



*The County of San Diego*

# Zoning Administrator Hearing Report

---

<b>Date:</b>	January 7, 2021	<b>Case/File No.:</b>	Fuerte Drive Tentative Parcel Map PDS2018-TPM-21261; PDS2020-ER-20-08-004
<b>Place:</b>	No In-Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Tentative Parcel Map to subdivide a 2.60-acre parcel into 3 residential parcels
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	Fuerte Drive near Monte Vista Road in El Cajon
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi-Rural Residential (SR-0.5)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Rural Residential (RR)
<b>Applicant/Owner:</b>	Lawson Family Survivors' Trust	<b>Community:</b>	Valle de Oro Community Planning Group
<b>Environmental:</b>	CEQA §15183 Exemption	<b>APNs:</b>	498-151-23-00

---

## A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Tentative Parcel Map (TPM) pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2).

CEQA Guidelines §15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an EIR was certified. CEQA Guidelines §15183 specifies that examination of environmental effects shall be limited to those effects that:

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

- 2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
- 3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

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

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

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated September 10, 2020, the project qualifies for an exemption from further environmental review.

The approval or denial of the Tentative Parcel Map would be a subsequent and separate decision made by the Director of PDS.

## **B. DEVELOPMENT PROPOSAL**

### **1. Project Description**

The Fuerte Drive Tentative Parcel Map (Project) is a minor residential subdivision of a 2.6-acre property into three residential parcels. The Project site is located on Fuerte Drive in the Valle de Oro Community Planning Area. Access for Parcel 1 would be from a private road easement connecting to Fuerte Drive, which is a public road. Parcels 2 and 3 would have access by a private driveway connecting to Fuerte Drive. The Project site will be serviced by an on-site septic system and water will be provided by the Helix Water District. Earthwork will consist of 600 cubic yards of balanced cut and fill.

The Project is subject to the Semi-Rural General Plan Regional Category and the Semi-Rural Residential (SR-0.5) Land Use Designation. Zoning for the site is Rural Residential (RR) and the minimum lot size is 0.5 acre. The Project is consistent with the development density established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

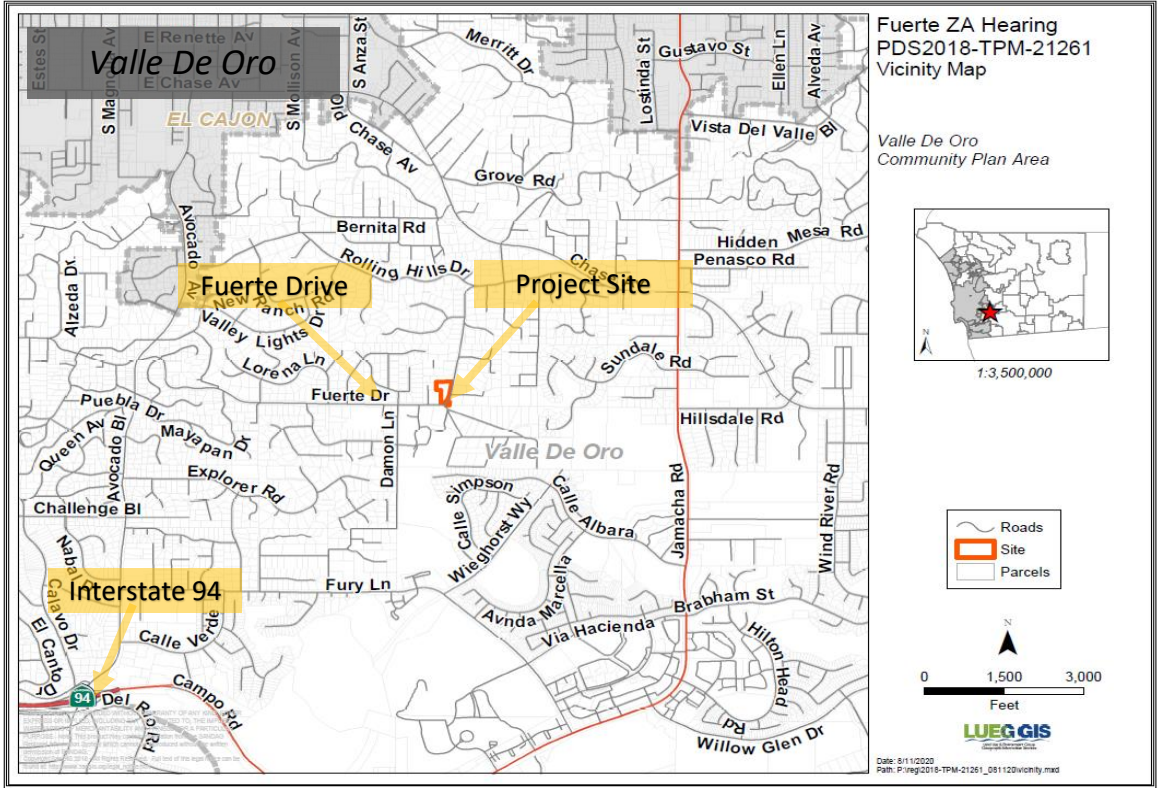


Figure 1: Vicinity Map

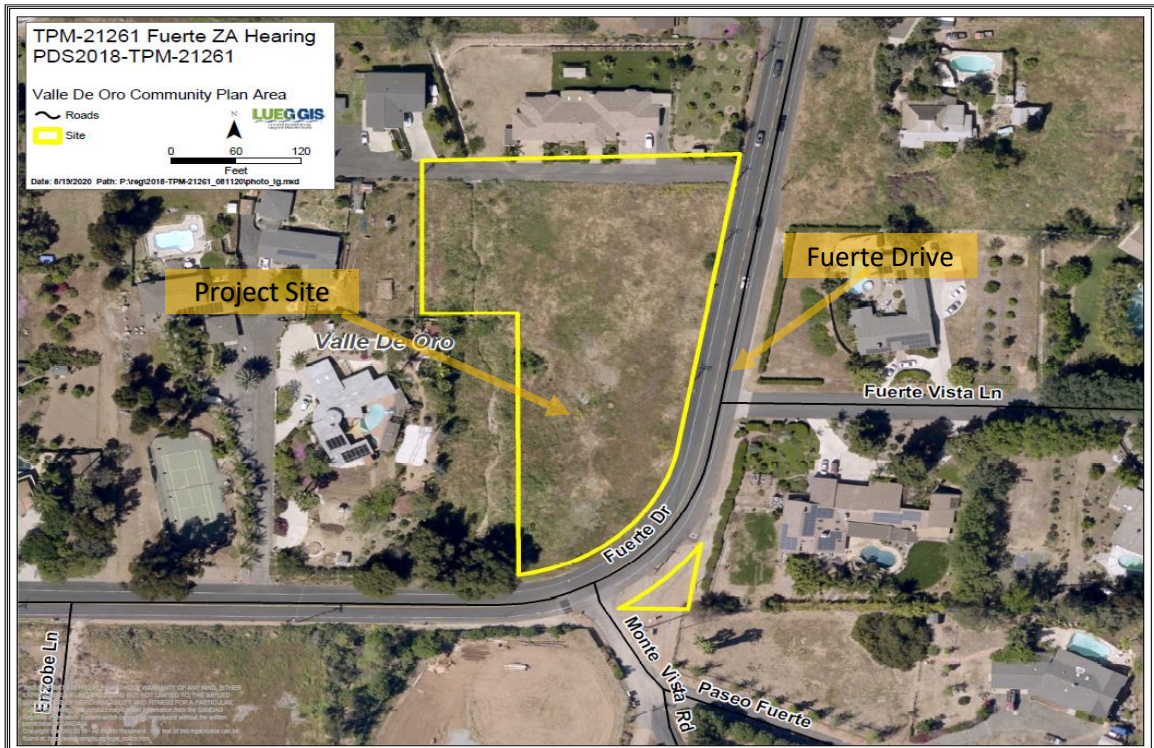


Figure 2: Aerial Map (Project Site, Existing Conditions)

**C. ANALYSIS AND DISCUSSION**

**1. Key Requirements for Requested Action**

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

- a) The project is consistent with the development density established by existing zoning, community plan, or general plan policies for which the GPU EIR was certified.
- b) There are no project specific effects which are peculiar to the project or its site.
- c) There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
- d) There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
- e) There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

**2. Project Analysis**

- a. Biological Resources – A Biological Resources Letter Report was prepared by Blue Consulting Group, dated February 20, 2020 for the Project. The site contains 0.01 acres of jurisdictional unvegetated non-wetland waters, 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. No sensitive plant or wildlife species were identified onsite. Impacts to non-native grassland require mitigation, which include a complete avoidance of the 0.01 acres of jurisdictional unvegetated non-wetland waters and the off-site preservation of 0.74 acres of non-native grassland habitat within a BRCA in the MSCP. In addition, as a standard condition of approval, breeding season avoidance would be required to prevent brushing, clearing, and/or grading between February 1st and August 31st. Based on the Biological Resources Letter Report, the site contains 0.01 acres of jurisdictional unvegetated non-wetland waters. No impacts will occur to the jurisdictional area as the project proposes complete avoidance.

The site is located within the Multiple Species Conservation Plan (MSCP) area but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, and a Biological Resources Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Therefore, it has been found that the Project would not 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.

The Project is consistent with the MSCP and Biological Mitigation Ordinance as demonstrated in the MSCP Conformance Findings dated March 10, 2020. The Project will 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. Project impacts to sensitive habitat and species will be mitigated through ordinance compliance and implementation of the following mitigation measures: offsite preservation of 0.74 acres of non-native grassland habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 1 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7. The Project would not result in a biological impact which was not adequately evaluated by the GPU EIR.

- b. Stormwater Management– A Stormwater Quality Management Plan (SWQMP) and Drainage Study was prepared for the Project. The SWQMP determined that the following erosion control Best Management Practices (BMPs) will be implemented: hydraulic stabilization and hydroseeding on disturbed slopes; energy dissipater outlet protection for water velocity control; fiber rolls for sediment control; stabilized construction entrance; and measures to control materials management and waste management. These measures will adequately address waste discharge requirements as required by the San Diego Municipal Permit (SDRWQCB Order No. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and County of San Diego BMP Design Manual.

The Preliminary Drainage Study found that the Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The Drainage Study performed existing and proposed conditions analyses, which resulted in an increase of runoff generated by the proposed condition. The Project has been conditioned to construct a detention basin that will capture run-off and not alter existing flow rates. The basin would be adequately sized to attenuate post-Project peak flow rates in the event of a 100-year storm event. Lastly, the proposed project would not place housing or structures within a floodway, floodplain, or 100-year flood area.

- c. Noise – A Noise Report was prepared for the project to determine if noise could affect the future residences. The report concluded that Parcels 2 and 3 would be exposed to noise levels that exceed the standards for the residential interior use areas. The Project will be required to dedicate a noise protection easement over Parcels 2 and 3 to ensure that future residential uses are reviewed for noise compliance prior to obtaining a building permit. With the incorporation of the noise easement, the Project will not expose future residences to excessive noise levels.

**D. PUBLIC INPUT**

During the 31-day public disclosure period from September 10, 2020 through October 12, 2020, two public comments were received. Both comments were concerned about the existing waterline pipes located within the existing private road easement, which will be used for access for Parcel 1. Although this is not a CEQA issue, Staff connected the commenters with the developer to discuss their concerns. The Project will be conditioned to provide covering above that private road easement prior to any work being done for the road improvements. This will ensure that the pipes are protected from any damages

due to the construction work. No changes were made to the CEQA document as a result of these comments.

**E. VALLE DE ORO COMMUNITY PLANNING GROUP**

On June 5, 2018, the Valle De Oro Community Planning Group (CPG) recommended to approve the Tentative Parcel Map. The CPG recommended approval of the project with a vote of 8-1-0-5-0 (Ayes – 8, Noes – 1, Abstain – 0, Absent/Vacant – 5). The CPG meeting minutes are included in Attachment D.

**F. STAFF RECOMMENDATIONS**

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

---

**Report Prepared By:**  
Souphalak Sakdarak, Project Manager  
858-495-5214  
[Souphalak.Sakdarak@sdcounty.ca.gov](mailto:Souphalak.Sakdarak@sdcounty.ca.gov)

---

**Report Approved By:**  
Mark Wardlaw, Director  
858-694-2962  
[Mark.Wardlaw@sdcounty.ca.gov](mailto:Mark.Wardlaw@sdcounty.ca.gov)

---



**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_  
ASHLEY SMITH, CHIEF

- ATTACHMENTS:**  
Attachment A – Planning Documentation  
Attachment B – Environmental Documentation  
Attachment C – Tentative Parcel Map, Preliminary Grading Plan  
Attachment D – Public Documentation

**Attachment A**  
**Planning Documentation**

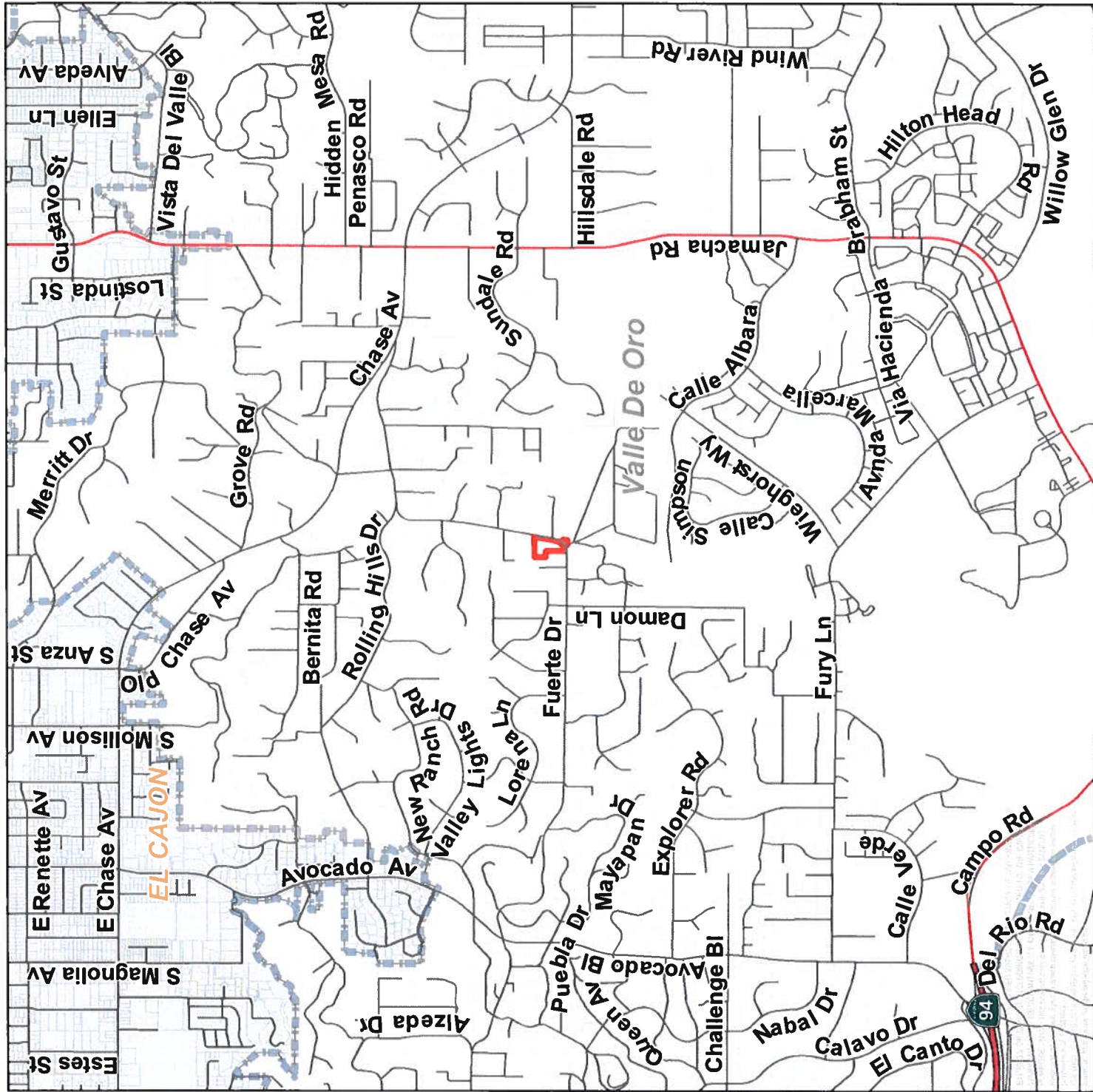
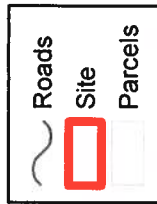


Fuerte ZA Hearing  
PDS2018-TPM-21261  
Vicinity Map

Valle De Oro  
Community Plan Area



1:3,500,000



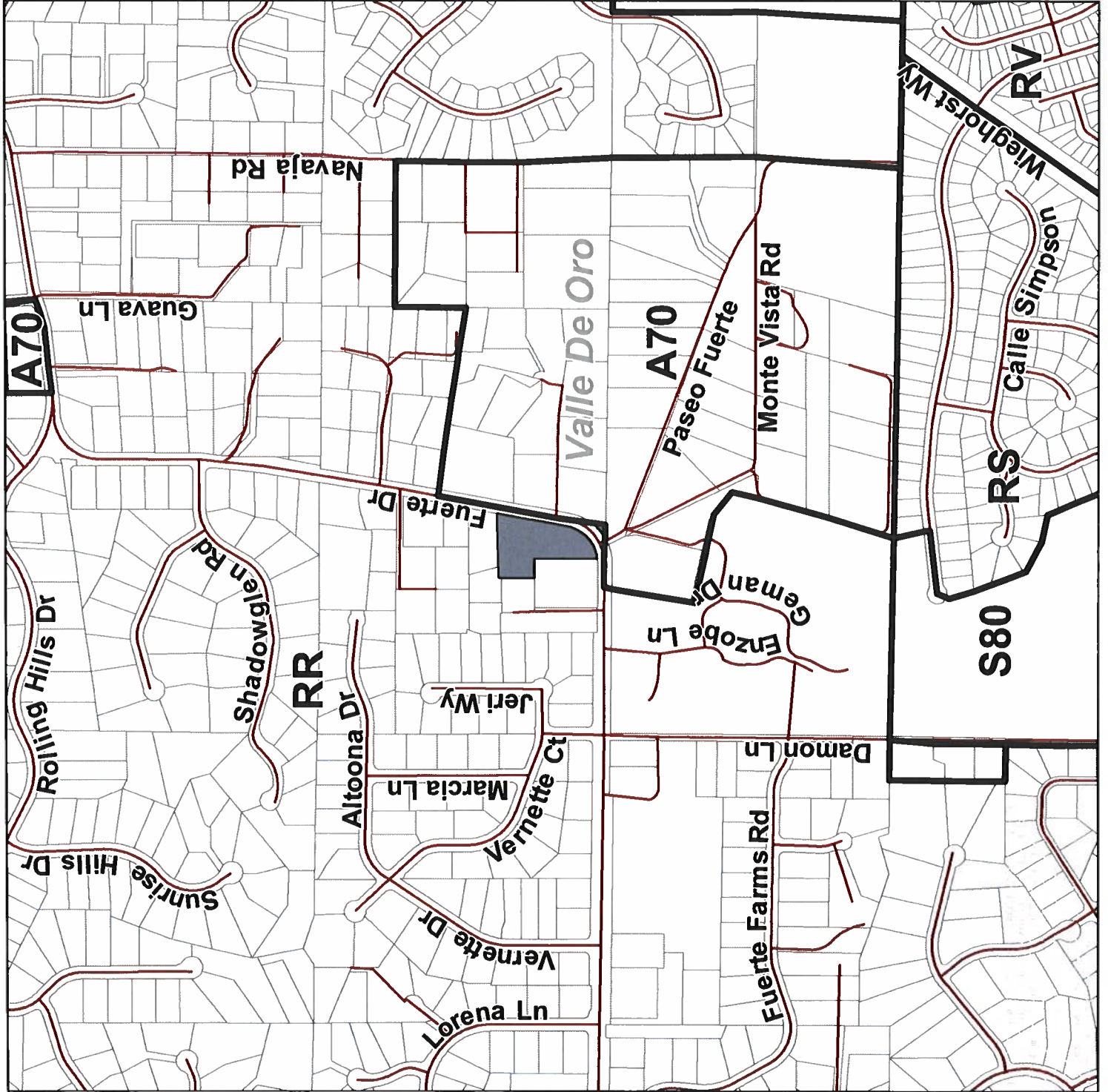
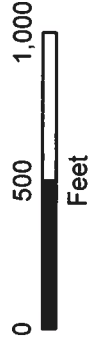


Fuerte ZA Hearing  
PDS2018-TPM-21261  
Zoning

Valle De Oro  
Community Plan Area

- A70 - Limited Agricultural
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space

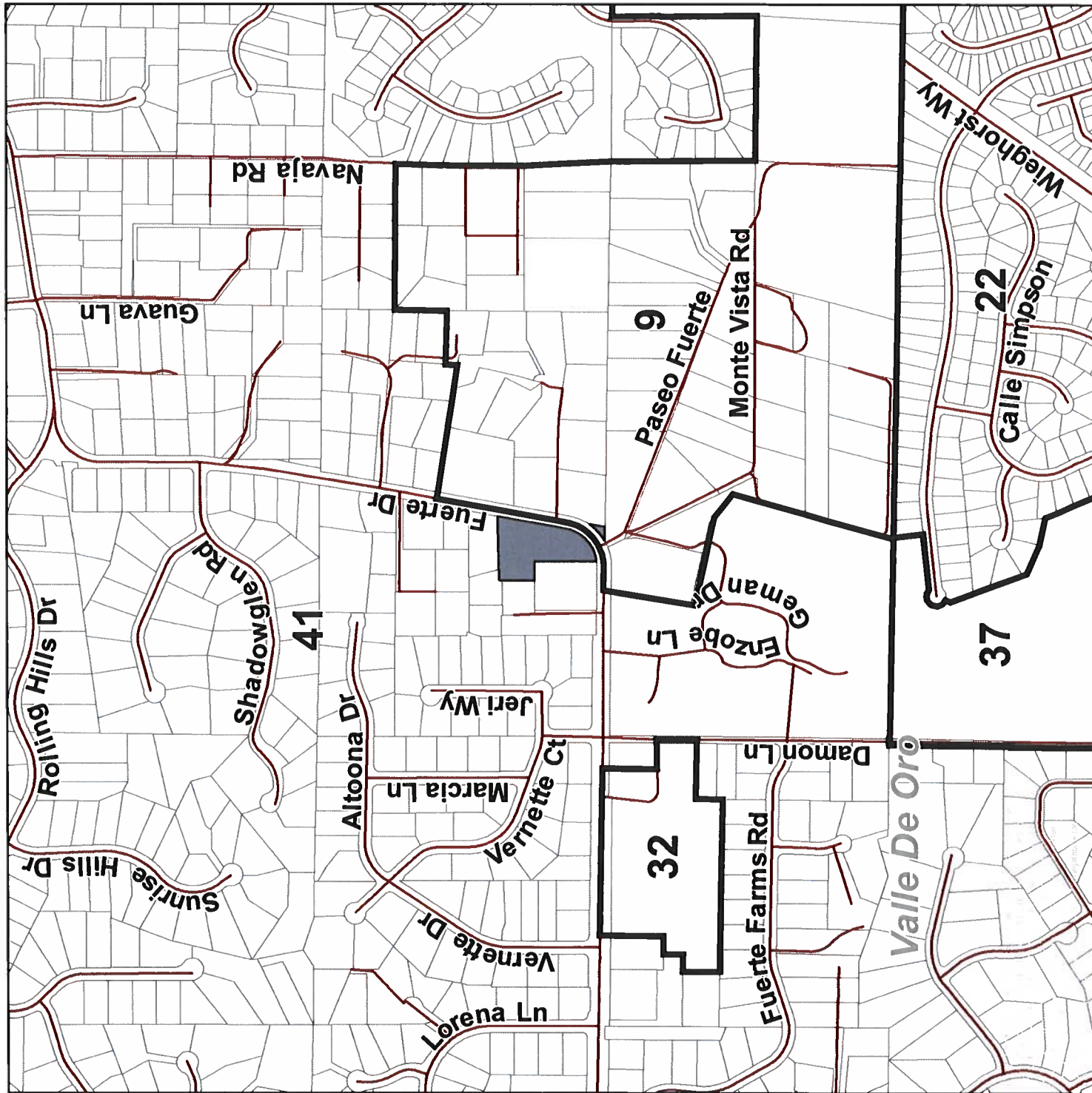
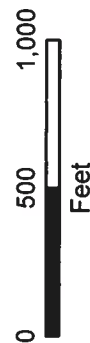
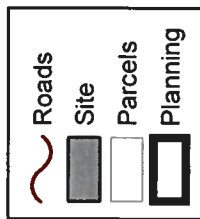
	Roads
	Site
	Parcels
	Zoning



Fuerte ZA Hearing  
PDS2018-TPM-21261  
General Plan

Valle De Oro  
Community Plan Area

- (9) Semi-Rural Residential (SR-1)
- (22) Specific Plan Area
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)
- (41) Semi-Rural Residential (SR-0.5)





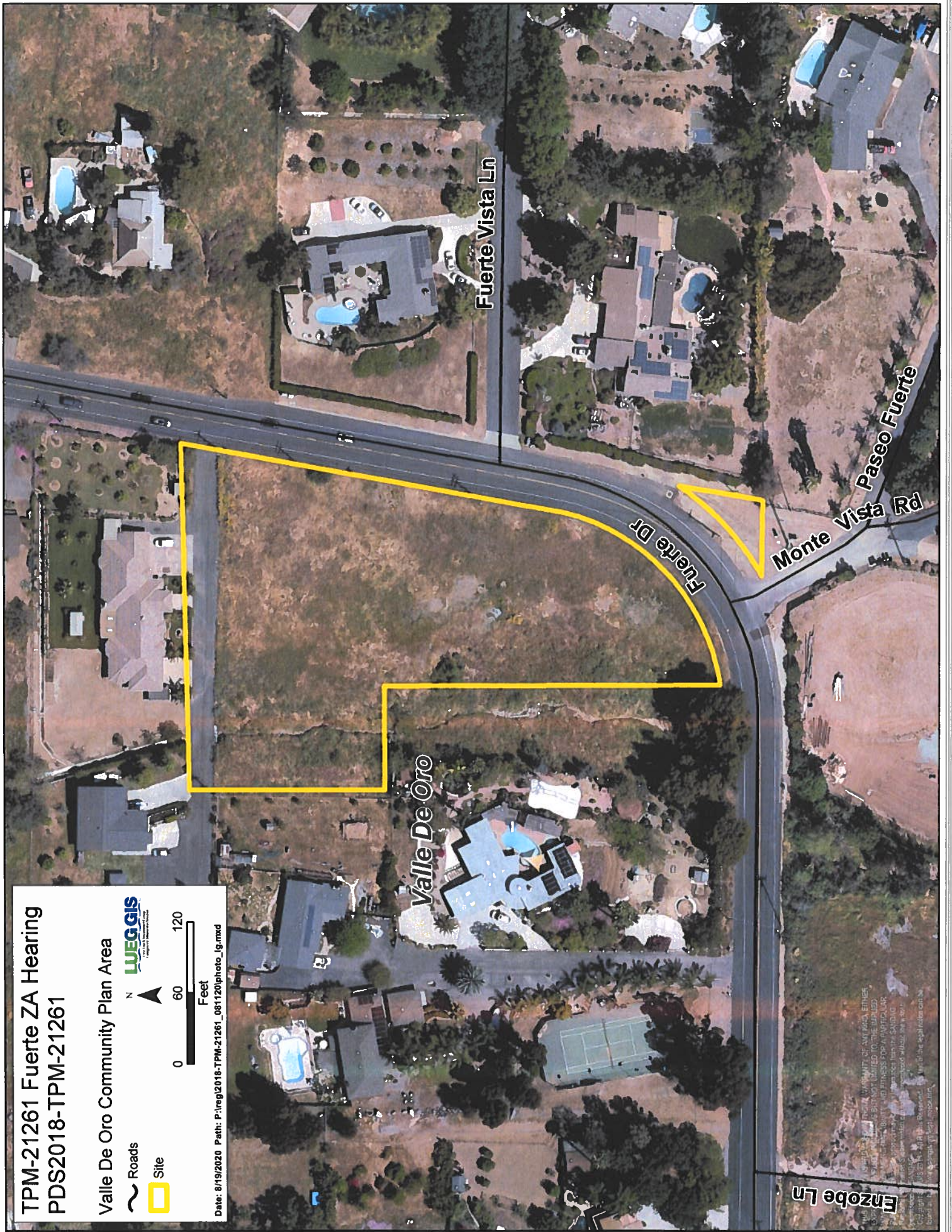
# TPM-21261 Fuerte ZA Hearing PDS2018-TPM-21261

Valle De Oro Community Plan Area



0 60 120  
Feet

Date: 8/19/2020 Path: P:\reg\2018-TPM-21261\_081120\photo\_ig.mxd



THIS IS A PRELIMINARY MAP. THE UNIVERSITY OF ARIZONA, EITHER THROUGH ITS EMPLOYEES OR AGENTS, DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS, TIMELINESS, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND. THE UNIVERSITY OF ARIZONA, EITHER THROUGH ITS EMPLOYEES OR AGENTS, SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION. THE UNIVERSITY OF ARIZONA, EITHER THROUGH ITS EMPLOYEES OR AGENTS, SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION. THE UNIVERSITY OF ARIZONA, EITHER THROUGH ITS EMPLOYEES OR AGENTS, SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION.



TPM-21261 Fuerte ZA Hearing  
PDS2018-TPM-21261

Valle De Oro Community Plan Area



Roads



Site



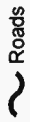
Date: 8/19/2020 Path: P:\reg\2018-TPM-21261\_081120\photo\_med.mxd



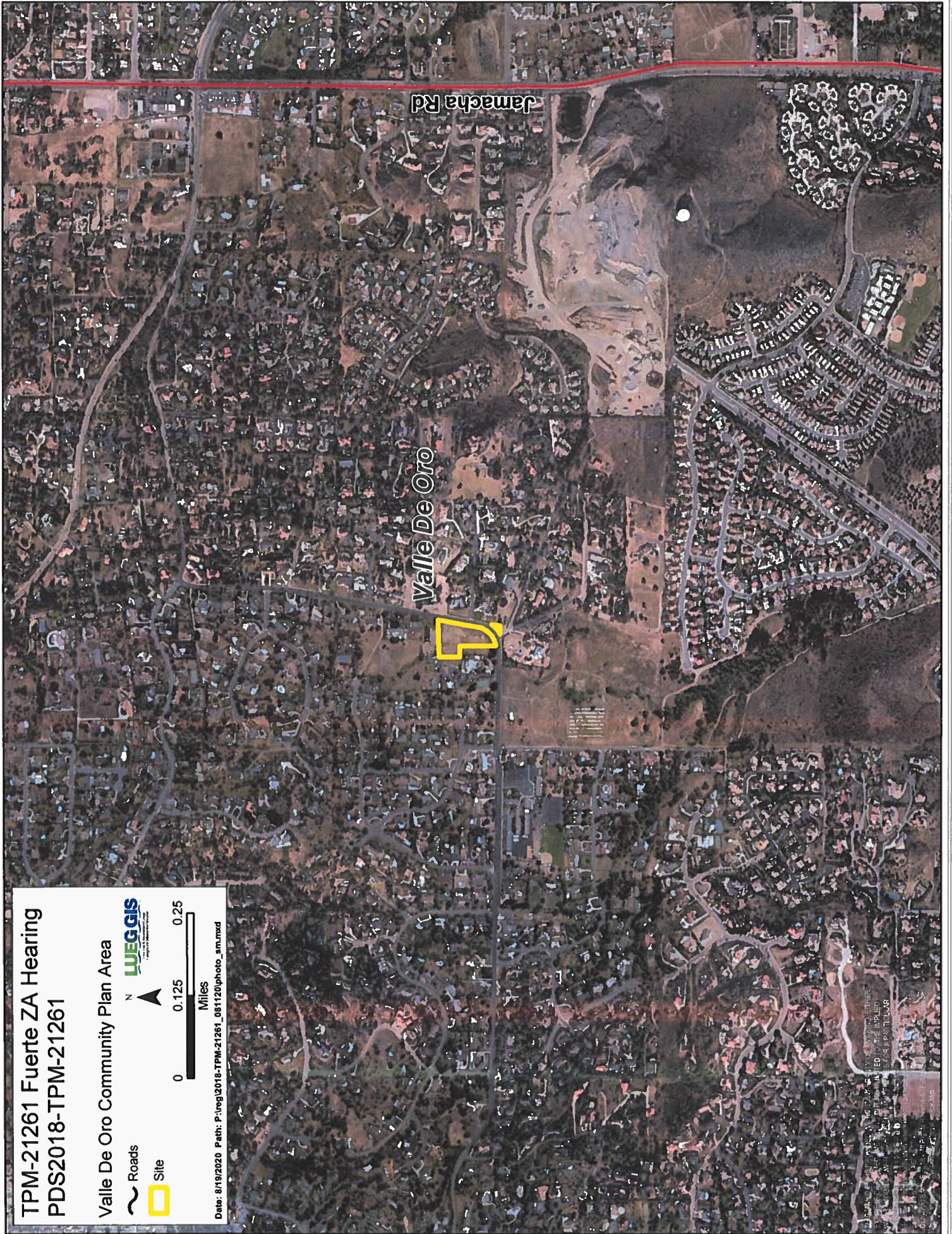


TPM-21261 Fuerte ZA Hearing  
PDS2018-TPM-21261

Valle De Oro Community Plan Area



Date: 8/19/2020 Path: P:\reg\2018-TPM-21261\_081120photo\_sm.mxd



THIS DOCUMENT, EITHER  
WHOLE OR IN PART, IS  
THE PROPERTY OF THE  
COUNTY OF LOS ANGELES  
AND IS TO BE KEPT  
CONFIDENTIAL.



**Attachment B**  
**Environmental Document**



# County of San Diego

**MARK WARDLAW**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General  
www.SDCPDS.org

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

September 10, 2020

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

**Project Name:** Fuerte Drive  
**Project Record Numbers:** PDS2018-TPM-21261  
**Environmental Log Number:** PDS2020-ER-20-14-004  
**Habitat Loss Number:** N/A

**APN(s):** 498-151-23-00

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

**County Staff Contact:**  
Souphalak Sakdarak, Planner  
(858) 495-5214  
Souphalak.Sakdarak@sdcounty.ca.gov

**Project Location:**

The Proposed Project (Project) is a tentative parcel map proposing 3 residential lots ranging from 0.5 acres to 0.75 acres and is located within the Community Planning Area of Valle De Oro in southwestern San Diego County. The 2.60-acre Project site is located on Fuerte Drive adjacent and south of Shadow Creek Lane, northeast of Fuerte Elementary School. The elementary school does not have an entrance on Fuerte Drive. Damon Lane County Park is located to the south of the Project site. North and west of the Project site is zoned for Rural Residential Uses, while east and south of the Project site are zoned for agricultural uses. Semi-Rural Residential development (SR-5 and SR-1) surround the Project site on all sides.

15183 Statement of Reasons

**Project Applicant Name and Address:**

Walsh Engineering & Surveying, Inc.  
607 Aldwych Road  
El Cajon, CA 92020

**General Plan**

Community Plan:	Valle De Oro
Regional Categories:	Semi-Rural
Land Use Designations:	Semi-Rural Residential
Density:	SR-0.5
Floor Area Ratio (FAR)	N/A

**Zoning**

<b>Use Regulation:</b>	Rural Residential (RR)
Minimum Lot Size:	1 du per 0.5 acres
Special Area Regulation	None

**Description of Project:**

**This project is a minor subdivision proposing three single family dwelling units over 3 parcels on 2.60 acres.** The site is currently vacant and surrounded by single family residences. The site and surrounding land are slightly sloped, but the northwest and southwest boundaries of the site have sloped in excess of 25%. Access to two of the parcels would be provided by Fuerte Drive, a County-maintained road, and the access to the third would be provided by Shadow Creek Lane, a private road. The project would be served by septic tanks and imported water from the Helix Water District. Proposed earthwork quantities for the Project consist of 600 cubic yards of cut and 600 cubic yards of fill with no import or export required.

The Project site is subject to the General Plan Regional Category Semi-Rural and the Land Use Designation is Semi-Rural Residential (Sr-0.5), which allows 1 dwelling unit per half-acre. The allowed density per half-acre would produce approximately 3 dwelling units on this 2.60-acre parcel, and this is the density evaluated by the GPU EIR for this setting. The project is also consistent with Table LU-2, Density Formula for Slope-Dependent Lands, as evaluated in the GPU EIR. According to the Density Formula and a steep slope analysis performed by Walsh Engineering & Surveying, Inc., this parcel would allow for up to 5 dwelling units. The applicant proposed 3 dwelling units on 2.60 acres. The Zoning Use Regulation for the site is Rural Residential (Rr). The Project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

**Overview of 15183 Checklist**

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts 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. 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 Fuerte Drive TPM Project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_7.00\\_-\\_Mitigation\\_Measures\\_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

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

In accordance with CEQA Guidelines §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 subdivide a 2.60-acre property into 3 parcels, each with a single family residence on the parcel. Two parcels will be 0.5 acres, and the third will be 0.95 acres. This is consistent with the Rural Residential Zoning Use Regulation and minimum lot size requirements

of 0.5 acres established in the Zoning Ordinance, and also with the Semi-Rural Regional Category and Semi-Rural Residential Land Use Designation of the General Plan, which also allows 1 dwelling unit per 0.5 acres. The project is also consistent with Table LU-2, Density Formula for Slope-Dependent Lands, as evaluated in the GPU EIR which would allow up to 5 dwelling units on this parcel.

**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 density of the project, 3 dwelling units on 2.60 acres, was anticipated by the General Plan and analyzed by the GPU EIR. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

In addition, as explained further in the 15183 Checklist below, all Project impacts were adequately analyzed by the GPU EIR. The Project could result in potentially significant impacts to Biological Resources, Hydrology and Water Quality, Transportation and Traffic, and Wildfire.

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

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

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

As explained in the 15183 exemption checklist below, no new information has been identified 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 15183 exemption checklist below, the Project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through Project design, compliance with regulations and ordinances, or through the Project's conditions of approval.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Souphalak Sakdarak**  
\_\_\_\_\_  
Printed Name

**Planner**  
\_\_\_\_\_  
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 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 §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.

	<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
<b>1. AESTHETICS</b> – 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) 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 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 that the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

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

As described in the General Plan Update Environmental Impact Report (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 on Fuerte Drive, within the Valle De Oro Community Planning Area in the unincorporated County of San Diego. Damon Lane RCA, located approximately 0.2 miles from the Project site, and Jamacha Creek RCA, located approximately 1.1 miles from the Project site, are identified as visual resources pursuant to the County of San Diego Guidelines for Determining Significance. Due to intervening topography, and Project consistency with existing surrounding development, the project will not detract from any views of RCAs.

Trail systems and public parks exist nearby, however no existing trails are located in the vicinity of the Project site. The Project site is located approximately 0.15 miles from the Damon Lane Pathway, 0.3 miles from Navaja Trail, and 0.4 miles from Wieghoast Loop Trail, which are planned trails but do not currently exist. Views of the Project site from

these trails would be minimal and would not obstruct or detract from a scenic vista due to distance and intervening land uses. No existing trails are in the vicinity of the Project site and therefore do not afford any views of the project site.

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.

One Scenic Highway designated by Caltrans, Fuerte Drive, is in proximity to the Project site. The County General Plan also identifies roadways that are designated as scenic corridors within the Conservation and Open Space Element and have been included as part of the County Scenic Highway System. Designated scenic roadways located in the vicinity of the Project site include the portion of Fuerte Drive East of La Mesa which extends from Interstate 8 to Chase Avenue. This scenic roadway abuts the southern and eastern boundaries of the Project site, and two private driveways will serve as access points from Fuerte Drive to two of the parcels of the Tentative Parcel Map.

Views of the Project site are available from Fuerte Drive; however, the single-family residential use of the site will be consistent with the Zoning Use Regulation and General Plan Land Use Designation. Furthermore, the views in this portion of the scenic roadway include primarily single-family residences. No unique topographic elements are present on the project site.

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 residential area of the Valle De Oro community. The existing visual character and quality of the Project surroundings are characterized by rural residential development. The approximately 1.6-mile segment of Fuerte Drive between Avocado Boulevard and Chase Avenue consists of single-family residences and one school. Viewer groups of the Project site would include motorists, and to a lesser extent recreationalists, such as walkers, bikers and hikers. As indicated in response 1(a), the

visual character of the project site is consistent with the area and would not detract from the visual quality of Fuerte Drive.

In addition, the Project within the landscape would not detract from or contract with the existing visual character and/or quality of the surrounding area for the following reasons: consistency with the General Plan Density allowance on-site, conformance with the Valle De Oro Community Plan, and location of the site within a residential area. Additionally, the location, size, and design of the proposed use would be compatible with adjacent uses; the Project is similar to surrounding semi-rural residential uses bordering the project site in all directions. Thus, the proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings.

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

- 1(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would use outdoor lighting but is not located within Zone A of the County of San Diego Light Pollution Code (within twenty miles of the Mount Laguna Observatory or the Palomar Observatory). The Project is located within Zone B of the Light Pollution Code (at least twenty miles from the Mount Laguna Observatory or the Palomar Observatory) and would not adversely affect nighttime views or astronomical observations because the Project would be required to conform to the Light Pollution Code (Section 51.201-51.209) to prevent spillover onto adjacent properties and minimize impacts to dark skies. The Code was developed by the County in cooperation with lighting engineers, astronomers, and other experts to effectively address and minimize the impact of new sources light pollution on nighttime views. Compliance with the Code would be required prior to issuance of a building permit. Thus, the proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

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

## Conclusion

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

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
----------------------------------	--	-----------------------------------

## 2. Agriculture/Forestry Resources

– Would the Project:

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

### Discussion

2(a) The GPU EIR concluded this impact to be significant and unavoidable. The project site is mapped by Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency as Urban Built-Up and Other Land; however the Project site contains County candidate soils and Prime soils as mapped by FMMP. At one time the project site supported agricultural operations, however the site has not been used for agricultural production since 1980 according to historic aerial photographs. Additionally, because of the surrounding residential uses, agricultural production would not be a viable use for the site.

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 a less-than-significant direct and indirect impact. Therefore, the Project would be consistent with the analysis provided within the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project site is not located within a Williamson Act contract, nor is it surrounded by any such land. The closest preserve or Williamson Act Contract is approximately 2.7 miles southeast from the project site. 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 Public Resources Code section 12220(g), therefore Project implementation would not result in the loss or conversion of forest land to a non-forest use. The outer edge of the Cleveland National Forest is located approximately 8.5 mile to the east of the Project site. Thus, due to distance, the Project would have no impact on the Forest. In addition, the County of San Diego does not have any existing Timberland Production Zones.

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), neither the Project site nor any off-site improvements contain any forest lands as defined in Public Resources Code Section 12220(g), nor are they 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. No agricultural operations are currently taking place on the Project site. Land east and south of the site is zoned for agricultural use, but these lands are currently developed as single-family residences and do not contain active agricultural operations. The project site contains Prime Farmland, and Farmland of Statewide Importance is located in the surrounding area, however the project site is unsuitable for agricultural use for the reasons described in response 2(a), and the surrounding areas have been developed with single-family residences. Land on the project site and the surrounding area has been categorized by the FMMP as Urban Built-Up and Other Land.

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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>3. Air Quality</b> – 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

3(a) The GPU EIR concluded this impact to be less than significant. The RAQS and SIP are based on General Plans within the region and the development assumptions contained within them. The Project proposes a minor residential subdivision of a 2.60-acre property into three parcels and the development of up to 3 single-family homes, a minor increase in density which was anticipated by the General Plan and evaluated by the GPU EIR. This development is consistent with the existing General Plan density allowance and Zoning designations. As such, the proposed project would not conflict with either the RAQs or the SIP and would have been assumed within regional growth projections. This is considered a VMT-efficient area compared to the rest of the County, and the minor increase in density would not significantly increase the traffic in the area. As discussed in response 3(b) below, the proposed project would not violate ambient air quality standards during operations or construction activities.

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. The project would include construction activities and operation of up to 3 single-family homes. Construction activities would include grading, building construction, paving, and architectural coating.

Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures and San Diego County Air Pollution Control District (SDAPCD) Rule 55. Project grading is limited to a balanced cut and fill of 1,200 cubic yards. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the Guidelines for Determining Significance for Air Quality.

Operational emissions for the Project would be associated with vehicle trips to and from the Project site. The vehicle trip generation for the Project is expected to have approximately 30 ADT, which is not a significant addition of traffic to the area and qualifies the project as a “small project” and exempt from VMT analysis according to the County’s Transportation Study Guide. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADTs are below the screening-level criteria established by the LUEG guidelines for determining significance. The Project ADTs would be far below this threshold and would therefore not have a significant impact from vehicle emissions.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to air quality violations. However, the Project would have a less-than-significant impact to air quality violations with the incorporation of Project conditions for construction. 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(c) The GPU EIR concluded this impact to be significant and unavoidable. The Project would contribute to particulate pollution (PM10), nitrogen oxide gases (NOx), and volatile organic compounds (VOCs) emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above).

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, the Project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of Project conditions. Therefore, the Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- 3(d) The GPU EIR concluded this impact to be significant and unavoidable. The Project would introduce additional residential homes which are considered new sensitive receptors; however, the Project site is not located within a quarter-mile of any identified point source of significant emissions and is surrounded by residential homes. Similarly, the Project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and would not place sensitive receptors near any CO hotspots.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to sensitive receptors. 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 proposed Project could produce objectionable odors during construction of the residences, however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m3).

Therefore, the Project would not create objectionable odors affecting a substantial number of people.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. As the proposed Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis 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. 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
<b>4. Biological Resources – Would the Project:</b>			
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"/>
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"/>
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"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

corridors, or impede the use of native wildlife nursery sites?

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

**Discussion**

4(a) Biological resources on the project site were evaluated in a Biological Resources Report prepared by Blue Consulting Group, dated February 2020. The site contains 0.01 acres of jurisdictional unvegetated non-wetland waters, 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. No sensitive plant or wildlife species were identified onsite. As a result of this project, impacts will occur to 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. The site is located within the MSCP but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA).

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: offsite preservation of 0.74 acres of non-native grassland habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 1 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(b) Based on the Biological Resources report, the site contains 0.01 acres of jurisdictional unvegetated non-wetland waters. No impacts will occur to the jurisdictional area as the project proposes complete avoidance. The following sensitive habitats were identified on the site: non-native grassland. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: offsite preservation of 0.74 acres of non-native grassland habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 1 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(c) The proposed project site contains 0.01 acres of jurisdictional unvegetated non-wetland waters. No impacts will occur to the jurisdictional area as the project proposes complete avoidance. No RPO wetlands are onsite, therefore no buffer is required for the CDFW jurisdictional unvegetated non-wetland water channel.

4(d) Based on a GIS analysis, the County’s Comprehensive Matrix of Sensitive Species, and a Biological Resources Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity.

4(e) The project is consistent with the MSCP and Biological Mitigation Ordinance as demonstrated in the MSCP Conformance Findings dated March 10, 2020. The project will 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.

**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. Feasible mitigation measures contained within the GPU EIR (Bio-1.6 and 1.7) would be applied to the Project. These mitigation measures, as detailed above, require offsite preservation of 0.74 acres of non-native grassland habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 1 and August 31.

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>

**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**

5(a) Based on an analysis of records and a survey of the property by County staff archaeologist Marcos Ramos Ponciano, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, "Cultural Resources Survey Report for Fuerte Minor Subdivision: PDS2018-TPM-21261, APN: 498-151-23", (March 2019) prepared by Marcos Ramos Ponciano.

5(b) Based on an analysis of records maintained by the County and the South Coastal Informational Center, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC responded indicating that the project site was negative for resources. Additionally, no archaeological resources were identified on site during a survey of the property by County Staff Archaeologist Marcos Ramos Ponciano. The results of the survey are provided in a cultural resources report titled, "Cultural Resources Survey Report for Fuerte Minor Subdivision: PDS2018-TPM-21261, APN: 498-151-23", (March 2019) prepared by Marcos Ramos Ponciano.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered.

5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) 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 Cretaceous Plutonic formations that has a no potential to contain unique paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: conformance with the County's Paleontological Resource Guidelines and the Grading Ordinance if resources are encountered.

5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

## **Conclusion**

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

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

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

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

**6. Energy Use** – Would the Project:

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <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. Policies, COS-15.1, COS-15.2, and COS-15.3 would support this goal by encouraging design and construction of new buildings and upgrades of existing buildings to maximize energy efficiency and reduce GHG. Goal COS-17 promotes sustainable solid waste management. Policies COS-17.1 and COS-17.5 would support this goal by reducing GHG emissions through waste reduction techniques and methane recapture. The analysis below specifically analyzes the energy use of the Project.

- 6(a) The proposed 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 (Public Resources Code 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 2019 Title 24 Part 6 Building Code would result in highly energy-efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. It can be expected that energy consumption, outside of the building code regulations, would occur through the transport of construction materials to and from the site during the construction phase, the use of personal vehicles by residents, and the operation of delivery vehicles to service the new residential units.

Grading and Construction

The grading required for the Project would be 1,200 cubic yards of even cut and fill. 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. In addition, natural gas is not anticipated to be required during construction of the proposed Project. Any minor amounts of natural gas that may be consumed as a result of the Project construction would be temporary and negligible and would not have an adverse effect; therefore, natural gas used during grading and construction would also not result in wasteful, inefficient, or unnecessary consumption of energy.

The energy needs for the 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 General Plan and Zoning Ordinance. As such, the Project's energy consumption during the grading and construction phase would not be considered wasteful, inefficient, or unnecessary.

#### Operational

Operation of the Project would be typical of residential land uses requiring natural gas for space and water heating and landscape maintenance activities. The Project would meet the California Code of Regulations Title 24 Standards for energy efficiency that are in effect at the time of construction. Furthermore, the Project would result in less than 110 ADT and would not be expected to result in wasteful, inefficient, or unnecessary petroleum usage throughout Project operations. The Project is consistent with the General Plan density allowance and Zoning designation and would result in roughly equivalent or less operational petroleum usage than what has been anticipated within the General Plan. 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. Therefore, the Project would not be expected to result in wasteful, inefficient or unnecessary petroleum usage throughout Project operations.

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 350 would result in the deployment of electric vehicles which would be powered by an increasingly renewable electrical grid.

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:

- Installation of electric water heaters as opposed to natural gas water heaters to reduce greenhouse gas emissions;
- Compliance with County's Water Conservation in Landscaping Ordinance, demonstrating a 40% reduction in outdoor use which would reduce energy required for water conveyance;
- Installation of low-flow indoor water fixtures and at least one energy efficient appliance in all residential units, reducing water and energy consumption;

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 policies COS-14.3 and COS-15.4, through compliance with the most recent Title 24 standards at the time of Project construction. Therefore, the proposed Project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, the 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 Use, 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:**

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

potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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

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

**Discussion**

7(a)(i) The GPU EIR concluded this impact to be less than significant. The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located on any known active, potentially active, or inactive fault traces. The project site is approximately 12.6 miles from the nearest Alquist-Priolo Zone, and 1.75 miles from the nearest Pre-Quaternary fault zone.

7(a)(ii) The GPU EIR concluded this impact to be less than significant. To ensure the structural integrity of all buildings and structures, the Project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. 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 located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining the Significance for Geologic Hazards. To ensure no impacts would occur, a soils compaction report would be required prior to all ground disturbance activities.

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 identified as Generally Susceptible to potential landslides. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Based on review of the Project by County Staff Hydrogeologist, the Project site is not located on an unstable geologic unit or in an area prone to rockfall. Compliance with the County's Grading Ordinance and Building Code, and implementation of standard engineering techniques will ensure structural safety. Therefore, the potential hazards associated with landslides are less than significant. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the proposed Project would have a less-than-significant impact with the incorporation of Project conditions for a soils compaction report, the Project would be consistent with the analysis 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. According to the Soil Survey of San Diego County, the soils on-site are identified as Visalia sandy loam, 5 to 9 percent slopes (VaC) and Placentia sandy loam with thick surface, 2 to 9 percent slopes (PfC) that have a soil erodibility rating of Moderate to 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 substantially alter existing drainage patterns, and would not develop steep slopes. Additionally, the Project would be required to implement BMPs per the Standard Development Project Storm Water Quality Management Plan to prevent fugitive sediment. Please see Section (10) Hydrology and Water Quality for a detailed discussion.

As previously discussed, the GPU EIR determined impacts from soil erosion and topsoil loss to be less than significant. As the Project would have a less-than-significant impact for the reasons detailed above, the Project would be consistent with the analysis 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 (a)(iv), the site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards; however, the site is not located on an unstable geologic unit or in an area prone to rockfall, and potential hazards associated with landslides have been determined to be less than significant by County Hydrogeologist. Lateral spreading is a principal effect from liquefaction. The site is not located within a potential liquefaction area.

In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The Report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, in addition to compliance with the County's Grading Ordinance and Building Code and implementation of standard engineering techniques, impacts would be less than significant.

As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the proposed Project would have a less-than-significant impact with the incorporation of standard 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(d) The GPU EIR determined impacts from expansive soils to be less than significant. The Project is underlain by expansive soils; however, the Project would not result in a significant impact because compliance with the Building Code, preparation of a Soils

Engineering Report, and implementation of standard engineering techniques would ensure structural safety.

As previously discussed, the GPU EIR determined impacts from expansive soils to be less than significant. As the 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.

- 7(e) The GPU EIR concluded this impact to be less than significant. The Project would rely on either conventional leach lines or supplemental treatment systems which would require approval by the County Department of Environmental Health (DEH) prior to issuance of building permits for residential structures. 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 County Standard conditions of approval, which are consistent with the GPU EIR.

**8. Greenhouse Gas Emissions** – Would the Project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

<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**

Project Design Features:

The proposed Project has incorporated design features to reduce the impacts associated to GHG. The below design features have been incorporated into this analysis:

- Project-related construction activities would use Tier 3 or better construction equipment with DPF United States (U.S.) Environmental Protection Agency (EPA)/ California Air Resources Board (CARB)-certified construction equipment with DPF. The Project developer has confirmed commitment to this feature.
- The Project would work with the local or regional water agency to determine if incentives or rebates are available for the purchase and installation of rain barrels, and if available, install 1 rain barrel for every 500 square feet of available roof area;
- The Project would install a minimum of two trees per dwelling unit for a total of 6 trees;
- The Project would install electric water heaters as opposed to natural gas water heaters to reduce greenhouse gas emissions;
- The Project would comply with the County's Water Conservation in Landscaping Ordinance, demonstrating a 40% reduction in outdoor use which would reduce energy required for water conveyance;
- The Project would install low-flow indoor water fixtures and at least one energy efficient appliance in all residential units, reducing water and energy consumption

### Analysis

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project is a minor residential subdivision of a 2.60-acre property into three parcels. The project is consistent with the General Plan, including Table LU-2, Density Formula for Slope-Dependent Lands as evaluated in the GPU EIR. Because the project has a Land Use Designation of Semi-Rural Residential (SR-0.5) and contains slopes of varying steepness, density was calculated via the summation of the following: 2 dwelling units per gross acre with less than a 25% maximum slope; 1 dwelling unit per gross acre between a 25% and 50% maximum slope; and 1 dwelling unit per 2 gross acres above a 50% maximum slope. Maximum allowable density for the Project site pursuant to Table LU-2 is 5 dwelling units, and the project proposes 3 single family residential lots. Therefore, the Project is consistent with the density allocated by the General Plan and as evaluated in the GPU EIR.

The Project would produce GHG emissions through construction activities, vehicle trips, use of the residential buildings, and other associated uses. Indirect GHG uses would also be produced from offsite sources such as water conveyance and utilities. However, the Project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family units).

The California Air Pollution Control Officers Association (CAPCOA) prepared a white paper which recommends a 900 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e) per year screening level to determine the size of projects that would be likely to have a less than considerable contribution to the cumulative impact of climate change. Screening thresholds are recommended based on various land use densities and project types.

A quantitative threshold was developed to ensure capture of 90 percent or more of likely future discretionary developments. The objective was to set the emissions threshold low enough to capture a substantial fraction of future residential development while setting the emission threshold high enough to exclude small development projects that would

contribute a relatively small fraction of cumulative statewide GHG emissions. A unit threshold was developed which would capture approximately 90 percent of residential units. GHG emissions associated with 50 single-family residential units were estimated and found to be 900MT CO<sub>2</sub>e, establishing the basis for demonstrating that cumulative reductions are being achieved across the state for residential development.

Projects that meet or fall below this screening threshold are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis. The 50-unit standard for single-family residential land use would apply to the proposed project.

The Project proposes the subdivision of a 2.60-acre property into 3 parcels for subsequent single-family residential development, which is far below the CAPCOA threshold of 50 single family homes. For a project of this size, it is presumed that the construction and operational GHG emissions would fall far below 900 MT CO<sub>2</sub>e per year, and therefore would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions. Additionally, the project is expected to produce only 30 additional ADT, which is below the County Transportation Study Guide's "small project" threshold of 110 ADT. Furthermore, this parcel is in a VMT-efficient area compared to the rest of the County

The proposed Project has incorporated the following design features to reduce the impacts associated to GHG and will be conditioned to meet the standards in effect at the time of construction:

Project Design Features:

- Utilization of Tier 3 or better construction equipment with DPF United States (U.S.) Environmental Protection Agency (EPA)/ California Air Resources Board (CARB)-certified construction equipment with DPF. The Project developer has confirmed commitment to this feature.
- Coordination with the local or regional water agency to determine if incentives or rebates are available for the purchase and installation of rain barrels, and if available, install 1 rain barrel for every 500 square feet of available roof area;
- Installation of a minimum of two trees per dwelling unit for a total of 6 trees;
- Installation of electric water heaters as opposed to natural gas water heaters to reduce greenhouse gas emissions;
- Compliance with the County's Water Conservation in Landscaping Ordinance, demonstrating a 40% reduction in outdoor use which would reduce energy required for water conveyance;
- Installation of low-flow indoor water fixtures and at least one energy efficient appliance in all residential units, reducing water and energy consumption

Project design features are consistent with County General Plan mitigation measures CC-1.1, CC-1.5, CC-1.10 and CC-1.11, which encourage incentives for energy efficient development, coordination with the San Diego County Water Authority and other water agencies, and implementation of the Ordinance Relating to Water Conservation for Landscaping.

As previously discussed, the GPU EIR determined impacts to be less than significant with mitigation. As the Project would have a less-than-significant impact for the reasons

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

- 8(b) The GPU EIR concluded this impact to be less than significant. As described above, the Project would not result in a cumulatively considerable contribution to global climate change. The Project is also consistent with the density established through the County General Plan and Zoning Ordinance. As such, the Project would be consistent with County goals and policies included in the County General Plan that address greenhouse gas reductions, and the Project would be consistent with emissions reduction targets of Assembly Bill 32 and the Global Warming Solutions Act.

The Project would be required to comply with the Building Energy Efficiency Standards for low-rise residential buildings as outlined by the California Energy Commission. These requirements outline standards for energy efficiency related to lighting, water heating, HVAC, and photovoltaic systems. The Project would be consistent with General Plan policy COS-15.1 which requires that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency and reduce emissions of GHGs and toxic air contaminants. Further discussion regarding energy efficiency is discussed above in section 3. Air Quality and 6. Energy Use.

Thus, the Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

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

**Conclusion**

With regards to the issue area of Greenhouse Gas Emissions, 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.

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

**9. Hazards and Hazardous Materials – Would the Project:**



- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?
- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

**Discussion**

9(a) The GPU EIR concluded this impact to be less than significant. The Project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition,

the Project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead-based paint or other hazardous materials from demolition activities.

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. As the 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(b) The GPU EIR concluded this impact to be less than significant. The Project is located within one-quarter mile of an existing or proposed school (Fuerte Elementary School). This school is located 0.2 miles southwest of the Project site south of Fuerte Drive. Although the school is near the Project site, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of the schools. 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 proposed Project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports, nor is it located within and FAA Notification Zone or Airport Influence Area. The nearest airport, Gillespie Field, is approximately 4.6 miles north of the project site. In addition, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

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.
- 9(g) The GPU EIR concluded this impact as significant and unavoidable. The proposed Project is adjacent to wildlands that have the potential to support wildland fires. 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. According to the Fire Service Availability Letter submitted for the Project on December 11 by the San Miguel Consolidated Fire Protection District, the Project design includes the following conditions which would reduce the impact to less-than-significant: fire sprinklers, site inspections, fire apparatus access and access roads, fire hydrants, brush clearance requirements, and a fair share contribution to fire and life safety services.
- 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 would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies, etc.), solid waste facilities, or other similar uses. One parcel south of the Project site has equestrian facilities on site; however, the equestrian facility would be subject to County DEH regulations for manure management and vector control. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

As previously discussed, the GPU EIR determined less than significant impacts with mitigation from vectors. The proposed Project would have a less-than-significant impact. Therefore, the Project would be consistent with the analysis 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.

	<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
<b>10. Hydrology and Water Quality</b> – 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"/>
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<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**

Two technical studies were prepared for the project related to hydrology and water quality:

- (1) A Standard Project (SP) Storm Water Quality Management Plan (SWQMP) dated July 31, 2020
- (2) A Drainage Study dated February 6, 2020 and prepared by Walsh Engineering & Surveying, Inc.

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.

A SWQMP was required for this project, which determined that the following typical erosion control BMPs would be implemented as required: hydraulic stabilization and hydroseeding on disturbed slopes; energy dissipater outlet protection for water velocity

control; fiber rolls for sediment control; stabilized construction entrance; and measures to control materials management and waste management.

During the post-construction phase, as outlined in the SWQMP, the Project would implement site design, source control and structural 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 Project's conformance to the waste discharge requirements of the 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 with the implementation of Project conditions as detailed above. 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(b) The GPU EIR concluded this impact to be significant and unavoidable. The Project lies in the Jamacha (909.21) hydrologic subarea, within the Sweetwater hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed are impaired. Constituents of concern in the Sweetwater watershed include copper, mercury, PAH, PCB, zinc, chlordane, HCH, benthic community effects, indicator bacteria, sediment toxicity, and dissolved oxygen. The Project could contribute to release of these pollutants; however, the Project would comply with the WPO (identified as mitigation measure Hyd-1.2) and implement site design measures, source control BMPs, and treatment 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, Project would have a less-than-significant impact with mitigation (Hyd-1.2 through Hyd-1.5) to water quality standards and requirements. 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 9(a) and 9(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 with mitigation to water quality standards and requirements and groundwater supplies and recharge (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 would obtain its water supply from the Helix Water District that obtains water from surface

reservoirs or other imported sources. The project would not use any groundwater and would 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 with mitigation (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(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 management plans are prepared for both the construction and post-construction phases of the development Project. The following typical erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; energy dissipater outlet protection for water velocity control; fiber rolls for sediment control; stabilized construction entrance; and measures to control materials management and waste management. Furthermore, a detention basin has been added to the project to mitigate the flow rate. The post-development flow rate is equal to the pre-development flow rate, in compliance with CEQA policy.

During the post-construction phase, as outlined in the Standard Project (SP) Storm Water Quality Management Plan (SWQMP) dated July 31, 2020, the Project would implement site design, source control and structural 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 SWQMP specifies and describes 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. Therefore, it has been determined that the Project would not result in significantly increased erosion or sedimentation potential and would not significantly alter any drainage patterns of the site or area on- or off-site.

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

- 10(f) The GPU EIR concluded this impact to be less than significant with mitigation. The Drainage Study determined that the Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The Drainage Study performed existing and proposed condition analyses which illustrated that there is an increase in the amount of runoff generated from the proposed condition. In order to ensure that the additional runoff generated would not alter the rates downstream, a detention basin has been proposed to capture the peak runoff rates. The result would be that the post-development flow rates equal pre-development flow rates. The Project's drainage patterns would mimic the existing conditions of the site. The basin would be adequately sized to attenuate post-Project peak flow rates in the event of a 100-year storm event. Lastly, the

proposed project would not place housing or structures within a floodway, floodplain, or 100-year flood area.

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 to flooding with the incorporation of EIR Mitigation Measure Hyd-6.1. This condition requires compliance with the Resource Protection Ordinance to prohibit development in a floodway. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impact identified within the GPU EIR.

- 10(g) The GPU EIR concluded this impact to be less than significant with mitigation. Pursuant to the Drainage Study prepared by Walsh Engineering & Surveying, Inc and dated February 6, 2020, the proposed Project would detain stormwater onsite and would not increase peak flows; therefore, the Project would not contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

As previously discussed, the GPU EIR determined impacts to exceed capacity of stormwater systems as less than significant with mitigation. With mitigation, the proposed Project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with mitigation (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. In addition, septic layout designs will require review and approval by DEH prior to issuance of a Building Permit and incorporated GPU EIR Mitigation Measure Hyd-1.9 as a Project design feature.

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 GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5 and Hyd-1.9. 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(i) 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. In addition, the Preliminary Drainage Study prepared by Walsh Engineering & Surveying, Inc also concluded that the Project site does not contain any 100-year flood hazard areas per FEMA. 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 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. As indicated in response 10(i), no FEMA or County-mapped floodplains were identified on the Project site or off-site improvement locations. Therefore, the Project structures would not impede or redirect flood flows.

As previously discussed, the GPU EIR determined impacts from impeding or redirecting flood flows 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 site lies outside any identified special flood hazard area and the Project site is not located within a Dam Inundation Zone

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. As previously discussed in response 10(k), the Project site lies outside a mapped dam inundation zone 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) The GPU EIR concluded this impact to be less than significant with mitigation.

10(m)(i) 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 to question 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. 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 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, Hyd-1.9, and Hyd-6.1) would be applied to the Project. The mitigation measures, as detailed above, requires the Project applicant to comply with the Watershed Protection Ordinance, Stormwater Standards Manual, the Resource Protection Ordinance, and the Guidelines for Determining the Significance of Hydrology and Water Quality.

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

**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. A minor water pipeline extension will be required, however, this extension would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis. Additionally, the site is consistent with surrounding use types of rural residential lots and the allowed density per the County of San Diego General Plan. Moreover, the build-out of the site was anticipated in the GPU EIR. Therefore, the proposed Project would not physically divide an established community.

As previously discussed, the GPU EIR determined impacts from 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 is a minor residential subdivision of a 2.60-acre property into three parcels. The residential use types and density are consistent with the County General Plan Semi-Rural Residential

Designation and Regional Category and with the County Zoning Ordinance. The Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purposes of avoiding or mitigating an environmental effect. As previously discussed, the GPU EIR determined impacts to conflicts with land use plans, policies, regulations to be less than significant. As the Project would have a less-than significant impact for the reasons detailed above, the Project would be consistent with the analysis 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.

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

**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 concluded 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 residential 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 site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). The Project site is not located in an area that has MRZ-2 designated lands nor is located within 1,300 feet of such lands. Additionally, the Project site is surrounded by residential 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 possible 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 because 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. However, the proposed Project would have a less than significant impact for the reasons described 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 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.
5. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

	<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
<b>12. Noise – Would the Project:</b>			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

12(a) The area surrounding the project site consists of residences and agricultural uses. The project will 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. Based on the Noise Report prepared by Investigative Science & Engineering, Inc. and dated May 30, 2018, Lots 2 and 3 of may be exposed noise levels that exceeds for interior use area. The project would be required to grant a noise protection easement over those two lots to ensure that future noise sensitive developments are reviewed for noise compliance prior to obtaining a building permit. With that project design feature, the project is not expected to expose existing or planned noise sensitive areas to noise in excess an exterior use area of 60 dB(A) CNEL and interior use areas to 44 dB CNEL.

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 (RR) that has a one-hour average sound

limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties to the east and south are zoned Limited Agriculture (A70). The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. The project proposes a balance cut and fill of 600 cubic yards of materials. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM. The project will implement best management practices, which will ensure that the noise levels from these activities do not exceed the County's Noise Standards.

- 12(b) The project proposes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any transit Right-of-Way and any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. In addition, the project will not propose any equipment such as pile driving or blasting that would result in vibration or ground borne noises.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise on a project or cumulative level.

- 12(c) As indicated in the response listed under Section 12(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. The project is a three-lot subdivision, which would add less than 100 average daily trips to any nearby roadways. Therefore, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. The GPU EIR found this to be a significant and unavoidable impact; as such, impacts to ambient noise levels would be less than those anticipated in the GPU EIR.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period. Impacts would be less-than-significant, consistent with the analysis of the GPU EIR.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. The nearest airport is located approximately 3.9 miles from the project site.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip. The nearest airport is located approximately 3.9 miles from the project site.

As discussed above, the project would not result in any significant impacts to/from noise. A noise report was prepared by Investigative Science & Engineering, Inc. and dated May 30, 2018, which evaluated the noise impacts for the project. The noise report demonstrated that the project complies with the Noise Elements. The project would be required to grant a noise protection easement over Parcel 2 and 3 of the subdivision, to ensure that the interior noise levels are evaluated prior to issuance of any building permit. The project does not propose any noise sources that results in noise levels that exceed the County's noise standards. Therefore, the project would not result in an impact which was not adequately evaluated by 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.
6. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

	<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
<b>14. Population and Housing</b> – 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 subject to the General Plan Regional Category Semi-Rural and the Land Use Designation is Semi-Rural Residential (Sr-0.5), which allows 1 dwelling unit per half-acre. The allowed density per half-acre would produce approximately 3 dwelling units on this 2.60-acre parcel, and this is the density evaluated by the GPU EIR for this setting. The project is also consistent with Table LU-2, Density Formula for Slope-Dependent Lands, as evaluated in the GPU EIR. According to the Density Formula and a steep slope analysis performed by Walsh

Engineering & Surveying, Inc., this parcel would allow for up to 5 dwelling units. The applicant proposed 3 dwelling units on 2.60 acres. The Zoning Use Regulation for the site is Rural Residential (Rr). The Project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. The Project is consistent with the density allowable under the General Plan, and this 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 does not propose the demolition of any residential structures and thus would not displace substantial numbers of existing housing. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from displacement of 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 does not propose the demolition of any residential structures and thus would not displace substantial numbers of existing housing. As such, replacement housing would not be required elsewhere.

As previously discussed, the GPU EIR determined impacts from displacement of people to be less than significant. As the 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.



<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

**15. Public Services** – Would the Project:

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

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

**Discussion**

15(a) The GPU EIR concluded this impact to be less than significant with mitigation for the exception of school services, which remained significant and unavoidable. The Project proposes a minor residential subdivision of a 2.60-acre property into three parcels. The Project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the Project would not have an adverse effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

Water service would be provided by the Helix Water District, which will require a minor pipeline extension, and wastewater treatment systems will be constructed on site. Fire and emergency protection would be provided by the San Miguel Consolidated Fire Protection District (SMFPD). No parks or trails would be required to be constructed for this Project. The nearest fire station is SMFPD’s Fire Station #22, located at 11501 Via Rancho San Diego approximately 1.2 miles south in unincorporated El Cajon. A service availability letter from the San Miguel Fire Protection District indicated that the station has sufficient capacity to serve the Project. Pursuant to the Project availability forms, students living within this community would attend schools of the Cajon Valley Union School District and Grossmont Union School District.

Therefore, the Project would not have an adverse physical effect on the environment because the Project does not require new or significantly altered services or facilities to be constructed. Based on the Project’s service availability forms, and the discussion above, the Project would not result in the need for significantly altered services or facilities.

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

**Conclusion**

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
--	----------------------------------	--	-----------------------------------

**16. Recreation** – Would the Project:

- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion**

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The project would increase the use of existing parks and other recreational facilities; however, the project would be subject to Park Land Dedication Ordinance (PLDO) fees associated with the Lakeside Local Planning Area.

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 construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

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.

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--

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

**Discussion**

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego has established new guidelines for Transportation entitled the Transportation Study Guide. These Guidelines incorporate standards from the County of San Diego Public Road

Standards and Mobility Element and the Congestion Management Program and comply with State Bill 743.

The Project would result in approximately 30 additional ADT, which is significantly less than 110 ADT and therefore qualifies it as a “small project” according to the County’s Transportation Study Guide. Therefore, the project is screened out from CEQA analysis and is determined to have a less than significant impact. Furthermore, the project is located in a VMT-efficient area compared to the rest of the County. While there is a school, Fuerte Elementary School, located on Fuerte Drive, the school does not have an entrance on Fuerte Drive and the proposed project would not significantly increase car traffic. The project would not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because it is considered a small project in a VMT-efficient area.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic standards. The proposed Project determined impacts 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.

17(b) The GPU EIR concluded this impact to be significant and unavoidable. The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). In October 2009, the San Diego region elected to be exempt from the State CMP 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. Therefore, 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 is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports, and Airport Influence Area, or an FAA Notification Zone. In addition, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. The Project is for residential development which is restricted to the height of thirty-five feet per the County Zoning Ordinance. Therefore, the Project would have a less-than-significant impact to air traffic patterns.

As previously discussed, the GPU EIR determined this impact to be less than significant with mitigation. The Project would have a less than significant impact for the reasons described 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.

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. A sight distance certification was received from Walsh Engineering & Surveying, Inc. on June 6, 2020 which confirmed that adequate sight distance is available on Fuerte Drive. Fuerte Elementary School is located adjacent to Fuerte Drive but does not have an entrance on Fuerte Drive, and the addition of three lots from the proposed project would cause a minimal addition of 30 ADT which should not significantly influence traffic patterns.

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 County of San Diego Consolidated Fire Code. The San Miguel Fire Protection District has also reviewed and accepted the Project as designed. 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 for the reasons detailed above and is 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, pedestrian or bicycle 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 (Tra- 4.2) would be applied to the Project. The mitigation measure, as detailed above, would require the Project applicant to comply with the County Public Road Standards and implement the Building and Fire Codes to ensure adequate services are in place.

	<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
<b>18. Utilities and Service Systems</b> – 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

18(a) The GPU EIR concluded this impact to be less than significant with mitigation. The Project proposed to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board’s (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS “to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained.” The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. The Project would require DEH approval of the OSWS lay-out for the Project pursuant to DEH, Land and Water Quality Division’s, “On-site Wastewater Systems: Permitting Process and Design Criteria” prior to obtaining a building permit for residential development. Therefore, the Project would be consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements 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(b) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would rely on an on-site wastewater treatment system which would require Department of Environmental Health (DEH) approval of the OSWS layout for the Project pursuant to DEH, Land and Water Quality Division's "On-Site Wastewater Systems: Permitting Process and Design Criteria" prior to obtaining a building permit for residential development. Prior to issuance of building permits for residential construction.

Additionally, the Project requires water service from the Helix Water District. A project availability form has been received from the Helix Water District indicating that there is adequate capacity to serve the project with the condition that water pipeline extensions be installed. However, these extensions would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis. Therefore, the Project would have sufficient water supplies available and would not require substantial pipeline extensions to serve the project.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements 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(c) The GPU EIR concluded this impact to be less than significant with mitigation. The Project involves one new storm water drainage facility: a detention basin which will mitigate peak flow rates. However, this extension 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. A Service Availability Letter from the Helix Water District has been provided which indicates that there is adequate water to serve the Project.

As previously discussed, the GPU EIR determined impacts to adequate water supplies 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.

- 18(e) The GPU EIR concluded this impact to be less than significant with mitigation. The Project would rely on an on-site wastewater system (septic system); therefore, the Project would not interfere with an 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 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.

18(f) The GPU EIR concluded this impact to be less than significant. 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.

**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"/>
--------------------------	--------------------------	--------------------------

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?

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

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?

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

<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
---	---	--



- 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 within the GPU EIR within Section 2.7, Hazards and Hazardous Materials. The guidelines for determining significance stated: the proposed General Plan Update 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 not located within a fire hazard severity zone and is classified as Urban Unzoned. The Project site is within the San Miguel Fire Protection District and is located approximately 1.2 miles from the nearest fire station. The Project site has an Emergency Response Travel Time of less than five minutes, which meets the General Plan Safety Element standard of 5 minutes for lands designated as Semi-Rural Residential (SR-1).

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 not within a fire hazard severity zone but is 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 mitigation measures Haz-4.2 and Haz-4.3. In addition, the Project is consistent with the Zoning Ordinance and the County of San Diego General Plan. Therefore, for the reasons stated above, the Project would not be expected to experience exacerbated wildfire risks due to slope, prevailing, winds or other factors.

As previously stated, Wildfire was analyzed 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 and with implementation of GPU mitigation measures Haz-4.2 and Haz-4.3. 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. 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 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 identified as Generally Susceptible to potential landslides. Based on review of the Project by County Staff Hydrogeologist and the topography of the site, potential hazards associated with landslides are less than significant. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved prior to the issuance of a building permit. Additionally, Compliance with the County's Grading Ordinance and Building Code and implementation of standard engineering techniques will ensure structural safety. Therefore, for the reasons stated above, the project site would not expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

The GPU EIR concluded significant and unavoidable impacts associated with Wildfire under Section 2.7, Hazards and Hazardous Materials. However, the proposed Project would have a less-than-significant impact 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.
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, requires the Project applicant to implement brush management and comply with the building and fire codes.

**Appendices**

Appendix A – References

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

## Appendix A

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

Investigative Science and Engineering, Inc., (March 2019), Acoustical Site Assessment

Jefferson, Michael; BLUE Consulting Group, (February 2020), Biological Resources Letter Report

Lawson, Carolyn, (August 2019), Standard Project SWQMP

Ramos Ponciano, Marcos; County of San Diego, (March 2019), Cultural Resources Report for Fuerte Minor Subdivision: PDS2018-TPM-21261

Walsh, Larry; Walsh Engineering & Surveying, Inc., (February 2020), Drainage Study

Walsh, Larry; Walsh Engineering & Surveying, Inc., (June 2020), Sight Distance Certification

Walsh, Larry; Walsh Engineering & Surveying, Inc., (March 2018), Slope Analysis

### References

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_5.00\\_-\\_References\\_2011.pdf](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](http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)



(Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

**Wetland and Wetland Buffers:**

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance (RPO). 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 RPO.

**Floodways and Floodplain Fringe:**

The Drainage Study determined that the Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The Drainage Study performed existing and proposed condition analyses which illustrated that there is an increase in the amount of runoff generated from the proposed condition. In order to ensure that the additional runoff generated would not alter the rates downstream, a detention basin has been proposed to capture the peak runoff rates. The result would be that the post-development flow rates equal pre-development flow rates. The Project's drainage patterns would mimic the existing conditions of the site. The basin would be adequately sized to attenuate post-Project peak flow rates in the event of a 100-year storm event. Lastly, the proposed project would not place housing or structures within a floodway, floodplain, or 100-year flood area.

**Steep Slopes:**

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes as defined by the RPO on the property. Therefore, it has been found that the proposed project complies with Section 86.604(e) of the RPO.

**Sensitive Habitats:**

Biological resources onsite were evaluated in a Biological Resources Letter Report (Blue Consulting Group, February 2020). The project site contains 0.01 acres of jurisdictional unvegetated non-wetland waters, 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. No sensitive plant or wildlife species were observed onsite. The project will impact to 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. Impacts to disturbed and developed habitats do not require mitigation and impacts to non-native grassland do require mitigation. Mitigation will include the complete avoidance of the 0.01 acres of jurisdictional unvegetated non-wetland waters and the offsite preservation of 0.74 acres of non-native grassland within a BRCA in the MSCP. Breeding season avoidance will also be implemented to ensure project consistency with the Migratory Bird Treaty Act (MBTA). Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

Based on an analysis of records and a survey of the property by County staff archaeologist Marcos Ramos Ponciano, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, "Cultural Resources Survey Report for Fuerte Minor Subdivision: PDS2018-TPM-21261, APN: 498-151-23", (March 2019) prepared by Marcos Ramos Ponciano.

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

YES                      NO                      NOT APPLICABLE  
                                           

Discussion:

The project Storm Water Management Plan and Hydromodification Management Study have been reviewed and are found to be complete and in compliance with the WPO. A Standard Project (SP) Storm Water Quality Management Plan (SWQMP) dated July 31, 2020 and Drainage Study dated February 6, 2020 and prepared by Walsh Engineering & Surveying, Inc, which demonstrated the project complies with the Stormwater Ordinance. The project would comply with the WPO (identified as mitigation measure Hyd-1.2) and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

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

YES                      NO                      NOT APPLICABLE



**Discussion:**

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

**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. Based on the Noise Report prepared by Investigative Science & Engineering, Inc. and dated May 30, 2018, Lots 2 and 3 of may be exposed noise levels that exceeds for interior use area. The project would be required to grant a noise protection easement over those two lots to ensure that future noise sensitive developments are reviewed for noise compliance prior to obtaining a building permit. With that project design feature, the project is not expected to expose existing or planned noise sensitive areas to noise in excess an exterior use area of 60 dB(A) CNEL and interior use areas to 45 dB CNEL.

**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 (RR) that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties to the east and south are zoned Limited Agriculture (A70). The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

The project is also subject to the County Noise Ordinance which regulates temporary construction noise associated with the project, Sections 36.408 and 36.409. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. It is unlawful to operate construction equipment between 7 pm and 7 am and no work shall be done on Sundays and Holidays, per Section 36.408. In addition, the project will be conditioned with a "Good Practice Measures," to ensure compliance with the Noise Ordinance, Sections 36.408 and 36.409. Based on the information provided, the noise level generated from the construction activities is not anticipated to exceed the standards and therefore compliance with the Noise Ordinance, Sections 36.408 and 36.409.

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT  
 For Fuerte TPM  
 PDS2018-TPM-21261  
 APN(s) 498-151-23-00**

**March 10, 2020**

**I. Introduction**

The proposed project is a tentative parcel map to subdivide an existing 2.6-acre parcel into three separate parcels. An existing single-family home will be retained on one parcel and two single family homes will be constructed on the remaining parcels. The project site is located adjacent to Fuerte Drive in the Valle De Oro Community Planning Area, within unincorporated San Diego County. The project site is located within the Unincorporated Metro-Lakeside-Jamul Segment of the County’s Multiple Species Conservation Program (MSCP). The site occurs within a developed landscape, with residential development on all sides. The project site does not qualify as a Biological Resources Core Area (BRCA).

Biological resources onsite were evaluated in a Biological Resources Letter Report (Blue Consulting Group, February 2020). The project site contains 0.01 acres of jurisdictional unvegetated non-wetland waters, 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. No sensitive plant or wildlife species were observed onsite. The project will impact to 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat.

Impacts to disturbed and developed habitats do not require mitigation and impacts to non-native grassland do require mitigation. Mitigation will include the complete avoidance of the 0.01 acres of jurisdictional unvegetated non-wetland waters and the offsite preservation of 0.74 acres of non-native grassland within a BRCA in the MSCP. Breeding season avoidance will also be implemented to ensure project consistency with the Migratory Bird Treaty Act (MBTA).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Jurisdictional Unvegetated					
Non-Wetland Waters	--	0.01	0.00	--	--
Non-Native Grassland	III	1.48	1.48	0.5:1	0.74
Disturbed	IV	0.48	0.48	--	--
Developed	--	0.63	0.63	--	--
<b>Total:</b>	--	2.6	2.59	--	0.74

The findings contained within this document are based on County records and the Biological Resources Letter report dated February 2020, prepared by Blue Consulting Group. 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 not qualify as a BRCA since it does not meet any of the following BRCA criteria:

#### i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is not within a Pre-Approved Mitigation Area (PAMA). Therefore, it does not meet this criterion.

#### ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site does not support sensitive species and is not adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area (PAMA). Therefore, it does not meet this criterion.

#### iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:

##### a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and

**contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**

- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The project site is not part of a regional linkage/corridor as identified on MSCP maps nor is it an area considered regionally important for wildlife dispersal. Therefore, it does not meet this criterion.

- iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The project site is shown as developed on the Habitat Evaluation Map. Therefore, it does not meet this criterion.

- v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The project site is surrounded by development and not contiguous to any large blocks of habitat. Therefore, it does not meet this criterion.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
- a. Gabbroic rock;**
  - b. Metavolcanic rock;**
  - c. Clay;**
  - d. Coastal sandstone**

The project site does not contain a high number or sensitive species or is adjacent to undisturbed habitat. Available data indicated that the project site contains Placentia sandy loam and Visalia sandy loam. These soils are not known to contain a high number of sensitive species. Therefore, it does not meet this criterion.

- B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.**

The project will mitigate for impacts through 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.

The project would not impact 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 within a Biological Resource Core Area. Therefore, the project design criteria does not apply.

#### **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 site is not designated as a Pre-Approved Mitigation Area (PAMA) or Preserve area. 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 surrounded by development and does not occur within any know corridors or linkages. Therefore, the preserve design criteria 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 contains 0.01 acres of jurisdictional unvegetated non-wetland waters. No impacts will occur to the resource as the project proposes complete avoidance. Therefore, the project will not conflict with the no-net-loss of wetlands standard.

**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 site does not support any unique habitats or habitat features. The loss of 1.48 acres of non-native grassland will be mitigated through the offsite preservation of 0.74 acres of non-native grassland within a BRCA in the MSCP.

**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 site does not include extensive patches of Coastal sage scrub or habitat types that are considered as having high or very high biological by the habitat evaluation model. Therefore, this criterion does not apply.

**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 site is surrounded by residential development. Therefore, the project will not increase edge effects associated with existing or future conserved habitats.

**5. The project provides for the development of the least sensitive habitat areas.**

The project will develop within 1.48 acres of non-native grassland, which is considered sensitive. However, the habitat is fragmented and has minimal value for long-term conservation of sensitive plants or wildlife. 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.**

The project site does not contain threatened, endangered, or narrow endemic species. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered 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.**

The project site is surrounded by development in all directions and, therefore, has eliminated connection to larger, undisturbed areas. The project site is too small for larger mammals and raptors to reside permanently.

- 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.**

No critical or narrow endemic species were detected on the site. Sensitive species have a low potential to be present due to the existence of surrounding development.

- 9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The surrounding development does not aid in conservation or wildlife dispersal. Therefore, developing the site will not jeopardize the assembly of a preserve system.

- 10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

The project does not propose to count onsite preservation toward their mitigation. Therefore, this criterion does not apply.

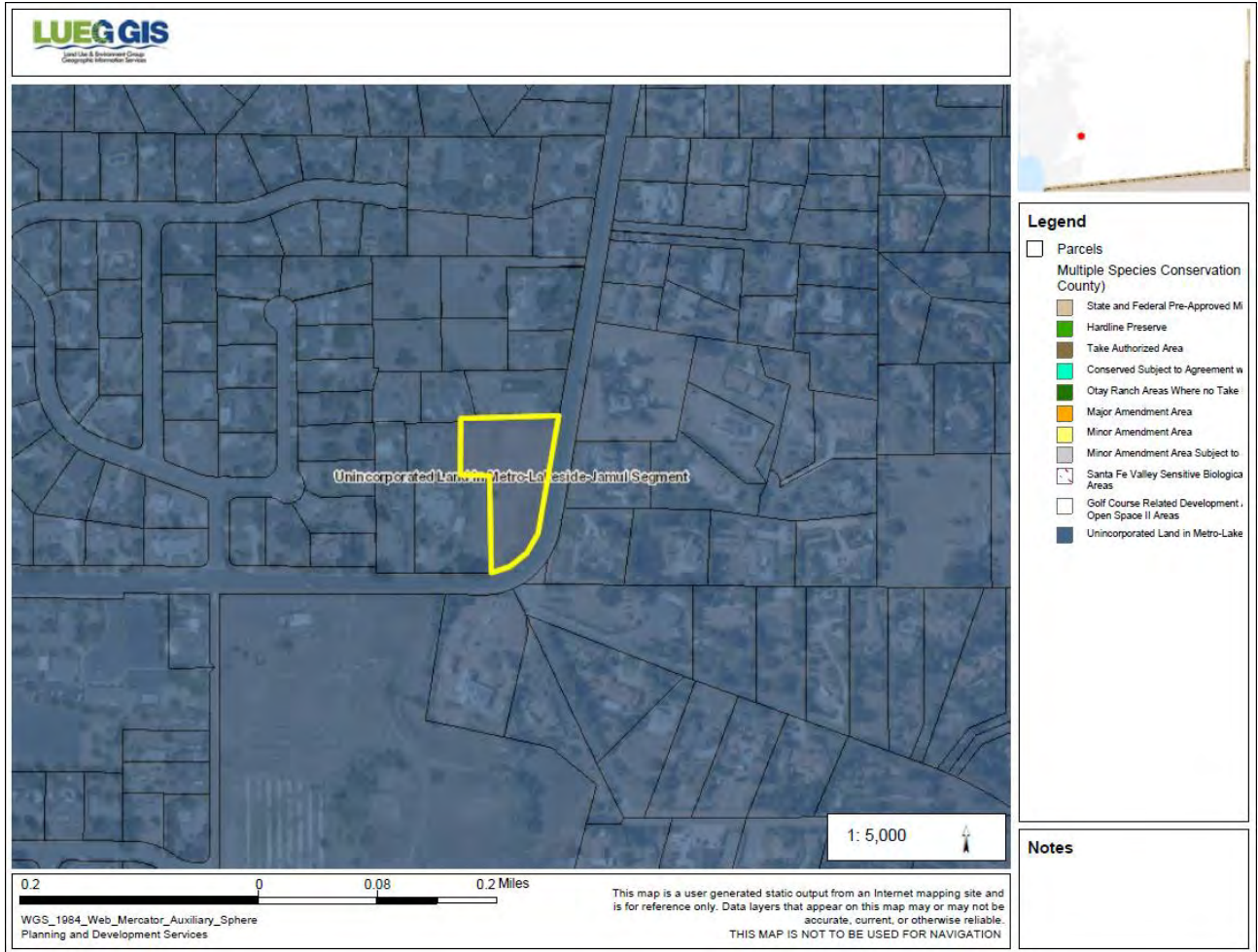
- 11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site does not qualify as a BRCA. Developing the site is not considered a significant impact to sensitive habitat because the small amount of habitat on site is surrounded by development in all directions. There were no threatened, endangered, narrow endemic species detected on the project site. Project related impacts will be considered less than significant with the incorporation of mitigation. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

Kendalyn White, Planning & Development Services  
March 10, 2020



MSCP Designation



**Attachment C**  
**Tentative Parcel Map,**  
**Preliminary Grading Plan**

**LAND DIVISION STATEMENT / OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EASEMENT LEGEND, AND I AM THE RECORD OWNER OF THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/7/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF RIGHT-OF-WAY, EGRESS ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS TO BE CREATED BY THIS APPLICATION. THE PARCELS TO BE CREATED BY THIS APPLICATION FOR PURPOSES OF THIS CERTIFICATE, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT SAN DIEGO, CALIFORNIA.

CAROLYN MARIE LAWSON, TRUSTEE  
LAWSON FAMILY SURVIVOR'S TRUST  
1553 E CHASE AVENUE  
EL CAJON, CA 92020  
(619) 339-4024

- TAX ASSESSOR'S PARCEL NUMBER: 488-151-23
- ABBREVIATED LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 4558
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- GENERAL PLAN LAND USE DESIGNATION: SR-0.5
- COMMUNITY PLAN AREA: VALLE DE ORO
- EXISTING/PROPOSED ZONING:

USE REGULATIONS	ZONE	RR
MINIMUM PARCEL SIZE	SR	---
DENSITY	SR	---
LOT SIZE	SR	---
BUILDING TYPE	SR	---
MAXIMUM FLOOR AREA	SR	---
HEIGHT	SR	---
SETBACK	SR	---
OPEN SPACE	SR	---
SPECIAL AREA REGULATIONS	SR	---

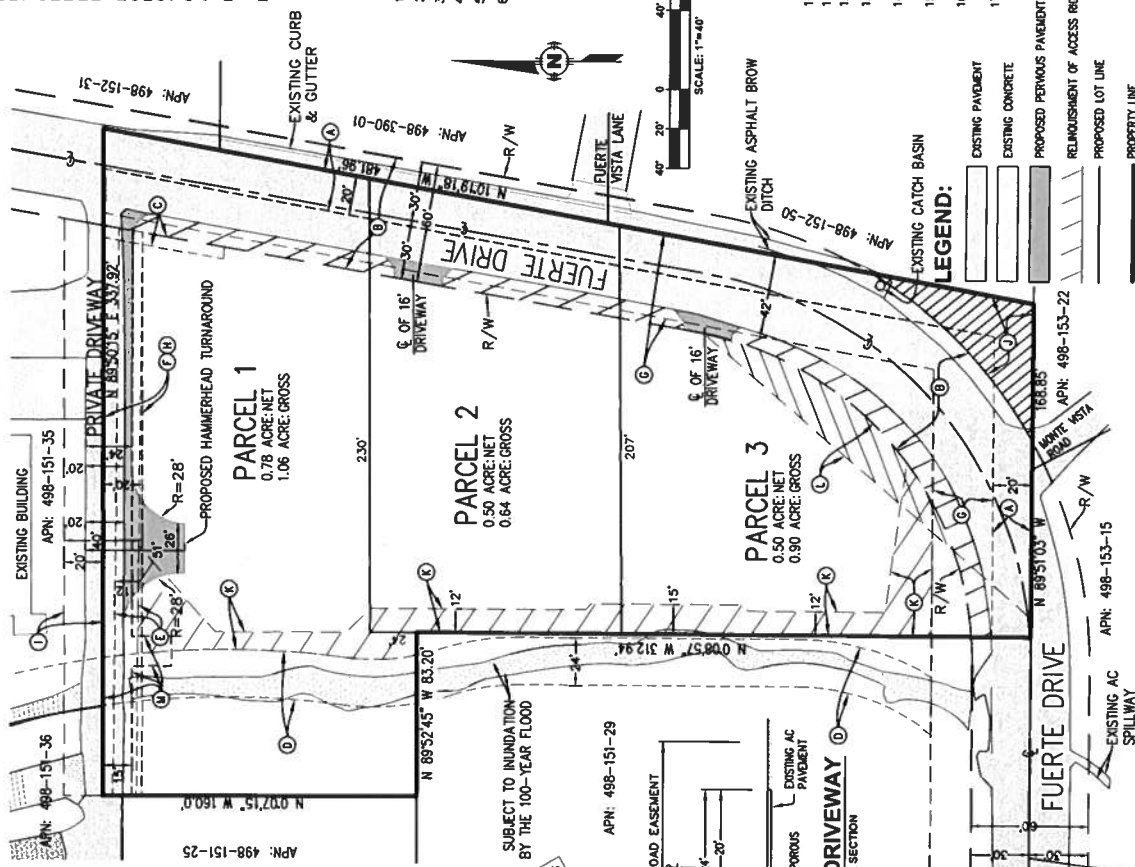
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: THE PROJECT FRONTS ON FUERTE DRIVE, A PUBLICLY MAINTAINED ROAD.
- ASSOCIATED PERMITS: NONE
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
- SEWER: NONE
- WATER: HELIX WATER DISTRICT
- FIRE: SAN MIGUEL FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT(S): ELEMENTARY: CALON VALLEY UNION HIGH: GROSSMONT UNION
- GRADING: CUT=600 C.Y. IMPORT/EXPORT=0
- SOURCE OF TOPOGRAPHY: FIELD SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON 12/28/2016.
- PRIOR TO THE SALE OF THE DESIGNATED PARCEL THE SELLER SHALL OBTAIN A CERTIFICATE OF COMPLIANCE APPROVED BY THE DIRECTOR.
- TAX AREA RATE: 59094



**SDC PDS RCVD 2-6-20**  
**TPM21261**

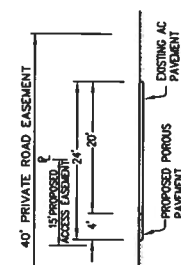
PREPARED BY:  
**Lawrence W. Walsh**  
**Walsh Engineering & Surveying, Inc.**  
607 Adewych Road, El Cajon, CA 92020  
(619) 586-6747 (619) 792-1232 Fax

**TENTATIVE PARCEL MAP 21261**

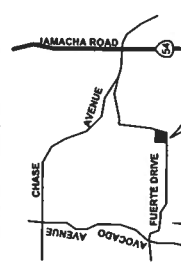


**EASEMENT LEGEND:**

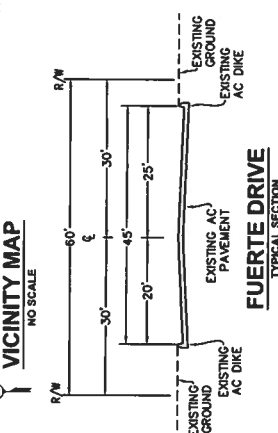
- EASEMENT FOR PUBLIC ROAD PURPOSES PER DOC. RECORDED 6/5/1987 IN BOOK 257, PAGE 281 OF DEEDS. 20' WIDE
- HIGHWAY EASEMENT PER DOC. RECORDED 2/17/1949 IN BOOK 3114, PAGE 276 OF OFFICIAL RECORDS. 60' WIDE
- EASEMENT FOR WATER PIPELINE PURPOSES PER DOC. RECORDED 5/11/1954 IN BOOK 5234, PAGE 9 OF OFFICIAL RECORDS. 6' WIDE
- EASEMENT FOR FLOOD DRAINAGE PURPOSES PER DOC. NO. 1976-063220, RECORDED 3/2/1976 OF OFFICIAL RECORDS. 24' WIDE
- SOCE EASEMENT AND RIGHT OF WAY FOR POWER POLES PER DOC. 1976-143187, RECORDED 5/12/1976, OF OFFICIAL RECORDS. 12' WIDE
- EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOC. NO. 1976-153711, RECORDED 5/21/1976, OF OFFICIAL RECORDS. 20' WIDE
- IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 75-035079, RECORDED 2/14/1975, OF OFFICIAL RECORDS. 42' WIDE
- SOCE EASEMENT FOR UTILITY PURPOSES PER DOC. NO. 1983-218209, RECORDED 6/28/1983, OF OFFICIAL RECORDS. 20' WIDE
- PRIVATE ROAD AND UTILITY EASEMENT PER DOC#2014-0261689. 20' WIDE
- PROPOSED LANDSCAPE EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT (VARIES 10'-15')
- PROPOSED CLEAR SPACE EASEMENT
- PROPOSED 15' ACCESS EASEMENT FOR INGRESS AND EGRESS TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT. EX. BUILDING EXTENTS OF EASEMENT NOT PLOTTABLE.
- EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER DOC. RECORDED 2/6/1953 IN BOOK 4740, PAGE 59 OF OFFICIAL RECORDS. OFFSITE, NOT PLOTTED.



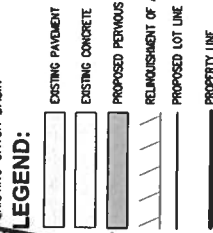
PRIVATE ROAD EASEMENT  
TYPICAL SECTION



VICINITY MAP  
NO SCALE



FUERTE DRIVE  
TYPICAL SECTION  
NO SCALE  
LOOKING NORTH



LEGEND:



**Attachment D**  
**Public Documentation**



County of San Diego, Planning & Development Services  
*Project Planning Division*

---

**Memorandum**

**TO:** File  
**FROM:** Souphalak Sakdarak, Project Manager  
**SUBJECT:** Response to Comments; Fuerte TPM; PDS2018-TPM-21261, PDS2020-ER-20-14-004  
**DATE:** October 19, 2020

---

The following are staff's responses to comments received during the public review period for the 15183, Projects Consistent with a Community Plan or Zoning, prepared pursuant to the California Environmental Quality Act (CEQA) dated September 10, 2020. The document was released for public review from September 10, 2020 through October 12, 2020, and two comment letters were received during that time.

**Response to comments received from Irene and Bryce Barlow, received September 16, 2020:**

Comment received regarding potential damage to the existing pipes due to improvements on the private easement. Although this is not a CEQA issue, Staff connected the commenter with the developer so this issue can be addressed. No changes were made to the CEQA 15183 environmental document (15183) as a result of this comment.

**Response to comments received from Debra Sandoval, received September 12, 2020:**

Comment received regarding potential damage to the existing pipes due to improvements on the private easement. Although this is not a CEQA issue, Staff connected the commenter with the developer so this issue can be addressed. No changes were made to the CEQA 15183 environmental document (15183) as a result of this comment.



**Sakdarak, Souphalak**

---

**From:** Irene Barlow <barlowbi@yahoo.com>  
**Sent:** Wednesday, September 16, 2020 3:29 PM  
**To:** Sakdarak, Souphalak  
**Subject:** Fuerte Tentative Parcel Map; PDS2018-tpm-21261;pds2020-Er-20-14-004

To Whom it May Concern,

I'm writing this email out of concern of the Public Disclosure letter dated September 10, 2020.

My husband and I live at 11838 Fuerte Dr, our home is on the easement referred to as Shadow Creek Lane, this is a private road that we share with 2 other residents. We were not aware that our private road had the name "Shadow Creek Ln."

Our concern is that the letter indicates that the 3rd property will be accessed via Shadow Creek lane, and that vehicles will be driving over our PVC waterlines that have recently been driven over by workers trucks clearing the brush from the property which caused the pipes to break, it is expensive to repair water leaks not to mention the amount of water wasting away down the street.

We would like this issue to be addressed with the County and Developer to make sure that this doesn't end up being a problem once construction has started and the new residents are moved in utilizing the road.

Another thing I would like to bring to your attention is that currently is that all 3 of us residents that utilize the private road split the costs to repair the road. Will the new resident be contributing to any future costs in repairing or resurfacing the road?

We look forward to hearing how these issues will be addressed.

Thank You

Bryce and Irene Barlow  
Sent from my iPhone



**Sakdarak, Souphalak**

---

**From:** hg hj <fawnita@msn.com>  
**Sent:** Saturday, September 12, 2020 8:52 AM  
**To:** Sakdarak, Souphalak  
**Subject:** Fuerte Tentative Parcel Map; PDS2018-TPM-21261; PDS2020-ER-20-14-004

Hello Souphalak,

My name is Deborah Sandoval and I live at 11842 Fuerte Dr. My home is on the easement next to the proposed work. Of concern are our underground PVC pipes to our homes. Recently the property has been cleared of brush and the laborers have used our easement to get to the property and caused leaks in our pipes driving over them.

What can we do to prevent this from happening when the next wave of large trucks comes to the property? It is expensive to have water leaks and also painful to be without water. I am open to all ideas to avoid a continuation of this problem.

Thank you,  
Deborah Sandoval

Sent from Outlook



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

Record ID(s): PDS2018-TPM-21261

Project Name: Fuerte TPM

Planning/Sponsor Group: Valle De Oro CPG

Results of Planning/Sponsor Group Review

Meeting Date: 6/5/18

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

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

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

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

VOTE: 8 Yes 1 No 0 Abstain 5 Vacant/Absent

C. Recommended conditions of approval:

Reported by: [Signature] Position: Chair Date: 6/5/18

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>



Item 2:

- **Start Time:** 7:21 p.m.
- **CPG Presenter:** \_ Schuppert
- **Applicant Speakers / Representatives:** Larry Walsh
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
- **Item issue Summary:** PDS2018-TPM-21261 Tentative Parcel Map. The project is a vacant 2.6 acre parcel located on Fuerte Drive in the unincorporated portion of El Cajon. The General Plan Land Use Designation is Semi-Rural Residential (SR-0.5) 1 DU/0.5 AC. We are proposing a 3 parcel subdivision. The site is relatively flat with an average slope of 4%. Access to Parcel 1 will be from the private road on the north. Parcels 2 and 3 will front Fuerte Drive. All parcels will have an advanced septic system.
- **Public Comment:**
  - Comment regarding specific conditions placed on the property and the need for design guidelines.
  - Steven Stone comment regarding need for water study and concern regarding diversion of water from the properties. Line of sight concern regarding speed and location of driveway potentially causing danger. Suggested dividing property in two rather than three. Soil study from county received and development allowed. Response from developer discussed grading plan intended to address water flow and treatment and release. Discussion of state storm water regulations require proof drainage will not impact other properties. These regulations are stricter than ever.
  - Question about consideration of drainage plan given other development of properties nearby. They are considered individually but based on a "starting condition".
  - Comment regarding presentation to group.
  - Comment regarding line of sight interrupt by driveway.
  - Douglas Daub is concerned about making the right decision.
- **CPG Discussion Points:**
  - Comments on wall around blind corner near an elementary. Line of sight restrictions and discussion of prohibit wall on south parcel (3), walls allowed on Parcel 1 &2 but should not interfere with sight around corner.
  - Comment regarding water issues on Fuerte and water collection systems not being maintained by Department of Public Works.
  - Comment from Kossman regarding too much traffic and too much density. Safety concern.
  - Schuppert noted about lot size minimum area is mostly .50 acre.
  - Comment regarding sidewalks to address line of sight.
  - Kingsley Becker requested support from county staff for consultation on traffic calming measures on Fuerte.
  - Question on sewer availability and guidelines of walls and fences.
- **Motion:** \_Schuppert\_\_\_\_\_
- **Second:** Kenny\_\_\_\_\_
- **VOTE:** 8 / 1 / 0 / 6 / 0                      Order: (Yea / Nay / Abstain / Absent / Vacant)