in Attachment C the County's *Guidelines for Determining Significance and Report Format and Content Requirements*¹. Please condition the Project to adhere to these guidelines prior to ground disturbance.
- 3) Edge Effects: The Wildlife Agencies suggest that Lot 7 be removed from potential development to minimize edge effects (such as encroachment of invasive vegetation, domesticated pets, public recreation, and lighting) to the surrounding Biological Core Resource Areas.
- 4) Wildland-Urban Interface: The Wildlife Agencies also recommend measures to minimize water flows from residences into the proposed open space such as low-water landscaping and targeted drainage. Excess water in the open space can promote invasion of nonnative plants and Argentine ants (*Linepithema humili*), which are known to reduce density and diversity of native arthropods.

The following comment is specific to the Department:

- 5) The Project may impact Crotch's bumble bee (*Bombus crotchii*), a candidate species to be listed under CESA. Project activities involving ground and vegetation disturbance could result in potential significant impacts, including loss of foraging resources, changes in foraging behavior, burrow collapse, nest abandonment, reduced nest success, reduced health and vigor of eggs, young, and/or queens, and direct mortality. Impacts to CESA-listed or candidate species and their habitat meet the definition of endangered, rare, or threatened under CEQA (CEQA Guidelines § 15380). Impacts to CESA listed species and their habitats may result in a mandatory finding of significance because the Project has the potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species (CEQA Guidelines § 15065).

There is no discussion of potential impacts to Crotch's bumble bee within the provided documents, and focused surveys have yet to be conducted. If Crotch's bumble bee is present within or near the Project site, Project activities could result in take. To address the above issues and help the Project applicant avoid unlawful taking of Crotch's bumble bee, the Department requests the County include the following mitigation measures per below:

¹ https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/Biological_Report_Format.pdf

Daniella Hofreiter (FWS/CDFW- 2025-0020504-HCP_SD)

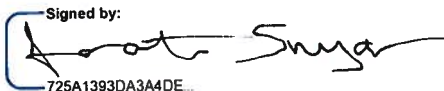
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BIO-X: A qualified biologist, approved by CDFW, shall conduct a focused survey in suitable habitat (e.g., coastal sage scrub, and non-native grasses and forbs), in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species² protocol to determine presence/absence of the species. Surveys shall be conducted within one year prior to vegetation removal activities and a minimum of three surveys shall be conducted during peak flying season (April-August), when the species is most likely to be detected above ground. If surveys verify absence, no further action is required.

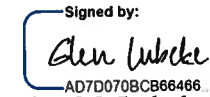
If surveys determine that Crotch's bumble bees are currently utilizing the study area, within 500 feet of the project site, coordination with CDFW shall occur to develop appropriate avoidance and minimization measures and determine if take authorization may be required. Appropriate take authorization may include an Incidental Take Permit, among other options. Appropriate take authorization shall be obtained prior to Project initiation.

We appreciate the opportunity to comment on the CEQA § 15183 Checklist and look forward to our continued collaboration in implementing the County's MSCP SAP. If you have questions or comments regarding this letter, please contact Katrina Rehrer³ of the Department or Eric Porter⁴ of the Service.

Sincerely,

Signed by:

 725A1393DA3A4DE...

Jonathan D. Snyder
 Assistant Field Supervisor
 U.S. Fish and Wildlife Service

Signed by:

 AD7D070BCB66466...

Glen M. Lubcke
 Environmental Program Manager
 California Department of Fish and Wildlife

cc:

[Melanie Burlaza](#),⁵ CDFW
[Jonathan D. Snyder](#),⁶ Service
[Susan Wynn](#),⁷ Service

² <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline>

³ Katrina.Rehrer@wildlife.ca.gov

⁴ Eric_Porter@fws.gov

⁵ Melanie.burlaza@wildlife.ca.gov

⁶ Jonathan_D_Snyder@fws.gov

⁷ Susan_Wynn@fws.gov

Daniella Hofreiter (FWS/CDFW- 2025-0020504-HCP_SD)

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References

California Department of Fish and Wildlife. 2024. California Natural Diversity Database.
Available from: <https://wildlife.ca.gov/Data/CNDDB>.

San Diego County Multiple Species Conservation Program. MSCP Plan. 1998.



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

MEMORANDUM

TO: File

FROM: Chris Jacobs, Land Use Planner III

SUBJECT: PDS2019-TM-5636; PDS2021-AD-21-011, PDS2019-ER-19-19-006
 Response to Comments; Spring Valley Housing Project

DATE: January 17, 2025

The following are staff's responses to comments received during the public disclosure period for the draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist pursuant to CEQA Guidelines 15183, dated September 27, 2024. The draft Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist was circulated for public disclosure from October 17, 2024, to November 18, 2024. The following comments related to biological resources were received from the U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department), collectively. Responses from staff are provided below.

Comment 1: The Wildlife Agencies request that the avoidance and minimization measures BIO#3 be revised to state that the proposed mitigation site must also be approved by the Wildlife Agencies.

Response to Comment 1: The County acknowledges the comment and will revise condition BIO#3 to require Wildlife Agency approval of the offsite mitigation purchase.

Comment 2: The Wildlife Agencies recommend that the Project follow the guidelines for salvaging cactus provided in Attachment C the County's Guidelines for Determining Significance and Report Format and Content Requirements¹. Please condition the Project to adhere to these guidelines prior to ground disturbance.

Response to Comment 2: The County acknowledges the comment and will revise condition BIO#6 to require the San Diego barrel cactus relocation to follow Attachment C (Guidelines for Cactus Salvage) of the County's Report Format and Content Requirements for Biological Resources.

Comment 3: The Wildlife Agencies suggest that Lot 7 be removed from potential development to minimize edge effects (such as encroachment of invasive vegetation, domesticated pets, public recreation, and lighting) to the surrounding Biological Core Resource Areas.

Response to Comment 3: The County acknowledges the request to remove Lot 7. The project has clustered development along the east/southeastern portion of the site, adjacent to the existing road and residential development. The project design also includes a 100-foot limited building zone (LBZ) easement, open space fencing, and open space signage in order to reduce edge effects on the open space area.

Comment 4: The Wildlife Agencies also recommend measures to minimize water flows from residences into the proposed open space such as low-water landscaping and targeted drainage. Excess water in the open space can promote invasion of nonnative plants and Argentine ants (*Linepithema humili*), which are known to reduce density and diversity of native arthropods.

Response to Comment 4: Each Lot has BMP's (tree wells) which will capture onsite wastewater and minimize drainage flows onto adjacent lots and surrounding open space. The graded slopes will also be planted with a native and/or low water use plant material which will prevent erosion and allow the water to disperse within the landscape areas and stay onsite.

Comment 5: There is no discussion of potential impacts to Crotch's bumble bee within the provided documents, and focused surveys have yet to be conducted. If Crotch's bumble bee is present within or near the Project site, Project activities could result in take.

To address the above issues and help the Project applicant avoid unlawful taking of Crotch's bumble bee, the Department requests the County include the following mitigation measures per below:

BIO-X: A qualified biologist, approved by CDFW, shall conduct a focused survey in suitable habitat (e.g., coastal sage scrub, and non-native grasses and forbs), in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species² protocol to determine presence/absence of the species. Surveys shall be conducted within one year prior to vegetation removal activities and a minimum of three surveys shall be conducted during peak flying season (April-August), when the species is most likely to be detected above ground. If surveys verify absence, no further action is required.

If surveys determine that Crotch's bumble bees are currently utilizing the study area, within 500 feet of the project site, coordination with CDFW shall occur to develop appropriate avoidance and minimization measures and determine if take authorization may be required. Appropriate take authorization may include an Incidental Take Permit, among other options. Appropriate take authorization shall be obtained prior to Project initiation.

Response to Comment 5: The County acknowledges the comment and preconstruction focused surveys for Crotch's bumble bee will be added to the project's conditions of approval. If Crotch's bumble bee is absent from the site, no further action would be required. If Crotch's bumble bee is present within 500 feet of the site, coordination with CDFW will occur and the project may be required to obtain an Incidental Take Permit (ITP).



San Diego County Archaeological Society, Inc.

Environmental Review Committee

November 14, 2024

To: Ms. Daniella Hofreiter
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Spring Valley Housing Tentative Map
PDS2019-TM-5636; PDS2021-AD-21-011; Log No. PDS2019-ER-19-19-006

Dear Ms. Hofreiter:


I have reviewed the subject project's environmental documents on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents posted on the PDS website, we have the following comments:

1. No mention appears in the cultural resources report of aerial photographs. If no reviews of those photos, back to the 1928-29 series, have been made, that oversight should be corrected and the results provided to the monitors.
2. Assuming the aerial photos do not raise any concern, we agree with the prescribed archaeological and Native American monitoring program as impact mitigation.

We appreciate the opportunity to respond to this project's environmental documents.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Laguna Mountain Environmental
SDCAS President
File



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

MEMORANDUM

TO: File

FROM: Chris Jacobs, Land Use Planner III

SUBJECT: PDS2019-TM-5636; PDS2021-AD-21-011, PDS2019-ER-19-19-006
 Response to Comments; Spring Valley Housing Project

DATE: January 17, 2025

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The following comments related to archeological resources were received from the San Diego County Archeological Society, Inc. Responses from staff are provided below.

Comment 1: No mention appears in the cultural resources report of aerial photographs. If no reviews of those photos, back to the 1928-29 series, have been made, that oversight should be corrected and the results provided to the monitors.

Response to Comment 1: Historic maps including aerial photographs were evaluated for the presence of resources and structures. Information from that review was used to identify resources that were previously present on the project site. No resources or structures were identified; however, a dirt road running southwest to northeast is present on the project site (1953 aerial photograph).

Comment 2: Assuming the aerial photos do not raise any concern, we agree with the prescribed archaeological and Native American monitoring program as impact mitigation.

Response to Comment 2: The San Diego County Archaeological Society's letter indicates that they would agree with the prescribed archaeological and Native American monitoring program as impact mitigation if no aerial photos raise concerns.

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2019-TM-5636

Assessor's Parcel Number(s) APN 578-161-02

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.

X Mark Khouli _____

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.

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."

X [Signature]
Signature of Applicant

Mark Khouli
Print Name

X 7-1-19
Date

---- OFFICIAL USE ONLY ----
SDC PDS RCVD 08-12-19
TM5636

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
<http://www.sdcountry.ca.gov/pds>

