



The County of San Diego

Zoning Administrator Hearing Report

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| Date: | June 25, 2020 | Case/File No.: | North County Environmental Resources; PDS2008-3500-08-015, PDS2013-BC-13-0019, PDS2008-3910-0808012 |
| Place: | No in Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123 | Project: | Consideration of the environmental findings to determine whether the proposed recycling facility can be exempt from further environmental review pursuant to CEQA Guidelines § 15183 |
| Time: | 8:30 a.m. | Location: | 25568 Mesa Rock Road |
| Agenda Item: | #3 | General Plan: | High Impact Industrial (I-3)/Semi-Rural Residential (SR-4) |
| Appeal Status: | Appealable to the Planning Commission | Zoning: | General Impact Industrial (M54)/ Rural Residential (RR)/ Limited Agriculture (A-70) |
| Applicant/Owner: | Hilltop Group, Inc. | Community: | North County Metropolitan Subregional Plan Area (Twin Oaks Community) |
| Environmental: | CEQA § 15183 Exemption | APNs: | 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38 |

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 adequate for a proposed Site Plan (STP) and Boundary Adjustment pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2)

CEQA Guidelines §15183 mandates 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(c) further specifies that if an impact is not peculiar (i.e., significant) 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) 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 June 25, 2020, the project qualifies for an exemption from further environmental review.

The Applicant, Hilltop Group, Inc., is requesting approval of a STP and Boundary Adjustment to construct and operate a recycling facility (Project) on a 139-acre site. The STP is required because the site has a "B" Special Area Designator. A Boundary Adjustment is required because the Applicant is proposing to adjust lot lines between parcels 187-100-35 and 187-100-37 to provide additional buffer to residential properties located to the south of the Project.

As part of the discretionary permit processing, the County is required to evaluate the impacts a Project would have on the environment. Projects that are consistent with the analysis performed for the GPU EIR and do not introduce significant effects that were not identified in the GPU EIR (i.e., peculiar), are subject to a streamlined environmental review process pursuant to CEQA Guidelines §15183. The purpose of today's hearing is not to approve or deny the project, but to evaluate whether the Project can be streamlined pursuant to CEQA Guidelines §15183.

The approval, approval with modifications, or denial of the proposed STP and Boundary Adjustment will be a subsequent and separate decision made by the Director of Planning & Development Services (PDS). The decision of the Director of PDS is limited to the STP and Boundary Adjustment.

Staff has received significant interest from community members expressing concern and opposition to the Project. During public notification, which occurred from September 12, 2019 to October 14, 2019, over 500 people commented expressing their opposition to the Project. Specifically, concerns were related to air quality, odors, noise, aesthetics, fire, and traffic. In addition, community members have requested that an Environmental Impact Report (EIR) be prepared for the project in order to evaluate environmental impacts.

B. PROJECT LOCATION

The Project site is located west of Interstate 15 (I-15), directly south of Mesa Rock Road, within the Twin Oaks Community Sponsor Group Area of the North County Metropolitan Subregional Plan Area (Figure 1). The Project site encompasses six contiguous parcels including Assessor Parcel Numbers (APNs) 187-100-23, -31, -33, -35, -37, and -38. The proposed recycling facilities and operations would be conducted on APN 187-100-37, which is approximately 0.25 miles south of Mesa Rock Road.

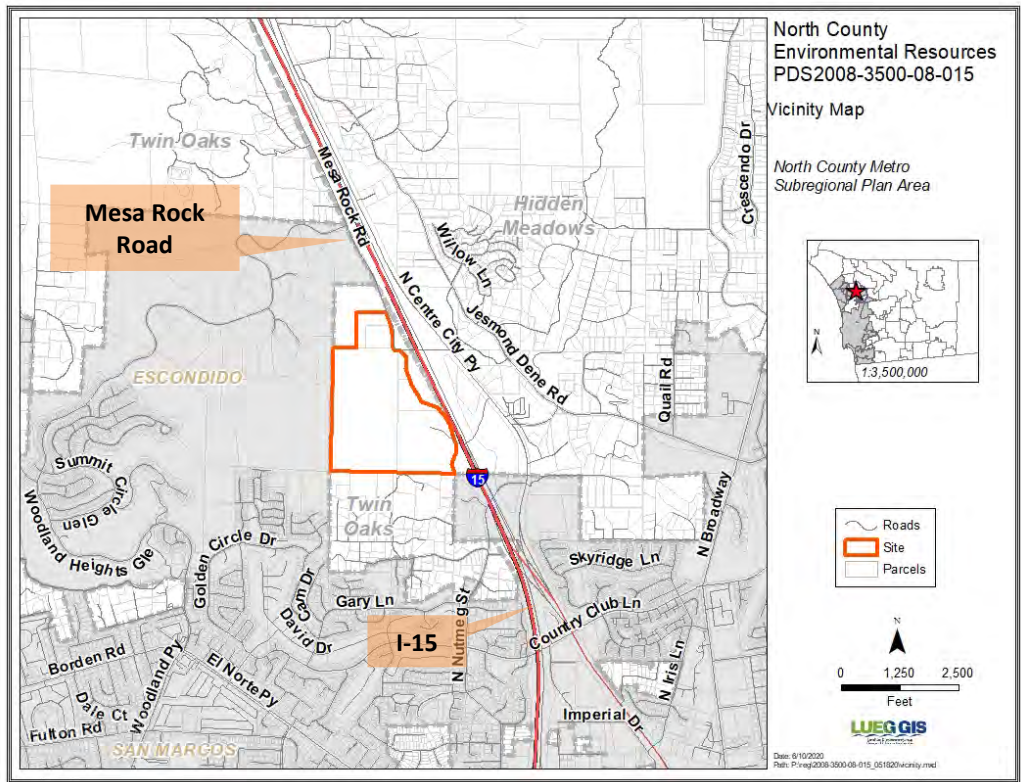


Figure 1: Vicinity Map

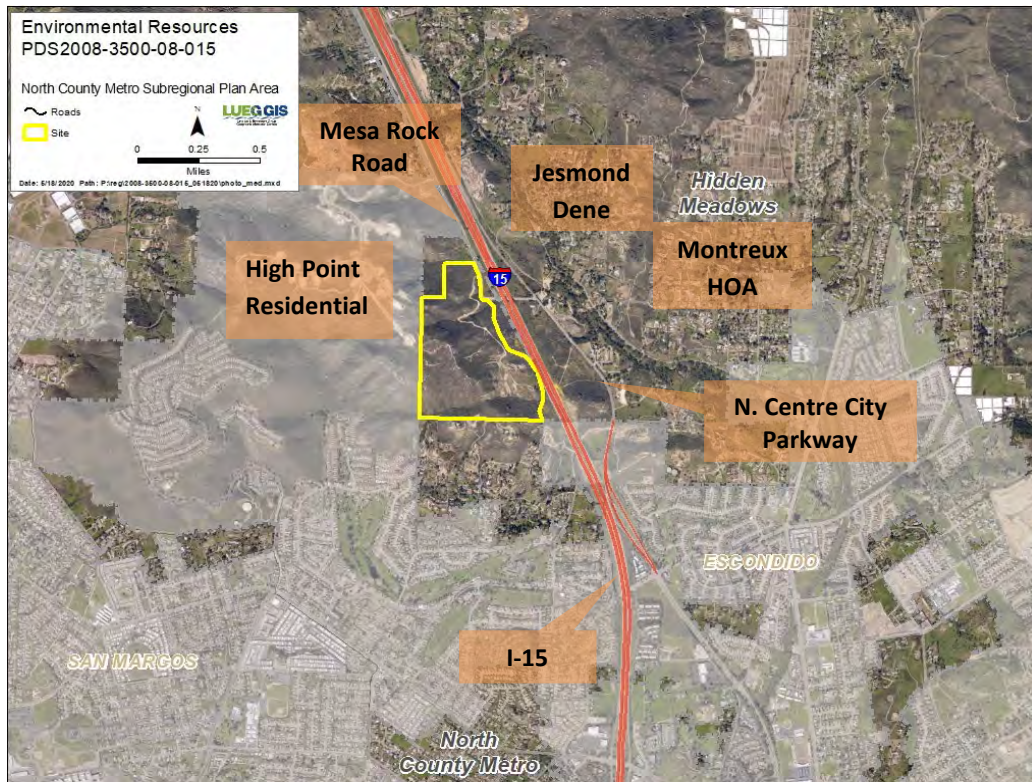


Figure 2: Surrounding Uses

Access to the proposed recycling operations would be provided by an improved private road easement connecting to Mesa Rock Road, approximately 400 feet north of where Mesa Rock Road curves east and intersects with Centre City Parkway. The private road easement would be improved and predominately follow an existing dirt road. Regional access is provided by the I-15 Deer Springs Road exit to Mesa Rock Road and N. Centre City Parkway.

C. DEVELOPMENT PROPOSAL

1. Background

The Project has been under review since 2008. Since 2008 the Applicant has revised the project scope several times, with lengthy periods of time between application resubmittals. In 2008, the Applicant performed unpermitted grading on the Project site, which resulted in unauthorized impacts to 12.88 acres. A Code Enforcement Case was opened, and mitigation will be required as part of this Project due to the unauthorized impacts. If the Project is approved, the mitigation will be included as a condition of approval. However, if the Project is denied, the mitigation will be required to resolve the Code Enforcement Case through a future discretionary action.

The Applicant originally submitted a Site Plan (STP) application for a wholesale nursery. At the time the County of San Diego was updating the General Plan, which establishes a blueprint for future land development in unincorporated County. In 2011, the County of San Diego General Plan Update (GPU) was adopted in conjunction with the certification of the GPU Environmental Impact Report (EIR). The GPU EIR comprehensively evaluated environmental impacts that would result from GPU 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. As part of the GPU, three parcels included in the Project (APNs 187-100-31, -35, and -37) were rezoned. APNs 187-100-31 and -35 were rezoned from Limited Agriculture (A70) to General Impact Industrial (M54) and APN 187-100-37 was rezoned from Rural Residential (RR) to M54.

In 2012, the Applicant revised their project proposal from a wholesale nursery to their current proposal of a recycling facility. The County anticipated preparation of an EIR for the Project due to potentially significant impacts to aesthetics, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, and noise. On September 11, 2014, the County issued a Notice of Preparation (NOP) of an EIR and held a NOP Scoping meeting on September 24, 2014. However, after review of the technical studies, it was determined the Project could qualify for a streamlined environmental review pursuant to CEQA Guidelines §15183, because the Project is consistent with the General Plan and zoning. The technical studies showed that the Project would not result in any significant impacts not previously addressed in the 2011 GPU EIR.

2. Project Description

The Project is a recycling facility that would engage in three forms of recycling: 1) tree waste chipping and grinding; 2) recycling of wood and construction debris ("C&D wood"); and 3) recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). Only pre-sorted, non-

contaminated tree trimmings and wood and construction debris would be accepted for processing. There would be no composting or acceptance of solid waste.

A STP is required for the "B" Special Area Designator. A Habitat Loss Permit will be required for impacts to Diegan coastal sage scrub habitat in conformance with the Natural Communities Conservation Planning Act. The project also includes a Boundary Adjustment between APNs 187-100-35 and 187-100-37 to buffer residential properties to the south. Combined, the Project site consists of six contiguous parcels totaling 139.5 gross acres (135.6 net acres). However, the Project would be constructed on the adjusted acreage (18 acres) of parcel 187-100-37 in the southeast portion of the site (Figure 3).

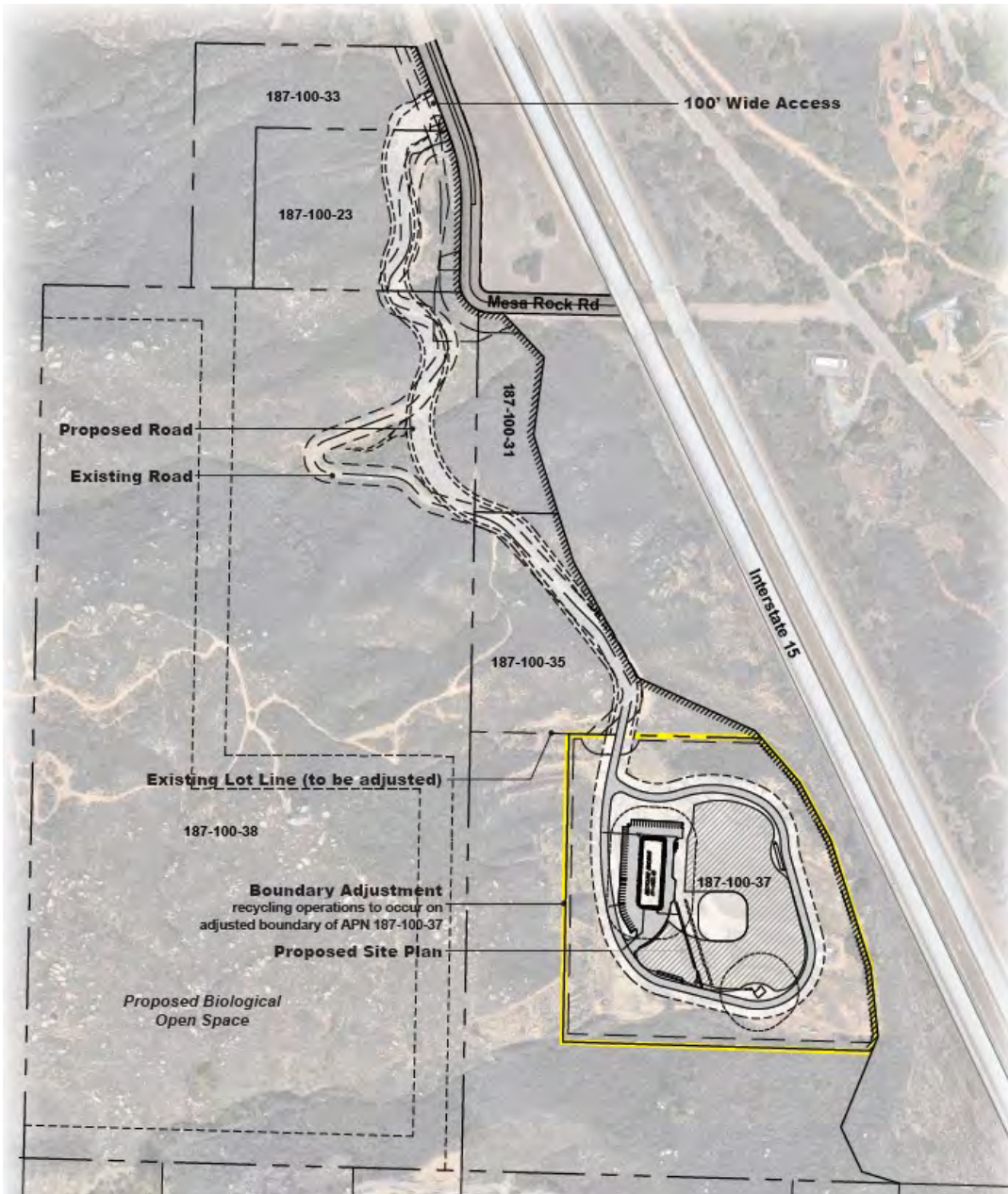
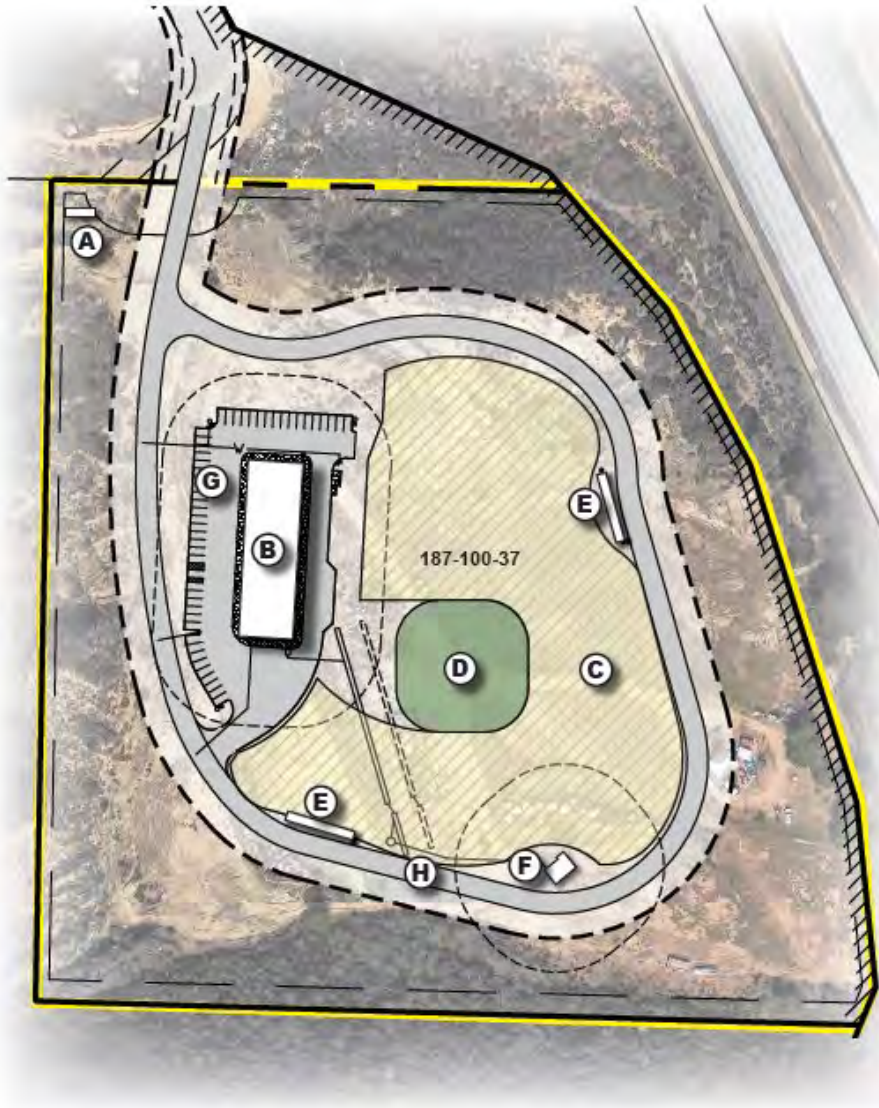


Figure 3: Overall Plot Plan

Project Components

As proposed, the Project would include construction of a 12,000-square foot steel recycling processing building with associated parking lot, 100,000-gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers. The steel recycling building will be 200 feet in length by 60 feet in width with a maximum height of 37.5 feet. The building includes four overhead doors on each side, each 24 feet in width and 26 feet in height. An additional overhead door of the same dimensions is located on the south end of the building that provides access to the wash facility. The steel building will be tan in color with brown trim.



Key Notes

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|---------------------------|----------------------|
| (A) Water Tank | (E) Truck Scale |
| (B) Recycling Building | (F) Security Trailer |
| (C) Material Storage Area | (G) Parking |
| (D) Processing Area | (H) Proposed Road |



Figure 4: Plot Plan

Operations

The Applicant proposes to operate the facility six days a week, Monday through Saturday, from 5:00 AM to 7:00 PM. The Project is generally classified as a solid waste facility that will require permits from the County's Department of Environmental Health, Solid Waste Local Enforcement Agency (LEA). LEA is certified by the State to enforce solid waste laws and regulations. Project components that require solid waste permits include: (1) Medium Volume Construction Demolition and Inert Debris (CDI) Facility and (2) Chipping and Grinding Operations Facility.

A Medium Volume CDI Facility can only take in material from a construction site, demolition site, or a construction material manufacturing businesses (that is not hazardous, if it is 100 percent recycled). This type of facility cannot accept other types of solid waste, such as general residential waste, industrial waste, or office recyclables. This category of facility is limited to receiving less than 125 tons of material per day. A Medium CDI Facility is subject to monthly, unannounced inspections by the LEA. When conducting the monthly inspections, LEA looks at a number of operational characteristics, such as firefighting equipment, lighting, traffic control, and dust control. In addition, recordkeeping requirements include the documentation of incoming weights and volumes of incoming and outgoing salvage material and a daily log of special occurrences, such as receipt of prohibited wastes, accidents, or fires.

The Project also proposes Chipping and Grinding Operations. This type of operation does not produce compost but mechanically reduces the size or otherwise engages in the handling of green material. Green material includes, but is not limited to, tree and yard trimmings, untreated wood wastes, natural fiber products, and construction and demolition wood waste. The LEA will also inspect this operation and will require the preparation and implementation of an Odor Impact Minimization Plan, random checks of waste loads, and recordkeeping requirements.

In addition to the requirements that will be enforced by the LEA through permit conditions, the Project site plan is subject to conditions of approval that are established through the Zoning Ordinance and the California Environmental Quality Act (CEQA).

Grading

The Project will require approximately 168,000 cubic yards of onsite grading and will include the import of 72,306 cubic yards of material. If the STP and Boundary Adjustment are approved, a grading permit will be required as a condition of project approval. An existing unpermitted security trailer, patio cover, septic system, and concrete pad will be removed during the site development and construction phase. If the Project is denied, the unpermitted structures will be removed as a requirement to resolve the Code Enforcement Case.

Grading is required to improve the private access road from Mesa Rock Road to the Project parcel (APN 187-100-037), and grade pads for the proposed recycling operation. The access road begins at an elevation of 961 feet above mean sea level (amsl) at Mesa Rock Road and climbs to the south to an elevation of over 1,095 feet amsl before dropping back down to an elevation of 1,032 feet amsl at the driveway to the 12,000 square foot recycling building on the Project facilities parcel. Grading and improvements for the access road will include two crib walls in two separate locations. One crib wall will be approximately 110 feet in length and the other will be approximately 180 feet in length, each having a maximum height of 10 feet. The first crib wall will have a fill slope ranging in height from 22 feet to 35 feet above it, and the second crib wall will have a fill slope ranging in height from

20 to 33 feet above it. Additional grading is required for the construction of the recycling operation on APN 187-100-37.

Subject Property and Surrounding Land Uses

The Project site is bordered to the east by an undeveloped parcel owned by Caltrans (zoned Limited Agriculture and Rural Residential), to the south by single-family residences and to the west by undeveloped single-family residences. The site is comprised of six individual lots totaling 139.5 gross acres (135.6 net acres).

The General Plan Regional Category for the site is Semi-Rural and the General Plan Land Use Designations are High Impact Industrial (I-3) and Semi-Rural Residential (SR-4), which will not be changed with the Project. The zoning designations, General Impact Industrial (M54), Rural Residential (RR) and Limited Agriculture (A-70) will also not be changed with the Project. Surrounding land uses include undeveloped parcels and rural residential uses, as well as commercial uses within the vicinity. Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table C-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|-------------------------------|------------|-----------------------|---------------------------------------|
| North | Semi-Rural Residential (SR-4) | RR/A70 | Mesa Rock Road | Vacant |
| East | Public/Semi-Public Facilities | RR/A70/S94 | I-15 | Vacant, Caltrans Site |
| South | Semi-Rural Residential (SR-1) | RR | N/A | Single-Family Residential |
| West | City of Escondido | N/A | Woodland Heights Glen | Undeveloped Single-Family Residential |

D. ANALYSIS AND DISCUSSION

The Project has been reviewed for compliance with CEQA, and a 15183 Checklist was prepared. A discussion of the Project’s consistency with CEQA Guidelines §15183 is described on the following pages. Concerns raised by the public are discussed below.

1. Key Requirements for Requested Actions

The Zoning Administrator shall determine whether 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. Aesthetics

The public raised concerns that the Project will result in significant or “peculiar” visual impacts. Comments included the concern that the Project will have significant lighting impacts on local residents, including those across I-15 in the Montreux residential development. In addition, comments expressed concern there would be impacts to existing rock formations, specifically the rock formation commonly known as “Bear Rock”.

The City of Escondido commented that the 39-lot High Point residential development is located just west of the Project site and “provides many direct sight opportunities into the proposed industrial project site.” The City of Escondido stated that such views from the High Point development would be adversely affected by the Project.

Analysis:

The Project site is surrounded on the north, west, and south by steep slopes between 100 to 500 feet above the proposed site pad elevation. The site is approximately 80 feet above the elevation of I-15 to the east. Intervening topography would limit the views of properties to the north, west, and south of the Project site. However, the property is within the viewshed of the North County Metro I-15 Design Corridor. Motorists would be afforded temporary views of the Project site while traveling along southbound I-15. The recycling facility will be located at an elevation ranging from 1,022 to 1,031 feet above mean sea level (amsl). This 80 to 90-foot elevation difference is comprised of a 30 to 70-foot slope along the freeway to the Project parcel, then two crib walls on the Project parcel each with a maximum height of 10 feet, followed by an additional 15 to 20 feet of fill slope, 20-foot wide bench, and 10 more feet of fill slope.

Grading for the access road will occur mainly along the route of an existing dirt road; and grading for the recycling facility will occur primarily on a previously disturbed area used by Caltrans as a borrow pit decades ago. Grading on previously disturbed areas will minimize impact to scenic attributes of the Project site and proposed landscaping will screen proposed fill slopes, retaining walls, and the recycling processing area and facilities. The Project’s light and glare impacts will be minimal and will be adequately controlled by compliance with the County’s Light Pollution Code and Zoning Ordinance. The Project will be located downslope from Bear Rock and will not impact or adversely affect views of Bear Rock.

The County’s 2011 GPU designed the site as Heavy Industrial (I-3) and zoned the site General Impact Industrial (M54). The GPU considered the visual impacts of placing industrial uses adjacent to a property identified in the Escondido General Plan as rural residential. The Project

will not result in significant view impacts on the High Point development located to the west of the Project site within the City of Escondido.

The Project would not have significant visual impacts because views are transitory from the I-15 freeway and the Project is located above the roadway grade; no physical changes to I-15 are proposed; the Project is set back from I-15 and largely blocked from view by existing topography and surrounding vegetation; and design measures will incorporate existing topography, existing vegetation, and landscaping with native plants to effectively screen the Project.

b. Air Quality/Greenhouse Gas Emissions

The public raised concerns that the Project will result in significant or “peculiar” air quality and greenhouse gas (GHG) impacts. Comments also expressed concern the Project would impact the health of surrounding residents, both during construction and operations. In addition, the public has raised concerns that the recycling facility will release odors.

Analysis:

The June 2019 Air Quality and Greenhouse Gas Assessment, prepared by Dudek, analyzed potential air quality and GHG impacts from construction and operation of the Project. Air emissions modeling showed that the estimated maximum daily emissions resulting from the operation of the Project would not exceed the County’s threshold for each of the air pollutants. If the STP is approved, project design features such as a Dust Management Plan, Odor Impact Minimization Plan, and Best Available Control Technology will be incorporated as conditions of project approval. Air quality impacts during project operation would be less than significant.

With respect to evaluating exposure to sensitive receptors, the closest receptor to the Project is a residence 620 feet to the south. No toxic air contaminants are expected to impact the closest receptor due to the steep terrain between the Project and the closest receptor and the prevailing wind direction, which is from the south southwest and will blow from the Project, away from the closest sensitive receptor, toward I-15. As the wind changes direction, toxic air contaminants are expected to dissipate with distance and intervening topography. The Project would be required to implement an Odor Impacts Minimization Plan and numerous project design features, which will make the odor impacts less than significant.

The Project would not have a significant or “peculiar” air quality impact because the Project is consistent with the County of San Diego’s General Plan land use designation and land use designations under local general plans are accounted for in local air quality plans, State Implementation Plan, and Regional Air Quality Strategy.

c. Biological Resources

The public raised concerns that the Project will result in significant or “peculiar” biological impacts. The County received comments that the proposed mitigation measures for the Project’s biology impacts are not specific enough or included in the conditions of approval. One commenter requested additional mitigation for the Project’s biological impacts on portions of the Project site that had been illegally graded in the past.

Analysis:

Biological resources on the Project site were evaluated in a Biological Assessment Report dated March 10, 2013 and prepared by BLUE Consulting Group. Additionally, a report entitled Analysis of California Gnatcatcher Movement through the North County Environmental Resources (NCER) Recycling Facility Project Site Memorandum dated December 8, 2017 was prepared by Dudek. Finally, a memorandum entitled North County Environmental Resources-Vegetation Mapping and Impacts Update Memorandum dated September 4, 2019 and prepared by Dudek was submitted to the County to verify the current site conditions and biological impacts resulting from the Project.

The Project study area contains Diegan coastal sage scrub, flat-topped buckwheat, mafic southern mixed chaparral, coast live oak woodland, southern coast live oak riparian forest and disturbed habitat. One sensitive plant species and one sensitive wildlife species were detected during field surveys: summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*) and red-tailed hawk (*Buteo jamaicensis*). Protocol California gnatcatcher surveys were conducted in October and November 2017 and no gnatcatchers were observed.

The Project resulted in unauthorized impacts to 12.88 acres as a result of unpermitted grading performed in 2008. If the Project is approved, an additional 6.23 acres would be associated with implementation of the Project. Unauthorized impacts to Diegan coastal sage scrub will be mitigated offsite at a 3:1 ratio and unauthorized impacts to mafic southern mixed chaparral will be mitigated at a 4:1 ratio through the preservation of onsite habitat within a biological open space easement. Proposed impacts to Diegan coastal sage scrub will be mitigated offsite at a 2:1 ratio, proposed impacts to mafic southern mixed chaparral will be mitigated at a 3:1 ratio through the preservation of onsite habitat within a biological open space easement and proposed impacts to coast live oak woodland and southern coast live oak riparian forest will be will be mitigated offsite at a 3:1 ratio. The Project will avoid impacts to the sensitive plant species and potential impacts to sensitive wildlife species will be mitigated through habitat-based mitigation. The Project will require a Habitat Loss Permit (HLP) for impacts to Diegan coastal sage scrub.

The Project would not have a significant or "peculiar" biological resources impact because the Project's impacts are consistent with those considered in the GPU EIR and will be mitigated through ordinance compliance and through implementation of the following mitigation measures: purchase of offsite mitigation; dedication of biological open space and a limited building zone easement; the installation of open space signage and fencing; and biological monitoring and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. If the Project is approved, the mitigation measures will be included as conditions of approval.

d. Hazards and Hazardous Materials

The public raised concerns that the Project will result in significant or "peculiar" hazards and hazardous materials impacts. The County received comments expressing concern that the Project could result in the handling and discharge of hazardous materials, including asbestos.

Analysis:

The Project would not have a significant or “peculiar” hazards or hazardous materials impacts because the Project will not accept, handle, process, dispose of or produce asbestos or any other hazardous material or hazardous waste. If the STP is approved, the Project will implement a Hazardous Materials Program and Hazardous Load Check Program as a condition of Project approval to ensure no hazardous materials are processed at the facility. The Project will also be subject to regulatory oversight by the San Diego County Department of Environmental Health, Hazardous Materials Division.

e. Hydrology/Water Quality

The public raised concerns that the Project will result in significant or “peculiar” hydrology impacts. The County received comments questioning whether the Project would result in impacts to hydrology and stormwater runoff; result in significant deposition of silt into local waterway; and questioning clarification how the Project’s water demands would be met.

Analysis:

The County required the Applicant to conduct a Drainage Study and Stormwater Quality Management Plan (SWQMP). The studies demonstrated that the Project could achieve compliance with the County’s current Municipal (MS-4) stormwater permit and Watershed Protection Ordinance (WPO). As a result, the Project is not expected to cause significant hydrological or stormwater impacts. Further, the Project will control discharge of silt/sediment to the extent required under the County’s MS-4 permit. Specifically, the SWQMP requires that the Applicant implement site design measures, source control Best Management Practices (BMPs), and/or structural BMPs (including installation of bio-retention basins) to reduce potential pollutants, including sediment, from being discharged to local drainages and waterways.

The Project would receive its water from the Vallecitos Water District, which has provided the County with a Service Availability Letter, indicating that it has sufficient water to supply the Project. Initially, the Project intended to supply a portion of its water needs through on-site groundwater pumping; however, the Applicant has since decided to secure all water from Vallecitos Water District.

f. Land Use

The public raised concerns that the Project will result in significant or “peculiar” impacts because it proposes an industrial use adjacent to residential land uses. Comments further stated that the Project site is an inappropriate location for a recycling facility. Additional comments questioned whether the Project is consistent with the land use and zoning designations that apply to the site. The City of Escondido commented that the Project site is within its sphere of influence and is designated as rural residential in the Escondido General Plan.

Analysis:

The Project is subject to the County’s General Plan, is located within the Semi-Rural Regional Category and contains lands within the High Impact Industrial (I-3) Land Use Designation. The Project is also subject to the policies of the North County Metropolitan Subregional Plan. The property is zoned General Impact Industrial (M54) which permits light and heavy recycling processing facilities pursuant to the Zoning Ordinance Section 6975. The Project is consistent

with the General Plan, the North County Metropolitan Subregional Plan, and the I-15 Design Review Guidelines. Although the Project site is within the City of Escondido's sphere of influence, the Project is not subject to the Escondido General Plan, but rather the County's General Plan and Zoning Ordinance. The subject property is in compliance with the land use and zoning designations that are applicable to the site.

The Project would not have a significant land use impact because the Project is in compliance with the land use and zoning designations that are applicable to the site. In addition, the Project would not conflict with any land use plan, policy, or regulation.

g. Noise

The public raised concerns that the Project will result in significant or "peculiar" noise impacts. The County received several comments stating that the Project would generate significant amounts of noise and violate the County Noise Ordinance. Additional comments stated local atmospheric and meteorological conditions – such as wind, temperature, and humidity – could amplify noise levels. Other comments stated that the acoustical analysis should have assumed that multiple machines, such as wheeled loader, dump truck, tab grinder, trammel screen, and crusher, would be operating simultaneously. Numerous comments asserted that the Project, by starting its daily operations at 5:00 AM, would violate the County Noise Policy N-5.2 and blasting associated with construction of the Project would disrupt residents.

Analysis:

The noise impacts associated with the construction and operation of the Project were analyzed in the Noise Assessment Report prepared by Ldn Consulting, Inc. and Supplementary Technical Analysis prepared by Dudek. The Supplementary Noise Technical Analysis, dated May 2019, assessed worst-case conditions by modeling the noise generated by the two pieces of equipment with the highest continual noise levels operating simultaneously. Based on this modeling, the Noise Technical Analysis determined that the Project would not result in any significant noise impacts. In addition, the Noise Technical Analysis found that the Project would have no significant groundborne noise or vibration impacts during either construction or operation since blasting would be prohibited within 400 feet of residences. If the Director of Planning & Development Services makes the findings to approve the Project, PDS Staff will recommend the following condition be added:

- Monitor compliance of the equipment used during any one-hour period to ensure only two pieces of equipment will operate at any given time.

The Project would not have a significant noise impact with the incorporation of conditions of approval due to the low number of trucks entering and exiting the Project site per day; operational constraint of the recycling facility; and ridgelines and other topographical features located between the facility's equipment and residential uses.

h. Transportation and Traffic

The public raised concerns that the Project will result in significant or "peculiar" transportation impacts. The County received comments expressing concern over traffic impacts of the Project and concern over an increase of truck traffic.

Analysis:

A Preliminary Traffic Assessment was prepared by RBF, which analyzed traffic volumes, roadway segments, and peak hour intersection operations. The Project, including anticipated truck traffic, would generate 110 passenger car equivalent (PCE) average daily trips (ADTs). Using SANDAG's 2035 traffic volumes, all intersections and road segments would continue to operate at level of service (LOS) D or better with the Project. The additional 110 PCE ADTs from the Project do not exceed the 2,400 ADT (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by San Diego Association of Governments (SANDAG). The Project would add 29 trips during the AM peak and 32 trips during the PM peak.

If the Director of Planning & Development Services makes the findings to approve the Project, PDS Staff will recommend the following condition be added:

- Limit the outbound truck shipments of material to no more than an average of two per day as required by the County Zoning Ordinance Section 6975(a)(4) and require detailed logs to verify compliance.

The Project would not have a significant transportation impact because the trips generated by the Project would be below the County's minimum threshold and the Project will be subject to the payment of Transportation Impact Fees addressing cumulative impacts that may occur in the vicinity of the Project.

E. PUBLIC INPUT

Throughout the processing of the Project, there has been significant interest and comments by the community, City of Escondido, members of the public and other stakeholders. During the public disclosure period, from September 12, 2019 to October 14, 2019, over 500 people commented expressing their concern and opposition to the Project. In addition, while not a requirement of CEQA Guidelines §15183, PDS staff hosted a community meeting in San Marcos on September 24, 2019 to hear input and provide additional opportunities for the public to engage. Please see Attachment D for these comments and PDS Staff response to comments. PDS uploaded all public comments and the PDS Staff responses to issue areas on the County's website for review.

F. COMMUNITY PLANNING OR SPONSOR GROUP

The Project is located within the Twin Oaks Community Sponsor Group (CSG) area. A notice was sent to the Twin Oaks CSG to provide opportunity for members of the public to comment on the Project. The Project was heard at several Twin Oaks CSG meetings since the application was submitted in 2008. At the October 16, 2019 meeting, the Twin Oaks CSG recommended against a determination that the Project qualify for an exemption from further environmental review pursuant to CEQA Guidelines §15183, and that an EIR be completed for the Project by a vote of 4-0-0-2 (4-Yes, 0-No, 0-Abstain, 2-Absent). Furthermore, the Twin Oaks CSG states that the Project will have negative impacts on the neighboring community and opposes approval of the Project.

While the Project is not located within the Hidden Meadows CSG area, the Hidden Meadows CSG heard the Project at several meetings due to substantial community interest. At the October 24, 2019 meeting,

by a vote of 5-0-0-4 (5-Yes, 0-No, 0-Abstain, 4-Vacant/Absent), the Hidden Meadows CSG voted to recommend denial of the project and requested to reevaluate the property if an Environmental Impact Report was prepared. The Hidden Meadows CSG heard the project again on June 4, 2020 and June 11, 2020. At the June 11, 2020 meeting, the Hidden Meadows CSG recommended against a determination that the Project qualify for an exemption from further environmental review pursuant to CEQA Guidelines §15183 because the project has peculiar effects by a vote of 5-0-0-4 (5-Yes, 0-No, 0-Abstain, 4-Vacant/Absent).

The Twin Oaks and Hidden Meadows CSG meeting minutes are included in Attachment D, Public Documentation.

G. 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:

Regina Ochoa, Project Manager
858-495-5338
Regina.Ochoa@sdcounty.ca.gov

Report Approved By:

Kathleen Flannery, Assistant Director
858-495-5484
Kathleen.Flannery@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DARIN NEUFELD, CHIEF

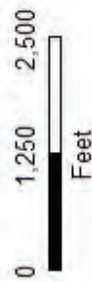
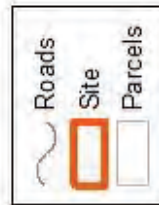
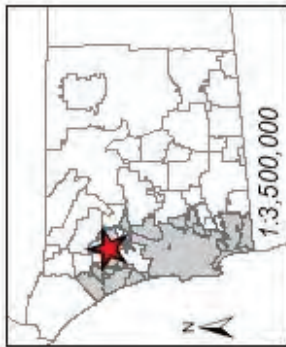
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Environmental Documentation
- Attachment C – Site Plan and Preliminary Grading Plan
- Attachment D – Public Documentation

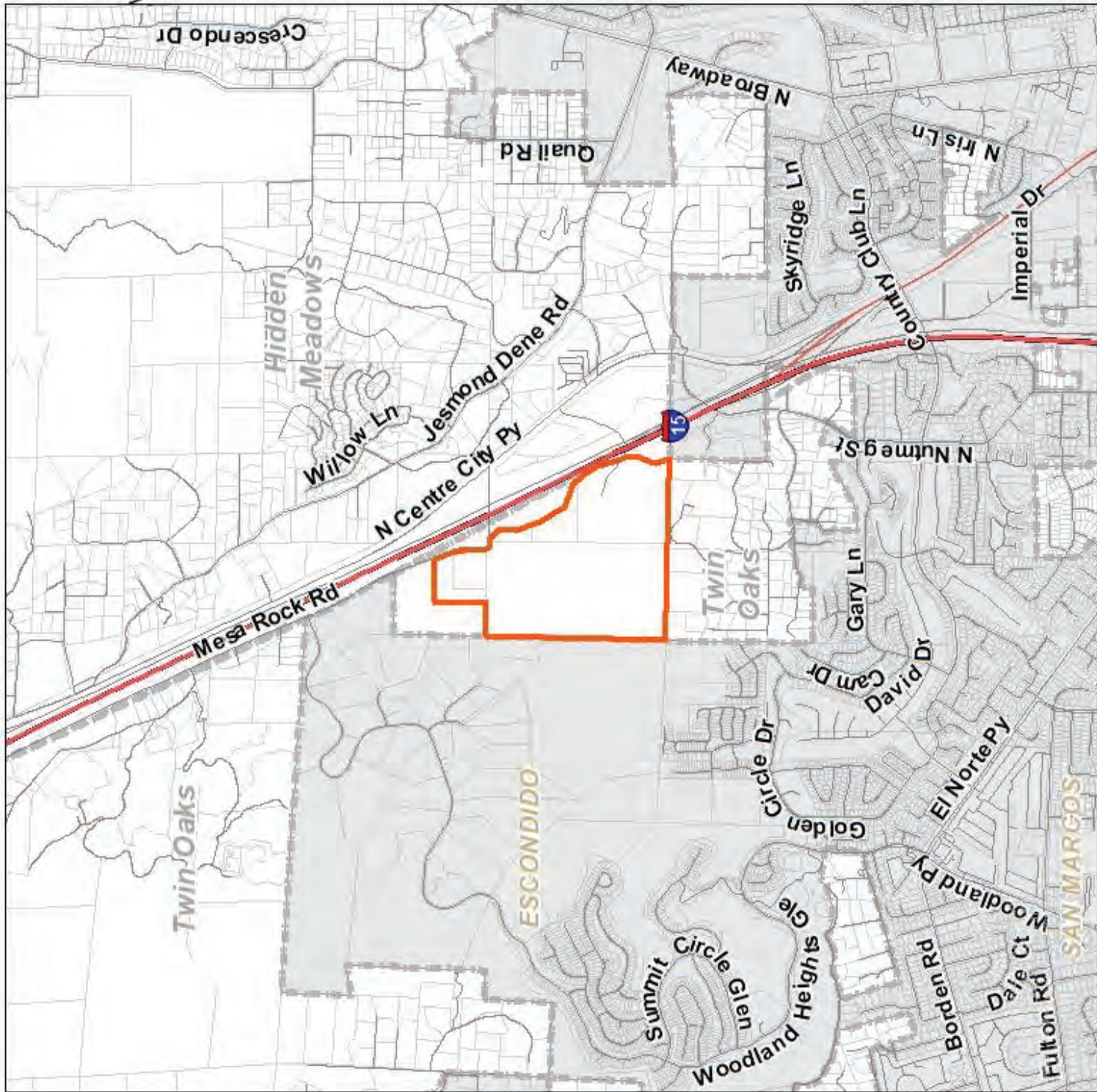
North County
Environmental Resources
PDS2008-3500-08-015

Vicinity Map

North County Metro
Subregional Plan Area



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





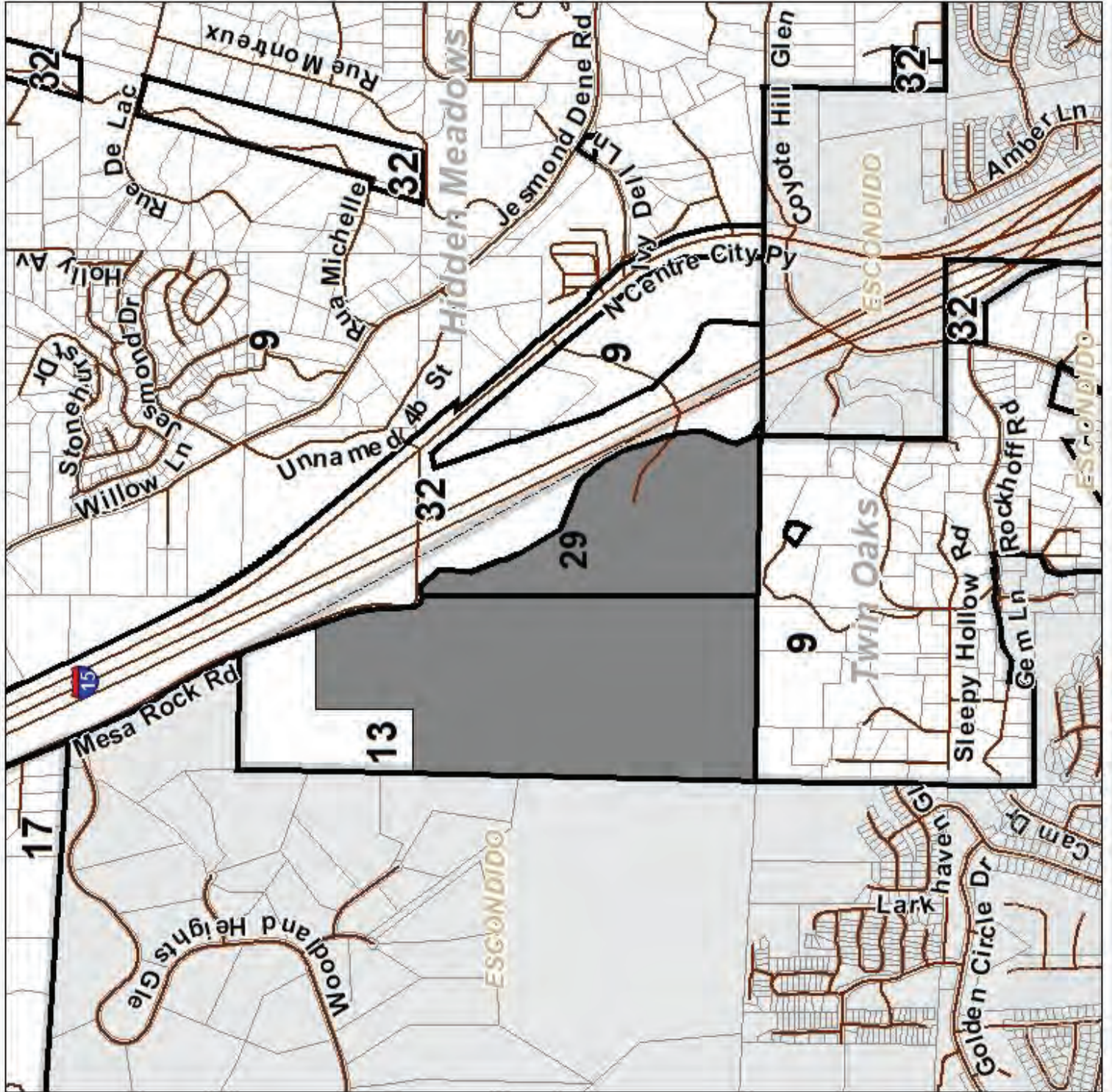
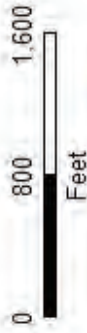
**North County
Environmental Resources
PDS2008-3500-08-015**

General Plan

**North County Metro
Subregional Plan Area**

- (2) Village Residential (VR-24)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (22) Specific Plan Area
- (29) High Impact Industrial
- (32) Public /Semi-Public Facilities
- (37) Open Space (Conservation)

| | |
|---|----------|
|  | Roads |
|  | Site |
|  | Parcels |
|  | Planning |



North County Environmental Resources PDS2008-3500-08-015

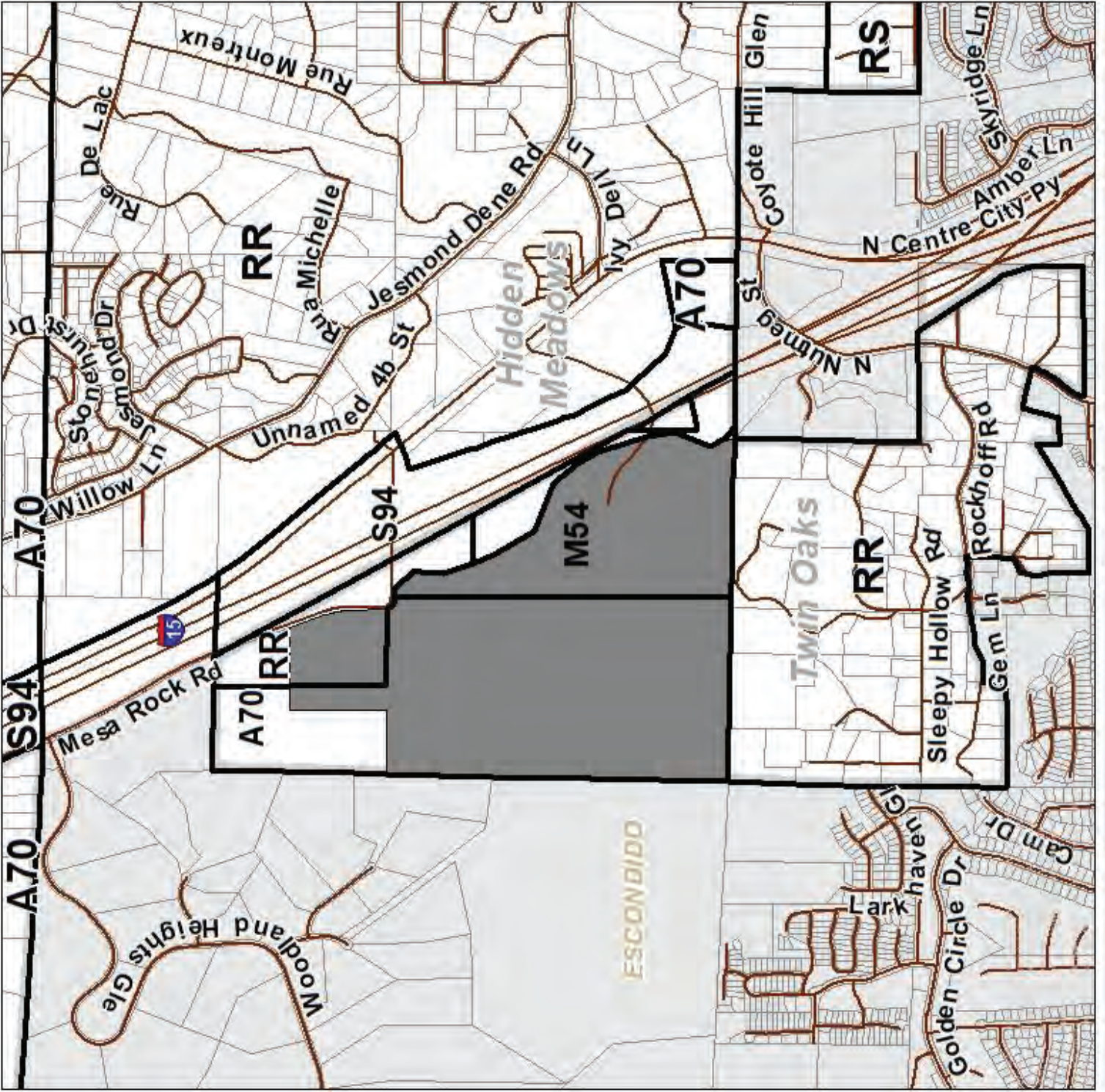
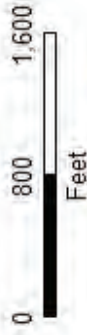
Zoning

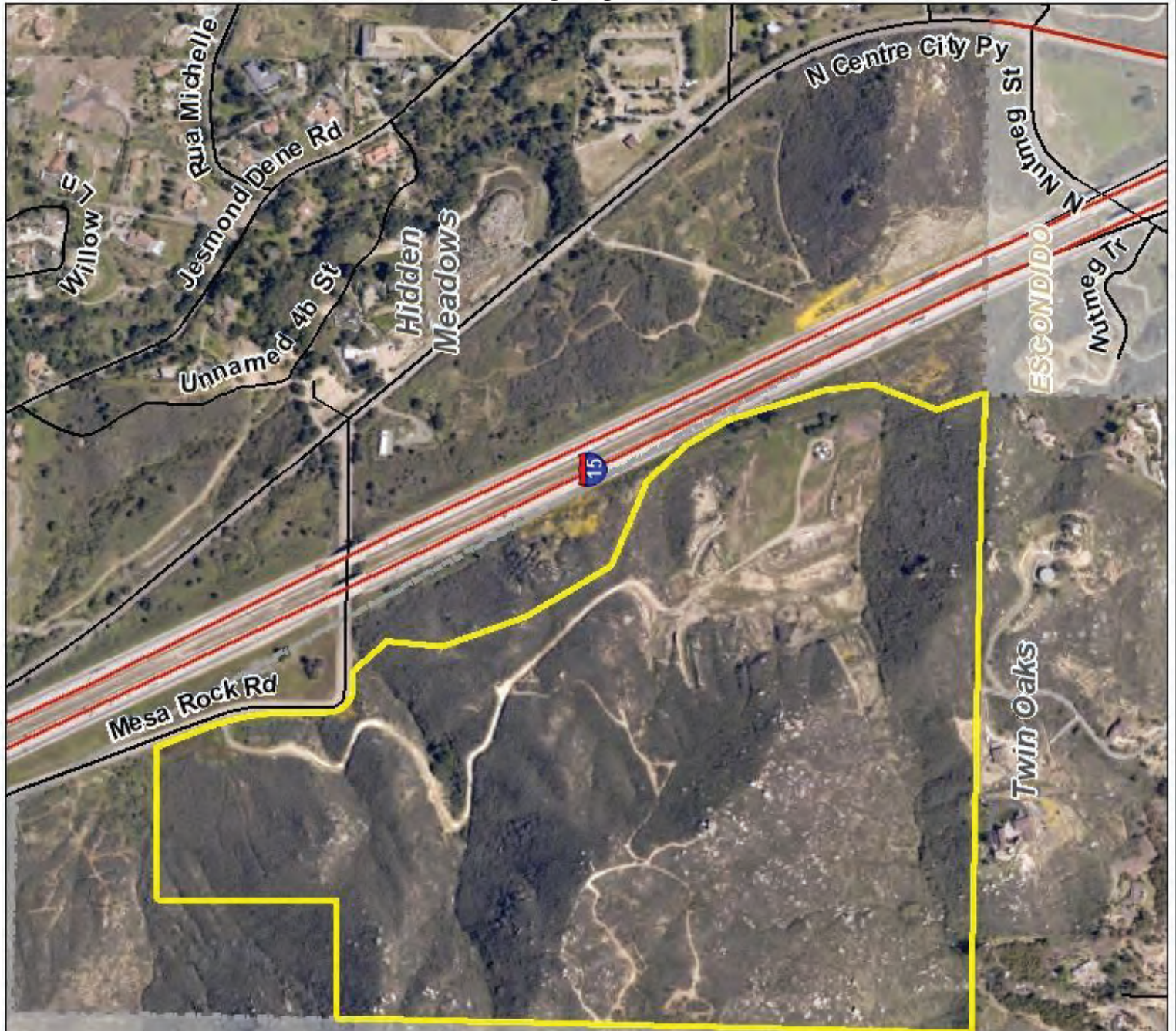
North County Metro Subregional Plan Area

- A70 - Limited Agricultural
- M54 - General Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- S80 - Open Space
- S88 - Specific Planning Area
- S94 - Transportation/Utility Corridor

Legend:

- Roads (wavy line)
- Site (dark grey fill)
- Parcels (thin black outline)
- Zoning (thick black outline)





North County
 Environmental Resources
 PDS2008-3500-08-015
 North County Metro Subregional Plan Area

LUFG GIS
 Local Utility Field Group Inc.

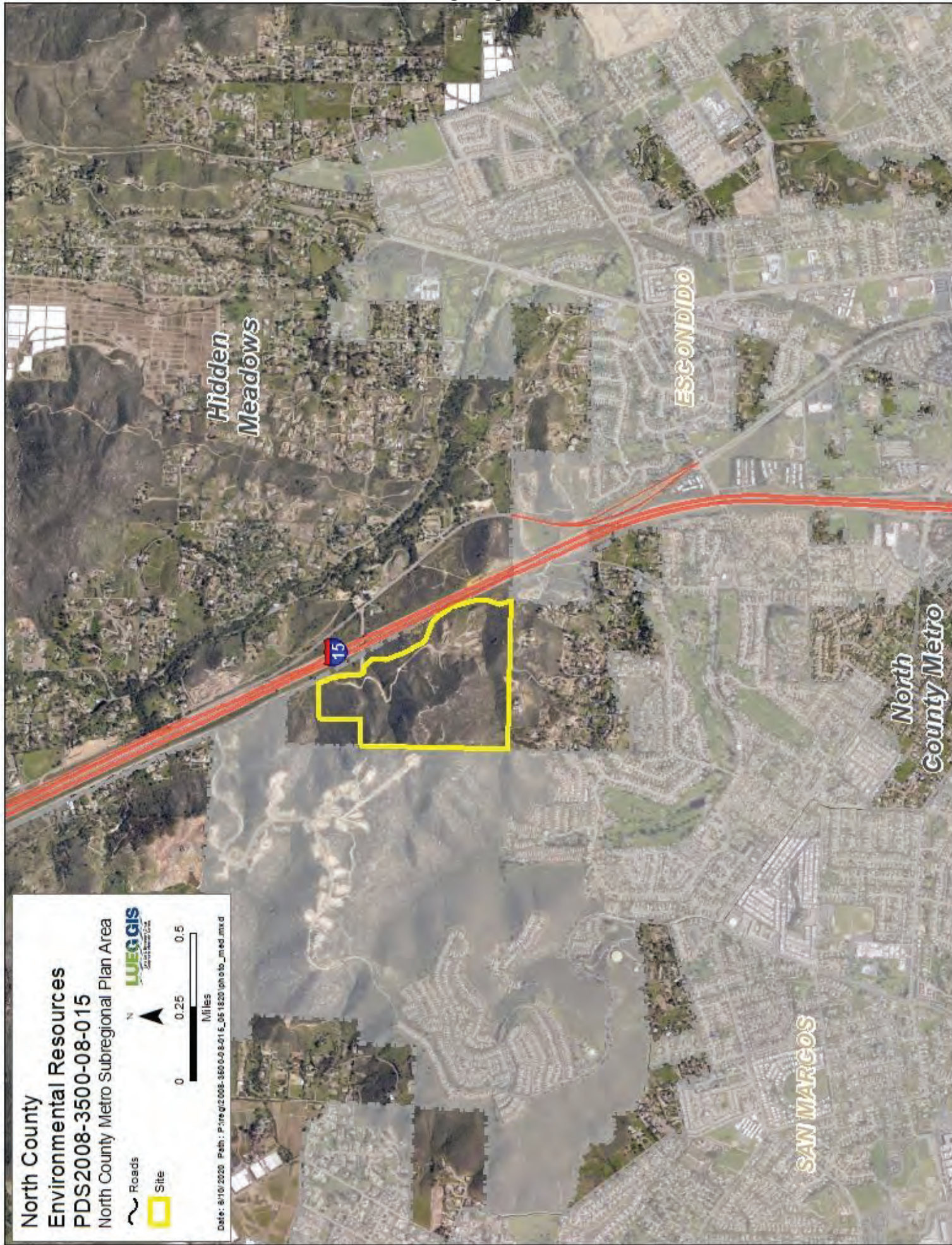
Roads Site

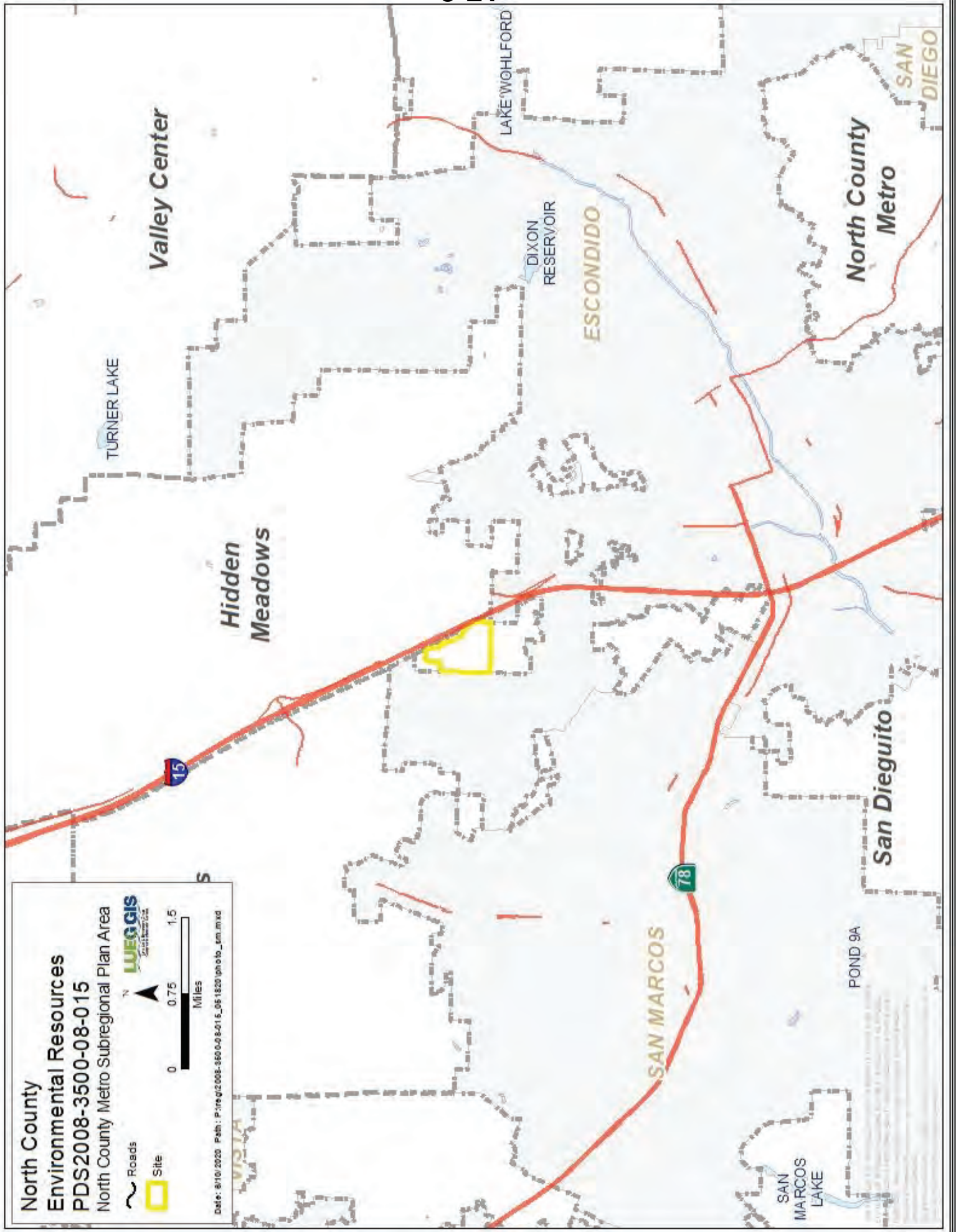
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Medina Glen
Muirfield Glen





North County
Environmental Resources
PDS2008-3500-08-015
North County Metro Subregional Plan Area

Roads
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County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Date: ~~September 12, 2019~~ June 25, 2020
Project Title: North County Environmental Resources
Record ID: PDS2008-3500-08-015, PDS2013-BC-13-0019; PDS2008-3910-0808012
Plan Area: Twin Oaks Community Sponsor Group
GP Designation: I-3 (High Impact Industrial)
Density: -
Zoning: M54 (Industrial)
Min. Lot Size: -
Special Area Reg.: B – Site Plan
Lot Size: -
Applicant: Arie DeJong, Hilltop Group, Inc.
 807 E. Mission Rd., San Marcos, CA 92069 – (760) 744-9040
Staff Contact: ~~David Sibbet – (858) 694-3094~~ Regina Ochoa – (858) 495-5338
David.Sibbet@sdcounty.ca.gov regina.ochoa@sdcounty.ca.gov

Project Description

Location

The proposed project site is located at 25568 Mesa Rock Road and adjacent to the west side of I-15, in the Twin Oaks Community Sponsor Group Area of the North County Metropolitan Subregional Plan Area in the unincorporated County of San Diego. The project site encompasses six commonly owned separate parcels of real property identified as San Diego County Assessor Parcel Numbers (APNs) 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38. Proposed recycling facilities and operations would be conducted on APN 187-100-37-00, over 0.25 miles south of Mesa Rock Road.

Site Description

The six parcels comprising the project site ownership are subject to the Semi-Rural Regional Category. The three westernmost parcels (APNs 187-100-23, -33, and -38) have a General Plan Land Use Designation of Semi-Rural Residential (SR-4), and a zoning classification of Rural Residential (RR, parcels -23 and -33) and Limited Agriculture (A70, parcel -38). These three parcels total 92.97 acres. The three easternmost parcels (-31, -35, and -37) are adjacent to the west side of I-15 and have a land Use Designation of High Impact Industrial (I-3) and zoning classification of General Impact Industrial (M54) with a “B” Special Area Designator. These parcels total 45.15 acres.

Access to the proposed recycling operations on APN 187-100-37, would be provided by a proposed improved private easement road that would traverse northerly across APNs 187-100-35, -31, -38, -23, and -33 from parcel -37 to connect with Mesa Rock Road (County Maintained) on the west side of I-15

Regional access is provided by I-15 to the Deer Springs Road exit and local access to the site is provided by a private easement road via Mesa Rock Road. Fire protection services would be provided by the Deer Springs Fire Protection District, potable water would be provided by the Vallecitos Water District, and an onsite septic system is proposed.

APN 187-100-37 currently contains a patio structure, security trailer, and various stored materials on previously disturbed areas of that parcel. This parcel also contains native habitat (e south and west sides of the parcel) and has an elevational range from 960 feet above mean sea level (amsl) in the eastern portion of the parcel to 1,200 feet in the western portion. The remaining project ownership contains native Coastal Sage Scrub habitat and three of the parcels (-23, -35, and -38) contain an existing dirt road that provides access to parcel -37.

The site contains six permitted groundwater wells; however, these wells will be destroyed under permit and inspection by the Department of Environmental Health.

Discretionary Actions

The project involves the processing of two discretionary permits: Site Plan and Boundary Adjustment/Certificate of Compliance (B/C). The Site Plan would allow for the proposed recycling facilities and activities, with the "B" Special Area Designator within the M54 zone.

The Boundary Adjustment/Certificate of Compliance between parcels 187-100-35 and 187-100-37 would provide additional buffer to residential properties located south of the project, by transferring acreage (approximately 17.5 acres) on the west (300 feet in width) and south (400 feet in width) sides of parcel -37 to parcel -35. All proposed recycling facilities and activities would be located on the reduced acreage (approximately 18 acres) of parcel -37.

Project Description

The project is a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris ("C&D wood"); and the recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). Only pre-sorted, non-contaminated tree trimmings, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. The proposed NCER facility would likely require permits for both a Medium Volume CDI facility, regulated by CCR Title 14, Division 7, Chapter 3.0, Article 5.9 Section 17383.5, and a Compostable Material Chipping and Grinding permit. NCER is anticipated to release two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product. The daily maximum combined process tonnage of C&D wood debris and/or CDI debris allowed by the Local Enforcement Agency (LEA) is 174 tons. The proposed project consists of a 12,000-square foot steel recycling processing building, 100,000-gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers. The steel recycling building will be 200 feet in length by 60 feet in width with a maximum height of 37.5 feet. The building includes four overhead doors on each side, each 24 feet in width and 26 feet in height. An additional overhead door of the same dimensions is located on the south end of the building that provides access to the wash facility. The steel building will be tan in color with brown trim. The facility would operate six days a week, Monday through Saturday, from 5:00 AM to 7:00 PM. A Site Plan is required in conformance with the County Zoning Ordinance and a Habitat Loss Permit for impacts to Coastal Sage Scrub habitat is required in

conformance with the Natural Communities Conservation Planning Act. The project also includes a Boundary Adjustment between APNs 187-100-35 and 187-100-37 to buffer residential property to the south. Combined, the project site consists of six parcels totaling 139.5 gross acres (135.6 net acres). However, the proposed NCER Recycling Facilities would be constructed on the adjusted acreage (18 acres) of parcel 187-100-37 in the southeast portion of the site.

Proposed earthwork quantities for the project consist of 95,710 cubic yards of cut and 182,430 cubic yards of fill with approximately 72,360 cubic yards of imported soil required. The project would require approval of a grading plan if the Site Plan and Boundary Adjustment/Certificate of Compliance are approved. An existing security trailer, patio cover, septic system, and concrete pad will be removed during the site development and construction phase.

Grading is required to improve the private access road from Mesa Rock Road to the project parcel (APN 187-100-037), and grade pads for the proposed recycling operation. The access road begins at an elevation of 961 feet above mean sea level (amsl) at Mesa Rock Road and climbs to the south to an elevation of over 1,095 feet amsl before dropping back down to an elevation of 1,032 feet amsl at the driveway to the 12,000 square foot recycling building on the project facilities parcel. Grading and improvements for the access road will include two crib walls in two separate locations; one approximately 110 feet in length and the other approximately 180 feet in length, each having a maximum height of 10 feet. The first crib wall will have a fill slope ranging in height from 22 feet to 35 feet above it, and the second crib wall will have a fill slope ranging in height from 20 to 33 feet above it. Five pads will be created by the grading on the recycling facilities parcel, the largest of which is Pad A which will be over seven acres in area and encircled by an access road. All project operations are proposed on this pad including material storage, processing, truck scales, security trailer, and the 12,000 square foot recycling building with associated parking lot. A 100,000-gallon water tank will be located on Pad E which will be 0.13 acres in area. No operations are proposed on Pads B (0.27 acres), C (0.28 acres), or D (0.38 acres).

Overview

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 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 North County Environmental Resources Site Plan is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements

these mitigation measures (see [https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf](https://www.sandiegocounty.gov/content/dam/sdc/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 proposes operation of a recycling facility on a parcel that would be approximately 18 acres following approval of a Site Plan and Boundary Adjustment/Certification of Compliance. The Site Plan would allow for the proposed recycling facilities and activities, by implementing the Community Design Review Area "B" Special Area Designator within the General Impact Industrial (M54) zone. The proposed uses are classified as a Recycling Processing Facility, Heavy Light. The M54 zone does not specify density limitations and other applicable sections of the Zoning Ordinance do not specify any density or area restrictions; however, a "G" height designator is specified allowing for a maximum height of 35 feet and two stories. The M54 zone also specifies

a “W” building type designator allowing for one or more nonresidential detached main buildings per lot or attached nonresidential buildings on the same lot or separate lots.

The North County Metropolitan Community Plan including the I-15 Corridor Scenic Preservation Guidelines do not specify density limitations for industrial zoned properties.

The proposed project is therefore consistent with the General Impact Industrial Zoning Designation as well as the High Impact Industrial Land Use Designation of the General Plan and the certified GPU FEIR.

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 project site lies along I-15 and is subject to Site Plan review as it is in the I-15 design review corridor. The site also contains native habitat including Diegan Coastal Sage Scrub. Potentially significant impacts were identified related to biological resources; however, these impacts can be mitigated with measures that are consistent with those identified in the GPU FEIR and have been made conditions of approval in the project decision documents.

Specific mitigation measures are contained in the Biological Assessment Report and are consistent with mitigation measures Bio-1.5 and Bio-1.6 of the GU FEIR.

Pursuant to the above findings, the proposed project would not result in any project specific effects that area peculiar or which the GPU FEIR failed to analyze.

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

The proposed project is consistent with the use characteristics and limitations of the development considered by the GPU EIR through the application of a Site Plan 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 proposed 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. All project potential impacts have been mitigated to less than significant levels; whereas, the GPU FEIR identified many potentially significant and unmitigable impacts.

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.

15183 Statement of Reasons

Signature June 25, 2020
Date

Regina Ochoa **Project Manager**
Printed Name Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed 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.

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

Discussion

- 1(a) There is no substantial adverse effect on a scenic vista because views are transitory and the project lies approximately 80- feet higher in elevation than I-15 adjacent to the east side of the project site. The access road to the recycling processing area will be improved mainly along the route of an existing dirt road. Total height of the 12,000 square foot recycling processing building will be 37.5 feet but will be located at the west side of the processing pad (Pad A) further out of the line of sight from I-15 and lower lying areas. Recycling materials will be limited to 20 feet in height and will be located within the proposed circular roadway around Pad A. The facility, processing area, access road, and retaining walls will be screened by intervening topography from the south and west, some existing vegetation, and a proposed six-foot fence and landscaping. See the Visual Resources Impact Report for Hilltop Group, by TRS Consultants, dated December 2014 and Memorandum concerning the Visual Impact Analysis for the NCER Project, by Dudek, dated December 22, 2017 for additional detail.
- 1(b) The property is within the viewshed of the North County Metro I-15 Design Corridor. Goal A of the I-15 Corridor Subregional Plan (Appendix C to the North County Metro Subregional Plan) is in regard to Scenic Preservation - Preserve to extent possible, the scenic attributes of the I-15 corridor. Goal B concerns Land Use – provide a land use pattern sensitive to the opportunities and constraints of the I-15 corridor. Goal E applies to Conservation – Protect environmental resources along the corridor including but not limited to those contained within Resource Conservation Areas. Pad A on which the recycling facility will be located lies at an elevation ranging between 1,022 and 1,031 feet amsl while I-15, 200 feet to the east, lies at an elevation of approximately 940 feet amsl. This 80 to 90-foot elevation difference is comprised of a 30 to 70-foot slope along the freeway to the project parcel, then two crib walls on the project parcel each with a maximum height of 10 feet, followed by an additional 15 to 20 feet of fill slope, 20-foot wide bench, and 10 more feet of fill slope. Grading for the access road will occur mainly along the route of an existing dirt road; and grading for the recycling facility will occur primarily on a previously disturbed area used by Caltrans as a borrow pit decades ago. Grading on previously disturbed areas will minimize impact to scenic attributes of the site and proposed landscaping will screen proposed fill slopes, retaining walls, and the recycling processing area and facilities. The proposed project will have no impact or less than significant impact from all key views analyzed in the Visual Resources Impact Report

and will implement and be consistent with I-15 Corridor Scenic Preservation Guidelines. Therefore, the project will not substantially damage scenic resources.

- 1(c) Please see response to 1(b) above. The project does not substantially degrade the existing visual character or quality of the site and its surrounding area. The project is set back and well above I-15, proposes the facilities and access road mainly on previously disturbed areas, and will be well screened by topography, some existing vegetation, and proposed landscaping.
- 1(d) The project proposes minimal lighting for safety and security. The project site is located more than 15 miles from the Palomar Observatory and the project’s lighting will be required to conform with the County’s Light Pollution Code (Zone B) and Zoning Ordinance to prevent spillover onto adjacent properties and to minimize impacts to dark skies. Therefore, the proposed project would not adversely affect day or nighttime views in the area, which would adversely affect day or nighttime views in the area.

Conclusion

As discussed above, the project will have a less than significant impact to aesthetics/visual resources. The project will not result in an impact which was not adequately evaluated by the GPU FEIR.

| | 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 project site and surrounding area does not contain land designated as Farmland of Statewide and Local Importance as well as unique according to the State Farmland

Mapping and Monitoring Program (FMMP). The site and surrounding area are mapped as "Other Land". The site does contain an area of Prime Soils; however, much of that area coincides with the area previously disturbed many decades ago for a borrow pit by Caltrans for construction of I-15. No agricultural production is taking place on or near the project site based on a review of current aerial photographs. Thus, the proposed project would not 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.

- 2(b) The project site is not located within or adjacent to a Williamson Act contract. The nearest agricultural contract area is located 1.4 miles to the north-northwest of the project site. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- 2(c) There are no timberland production zones on or near the proposed project site.
- 2(d) The project site is not located near any forest lands. Therefore, the proposed project would not result in the loss or conversion of forest lands.
- 2(e) The project site is located adjacent to I-15 and land zoned for agricultural and rural residential use. However, the area surrounding the project site is quite rugged and contains open space with native habitats. No agricultural production is taking place on adjacent lands. The project site is not located adjacent to any properties that are considered Important Farmland or other active agricultural production areas. Therefore, the proposed project would not result in changes to the existing environment which could result in the conversion of Important Farmland or other agricultural resources to non-agricultural uses.

Conclusion

As discussed above, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU FEIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 3. Air Quality – Would the Project: | | | |
| a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)? | <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?
- e) Create objectionable odors affecting a substantial number of people?

Discussion

3(a) An Air Quality and Greenhouse Gas Emissions Assessment was prepared by Dudek, dated June 3, 2019. As the proposed project would be consistent with the project site’s General Plan land use designation, and because the SIP and RAQS rely on information from CARB and SANDAG including growth projections based on population, vehicle trends, and land use plans developed by the County and the cities in the County as part of the development of their general plans, the proposed land uses would be accounted for in the projections contained in the SIP and RAQS. Therefore, the proposed project would not conflict with or obstruct the implementation of local air quality plans and impacts would be less than significant. Please refer to Section 3.2.1 of the Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019 for additional detail.

3(b) Project construction and operational emissions associated with the development of the proposed commercial development would not exceed the County’s construction and operational significance level thresholds. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Please refer to Section 3.2.2 of the Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019 for additional detail.

3(c) San Diego County is presently in non-attainment for the National and California Ambient Air Quality Standard (NAAQS and CAAQS, respectively) for ozone (O₃). San Diego County is also presently in non-attainment for concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) and Particulate Matter less than or equal to 2.5 microns (PM_{2.5}) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and oxides of nitrogen (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project would contribute PM₁₀, PM_{2.5}, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established significance level thresholds (see Question 3(b) above). Additionally, grading activities associated with construction of the project would be subject to the County of San Diego Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55, which requires the implementation of dust control measures. the proposed project would not result in a cumulatively considerable contribution to regional O₃ concentrations or other criteria pollutant emissions. Cumulative impacts would be less than significant. Please refer to Section 3.2.3 of the Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019 for additional detail.

3(d) The closest receptor to the project site is a residence approximately 620 feet to the south. the project would not add trips to an intersection currently operating at LOS E or F, and would not degrade an existing intersection LOS from an acceptable level (D or better) to

LOS E or F. Therefore, impacts from CO “hotspots” would be less than significant. The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks, and the associated health impacts to sensitive receptors. This equipment would be subject to CARB regulations for nonroad equipment and would be used on an as-needed basis. Because of the steep terrain between the project and closest receptor and the prevailing wind direction, the TAC emissions from operation are not expected to impact the closest receptor. Therefore, TAC emissions from construction and operation are expected to be less than significant. Health impacts associated with criteria air pollutants (PM10, PM2.5, NOx, CO, O3, and VOCs) would be considered less than significant. Please refer to Section 3.2.4 of the Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019 for additional detail.

3(e) The NCER Recycling Facility would engage in three forms of recycling; of these forms of recycling, chipping and grinding of wood would be the primary sources of potential odor generation. The proposed project would prepare and implement an Odor Impacts Minimization Plan (OIMP) according to Title 14 California Code of Regulations Division 7, Chapter 3.1 17863.4. As specified in the California Code of Regulations, an OIMP shall include an odor monitoring protocol, identification of potential odor receptors, a description of meteorological conditions that would affect the movement of odor, a response protocol, design considerations intended to minimize odor, and a description of operation procedures intended to minimize odor. The project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present at all, would be minimal and temporary. The operation of retail and storage uses are not associated with typical odor generating uses. Subsequently, no significant air quality odor impacts are expected to affect surrounding receptors. Therefore, the proposed project would not create objectionable odors that would affect a substantial number of people. With the implementation of the required OIMP and subsequent incorporation of the above identified odor minimization best management practices (BMPs) (such BMPs would be incorporated into the OIMP), odors impacts would be less than significant. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and would not contribute to a cumulatively considerable odor impact. Please refer to Section 3.2.5 of the Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019 for additional detail.

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU FEIR.

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

4. Biological Resources – Would the Project:

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

| | | |
|--------------------------|--------------------------|--------------------------|
| <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?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

Discussion

4(a) Biological resources on the project site were evaluated in a Biological Assessment Report prepared by BLUE Consulting, dated March 10, 2013 and additional memorandums by Dudek as listed in Appendix A. The project will impact 1.07 acres of Diegan coastal sage scrub, 9.86 acres of mafic southern mixed chaparral, 0.08 acres of coast live oak woodland and 0.17 acre of southern coast live oak riparian forest. These impacts are considered significant and will be mitigated through both onsite and offsite mitigation. The project will also need approval of a Habitat Loss Permit for impacts to Diegan coastal sage scrub. One sensitive plant species and one sensitive wildlife species were detected during field surveys: summer holly (*Comarostaphylis diversifolia ssp. diversifolia*) and red-tailed hawk (*Buteo jamaicensis*). The project will avoid impacts to the sensitive plant species and potential impacts to sensitive wildlife species will be mitigated through habitat-based mitigation (onsite and offsite mitigation).

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: purchase of offsite mitigation, dedication of biological open space and a limited building zone easement, the installation of open space signage and fencing, biological monitoring and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6. Please see Sections 2 and 3 of the Biological Assessment Report as well as the additional memorandums by Dudek for additional discussion regarding these impacts and mitigation measures.

4(b) Based on the Biological Assessment Report, the project will impact 0.17 acre of southern coast live oak riparian forest. The project will also result in impacts to the following sensitive natural communities: Diegan coastal sage scrub, mafic southern mixed chaparral, coast live oak woodland.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: purchase of offsite mitigation, dedication of biological open space and a limited building zone easement, the installation of open space signage and fencing, biological monitoring and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6. Please see Section 4 of the Biological Assessment Report as well as the additional memorandums by Dudek for additional discussion regarding these impacts and mitigation measures.

- 4(c) The proposed project site does not contain wetlands or waters as defined by Section 404 of the Clean Water Act. Therefore, no impacts to these resources occur and no mitigation is required. Please see Section 5 of the Biological Assessment Report for additional discussion.
- 4(d) The project will have no significant impacts to wildlife movement or nursery sites. Therefore, no specific mitigation for impacts to Wildlife Movement or Nursery Sites is necessary. Please see Section 6 of the Biological Assessment Report as well as the additional memorandums by Dudek for additional discussion.
- 4(e) The project is consistent with the Resource Protection Ordinance (RPO), Natural Communities Conservation Planning (NCCP) Process, and Migratory Bird Treaty Act (MBTA). Appropriate mitigation is proposed for all biological resources impacts. Please see Section 7 of the Biological Assessment Report for additional discussion regarding conformance with these plans.

Conclusion

As discussed above, the project will result in potentially significant impacts to biological resources; however, all impacts are appropriately mitigated to a level less than significant. These impacts and proposed mitigation measures were anticipated and evaluated by the GPU FEIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|---|---|--|
| 5. Cultural Resources – Would the Project: | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <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?

Discussion

5(a) Based on an analysis of records and a survey of the property by County approved archaeologists Micah Hale and Brian Smith, 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 the cultural resources reports titled, *Negative Cultural Resources Survey Report for the North County Environmental Recycling Facility* (January 2019) prepared by Micah Hale, and *Negative Cultural Resources Survey Report – The Mesa Rock Nursery Project* (June 1, 2009) prepared by Brian F. Smith.

5(b) Based on an analysis of records and a survey of the property by County approved archaeologists Micah Hale and Brian Smith, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in the cultural resources reports titled, *Negative Cultural Resources Survey Report for the North County Environmental Recycling Facility* (January 2019) prepared by Micah Hale, and *Negative Cultural Resources Survey Report – The Mesa Rock Nursery Project* (June 1, 2009) prepared by Brian F. Smith. Native American monitoring (Gabe Kitchen and Clint Linton of Red Tail Monitoring and Research, Inc.) was provided during the two surveys. No issues were raised by the Native American monitors.

Native American consultation was initiated on April 3, 2015. Twenty-nine tribes and tribal organizations were contacted inquiring whether they would like to engage in Native tribal consultation. Three tribes (Pauma, Rincon, San Luis Rey) requested consultation, and copies of studies and project documents. County staff met with all three tribes. During consultation, it was identified that a tribal cultural resource (TCR) was located outside of the parcels on which the access road and recycling facility would be constructed and operate, but still within the overall 139.5-acre site ownership area. The TCR (TCR-1) was recorded and is on file with the South Coastal Information Center. One tribe requested that the applicant place the TCR within an open space easement. The TCR is located within the proposed biological resources open space proposed on the site ownership area.

Due to the disturbed nature of the project site, monitoring was not required as a condition of approval. However, as considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and conformance with the County’s Cultural Resource Guidelines (grading monitoring), if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5.

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 geological formations (Cretaceous plutonic) that do not have the potential to contain unique paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and conformance with the County’s

Paleontological Resource Guidelines (grading monitoring), if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1

- 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. The results of the survey are provided in the archaeological survey report entitled, “*Negative Cultural Resources Survey Report for the North County Environmental Recycling Facility* (January 2019) prepared by Micah Hale, and *Negative Cultural Resources Survey Report – The Mesa Rock Nursery Project* (June 1, 2009) prepared by Brian F. Smith. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (Sections 87.101-87.804), CEQA Section 15064.5(d), and Section 7050.5 of the Health & Safety Code. These regulations require the suspension of grading operations should human remains or Native American artifacts be encountered.

Conclusion

The surveys conducted the project will not result in any potentially significant impacts to cultural resources. No further environmental analysis is required because:

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 6. Geology and Soils – Would the Project: | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Discussion

6(a)(i) The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, the proposed project would not expose people or structures to potential adverse effects involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides.

6(a)(ii) To ensure the structural integrity of all buildings and structures, the proposed project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project would not result in a significant impact.

6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.

6(a)(iv) The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. 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. According to the Report of Geotechnical Investigation for the site dated November 1, 2012 and Addendum No. 2 to the report dated May 7, 2013, the report concluded that there is no evidence of past slope failure on site or in the historic aerial photographs reviewed. Additionally, the report concluded that cut slopes are to be cut in very dense granitic bedrock and would be stable. Therefore, impacts from landslides at the project site are considered to be less than significant.

6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Cieneba very rocky coarse sandy loam, Fallbrook Sandy Loam, Placentia Sandy Loam and Ramona Sandy Loam that have a moderate soil erodibility rating. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) as proposed in the project Stormwater Quality Management Plan (SWQMP) dated August 29, 2019 to prevent erosion and transport of sediment offsite.

6(c) The project site is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Furthermore, the project will be

required to comply with the WPO and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils and will not develop steep slopes that could cause landslides, lateral spreading, subsidence, liquefaction, or collapse.

6(d) The project is not underlain by an expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). The soils on-site are Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes and Ramona sandy loam, 9 to 15 percent slopes, eroded. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Additionally, the project will not result in substantial risks to life or property because compliance with the Building Code and implementation of standard engineering techniques would ensure structural safety.

6(e) The project will discharge domestic wastewater to on-site wastewater systems (OSWS). The project involves the installation of two onsite wastewater treatment systems to accommodate the employees, a security trailer. The employee facilities comprise a 2,000-gallon septic tank connected to a 208-foot horizontal seepage pit with 100 percent reserve area. The security trailer/caretaker’s residence would be a 1,000-gallon septic tank connected to a 50-foot horizontal seepage pit with 100 percent reserve area. This system will require the installation of a pump system. Discharged wastewater must conform to the Regional Water Quality Control Board’s (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB 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 RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division’s, “On-site Wastewater Systems: Permitting Process and Design Criteria.” DEH approved the project’s OSWS on April 19, 2013. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits. Therefore, the project has soils capable of adequately supporting the OSWS as determined by the authorized local public agency.

Conclusion

As discussed above, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

7. Greenhouse Gas Emissions – Would the Project:

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

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

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

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

Discussion

7(a) The project would produce GHG emissions through construction activities, truck and vehicle trips, and operation of recycling equipment. However, the project was deemed consistent with the County’s Climate Action Plan (CAP) through application of the CAP Consistency Checklist and would have a less than significant impact from the generation of greenhouse gas emissions. Please see Section 4.2 of the Air Quality and Greenhouse Gas Emissions Assessment prepared by Dudek, dated June 3, 2019 for additional analysis of this issue.

The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help streamline this review and determine consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County’s Climate Action Plan.

7(b) The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The project was deemed consistent with the County’s Climate Action Plan (CAP) through application of the CAP Consistency Checklist.

Conclusion

As discussed above, the proposed project would not result in any significant or new significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU FEIR.

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

8. Hazards and Hazardous Materials – Would the Project:

| | | | |
|--|--------------------------|--------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|

| | | | |
|---|--------------------------|--------------------------|--------------------------|
| b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|

| | | | |
|---|--------------------------|--------------------------|--------------------------|
| c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 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

8(a) The project is for a recycling processing facility for tree waste chipping and grinding; the recycling of wood and construction debris ("C&D wood"); and the recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). The project will not accept, transport, use, store, or dispose hazardous wastes or materials. All incoming loads would be checked and approved for recycling prior to being unloaded at the facility. A Hazardous Materials Program and Hazardous Load Check Program will be implemented Hazardous Materials Program and Hazardous Load Check Program to prevent these materials from coming onto the project site. Please see the Hazardous Load Check/Materials Program document for additional detail regarding implementation of this plan.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. **Should** the facility propose the storage of potentially hazardous materials (such as diesel fuel) in the future, a Hazardous Materials Business Plan would be required is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored or used onsite. The plan would also contain an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire

Agency having jurisdiction. Implementation of the emergency response plan would facilitate rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD would be required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Therefore, because the facility will not accept, transport, use, store, or dispose hazardous wastes or materials, and will implement a Hazardous Materials Program and Hazardous Load Check Program to prevent these materials from coming onto the project site, no impacts will occur.

- 8(b) The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.
- 8(c) Based on a regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database (“CalSites” Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA’s Superfund CERCLIS database or the EPA’s National Priorities List (NPL). 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), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.
- 8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.
- 8(e) The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.
- 8(f)(i) **OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional

Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

- 8(f)(ii) **SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.
- 8(f)(iii) **OIL SPILL CONTINGENCY ELEMENT:** The project is not located along the coastal zone.
- 8(f)(iv) **EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.
- 8f)(v) **DAM EVACUATION PLAN:** The project is not located within a dam inundation zone.
- 8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project does not propose residential development; however, it will comply with applicable regulations (California Fire Code Article 86) relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County for an industrial project of this nature. Implementation of these fire safety standards will occur during construction and operation of the recycling facility. Also, the Deer Springs Fire Protection District has reviewed and accepted the Fire Protection Plan-Short Form dated November 27, 2012 that describes how the project will comply with Article 86 and the Consolidated Fire Code. Therefore, based on the review of the project by Deer Springs fire Protection District, through compliance with Article 86 and the Consolidated Fire Code, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.
- 8(h) The project includes bioretention areas for stormwater runoff to comply with State and local stormwater regulations; however, these facilities must be designed so that no standing water occurs for a period over 72 hours. The facility does not propose any other uses that would allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project proposes a recycling processing facility for tree waste chipping and grinding; the recycling of wood and construction debris ("C&D wood"); and the recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). The project will implement an Integrated Pest Management Plan as described in the Integrated Pest Management Report for the project. The facility will not produce or collect animal waste or solid waste. Therefore, the project will not substantially increase exposure to vectors, including mosquitoes, rats or flies.

Conclusion

As discussed above, the proposed project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU FEIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 9. Hydrology and Water Quality – Would the Project: | | | |
| a) Violate any waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?

Discussion

9(a) The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Excel Engineering dated August 29, 2019. The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control BMPs, and/or structural BMPs to reduce potential pollutants and address hydromodification impacts to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and BMP Design Manual, 2019.

In addition to WPO compliance this facility is subject to compliance with the Industrial Storm Water Permit with the CA State Water Resources Control Board (SWRCB) and is required to file a Notice of Intent (NOI) and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to occupancy

- 9(b) The project lies in the Escondido (904.62) hydrologic subarea within the Carlsbad hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of these watersheds are impaired. Constituents of concern in the Escondido watershed include pesticides, fecal indicator bacteria, metals, other inorganics, nutrients, salinity and toxicity. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and structural BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project would obtain its water supply from the Vallecitos Water District that obtains water from surface reservoirs or other imported sources. The project would not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) A Drainage Study was prepared by Excel Engineering dated August 29, 2019 for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. As outlined in the project's SWQMP, the project will implement source control and/or structural BMP's to reduce

potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.

- 9(f) The Drainage Study determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The proposed project would convey drainage to natural drainage channels. The project would not significantly alter established drainage patterns or substantially increase the amount of runoff in a manner which would result in flooding on- or off-site.
- 9(g) The project proposes to convey drainage to natural drainage channels. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and structural BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) The proposed project is for an industrial recycling processing facility. No structures would be placed within a 100-year flood hazard area.
- 9(j) No 100-year flood hazard areas were identified on the project site or off-site improvement locations. Therefore, no structures would be placed within a 100-year flood hazard area which would impede or redirect flood flows.
- 9(k) The project site lies outside any identified special flood hazard area. Additionally, the FEMA FIRM indicates that the project is located in a Zone X, which is an area of minimal flooding.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU FEIR. Please see the Drainage Study and Stormwater Quality Management Plan for additional details regarding those analyses.

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

10. Land Use and Planning – Would the Project:

- a) Physically divide an established community?

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion

10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area that would physically divide the existing community. Additionally, build-out of this site was anticipated in the GPU EIR and GPU EIR mitigation measures Lan-1.1 through Lan-1.3 requiring coordination efforts to ensure that development of the site would not divide an established community.

10(b) The proposed project is subject to the General Plan Semi-Rural Regional Category and contains lands within the High Impact Industrial (I-3) Land Use Designation. The project is also subject to the policies of the North County Metro Subregional Plan. The property is zoned M54 which permits light and heavy recycling processing facilities pursuant to the Zoning Ordinance Section 6975. The project is consistent with applicable policies of the General Plan, the North County Metro Subregional Plan, and the I-15 Design Review Guidelines. 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.

Conclusion

As discussed above, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

11. Mineral Resources – Would the Project:

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

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

11(a) The project site has been classified by the California Department of Conservation Division of Mines and Geology as “Resources Potentially Present” (MRZ-3). However, the project site has land uses to the south including single-family residences which could be incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would need to undergo complete environmental review for potential impacts to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Furthermore, the proposed project does not proposed a land use that would prevent a proposal for mineral extraction sometime in the future. Therefore, implementation of the project will not result in the loss of availability of a known mineral

resource that would be of value since the mineral resource would not be locked up by the proposed project indefinitely.

11(b) 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). Therefore, the proposed project would not result in the loss of a locally-important mineral resource recovery site.

Conclusion

As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 12. Noise – Would the Project: | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <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 project is a light recycling processing facility to handle green waste, construction, and demolition waste. Based on a Noise Analysis prepared by LDN Consulting dated May 21, 2013 and the Supplemental Noise Report by Dudek dated May 21, 2019, the project will not expose people or noise sensitive land uses to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Existing transportation noise sources near the project site include Mesa Rock Road and Interstate 15 (I-15). Mesa Rock Road is classified as a 2.2E Light Collector by the County’s Mobility Element. I-15 is not a County Mobility Element road. The proposed project is a light recycling industrial facility and is not a sensitive receptor to noise impacts. The existing sensitive receptors to noise impacts from the proposed recycling industrial facility would include housing to the east and south of the project site. Based on the Traffic Study, the increase in ADT (110 passenger car equivalent) to Mesa Rock Road by the proposed project would not constitute a substantial increase to noise levels that would result in off-site impacts to the existing residences. Moreover, the proposed recycling facility is consistent with the existing General Plan Land Use Designation. The project related traffic contributions to nearby roadways would not result in significant off-site noise impacts that would exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404: The project is a light recycling industrial facility. Primary non-transportation noise sources from the project site during operation would include a Wheel Loader, C & D Crusher, Tub Grinder, Trommel Screen, and dump trucks. Due to distance of the operating equipment from the property lines of sensitive receptors, and intervening topography, the resultant noise level at property line would comply with County noise standards.

Noise Ordinance – Section 36-409: Based on the Noise Analysis prepared by LDN Consulting, Inc. May 21, 2013 and Supplemental Noise Report by Dudek dated May 21, 2019, noise from grading and construction activities would include haul trucks, water trucks, graders, dozers, loaders and scrapers which can reach relatively high levels. However, the project would not generate construction noise in excess of Noise Ordinance standards. The County Noise Ordinance, Section 36.409, allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. At an average distance of 150-feet, noise level and grading activities are not anticipated to exceed 75 dBA. The proposed project anticipates an average distance of more than 300-feet from adjacent property lines with the activities to be spread out over the project site. Additionally, construction and grading operations will occur only during permitted hours of operation. The nearest existing residence is located over 1,500 feet to the east. Based on noise attenuation by distance and shielding by intervening topography temporary construction operations would comply with County noise standards. The primary noise source associated with temporary construction operations are from rock crushing activities and would require a minimum set back of 225 feet from any occupied residential property line. The temporary rock crushing activities would generate levels not exceeding the 75 dBA requirement due to the shielding from intervening topography and distance to sensitive receptors. The project demonstrates Noise Ordinance compliance and conformance to the Noise Element. No noise mitigation is required.

- 12(b) The proposed project is not a sensitive receptor to groundborne noise or vibration, nor does the project propose any major, new, or expanded infrastructure such as mass transit, highways, major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels 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. Also, the project is not expected to expose existing or planned noise sensitive areas to direct or cumulative noise impacts over existing ambient noise levels.

12(d) The project involves the following permanent noise sources that may increase the ambient noise level: Vehicular traffic on nearby roadways and recycling machinery and equipment. The project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Impacts would be less than significant.

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, consistent with GPU EIR mitigation measure Noi-4.1, the project must comply with the Noise Ordinance; 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 eight hours during a 24-hour period.

12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within two miles of a public airport or public use airport.

12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

13. Population and Housing – Would the Project:

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

Discussion

13(a) The proposed project will not induce substantial population growth in the area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial facilities; large-scale residential development; accelerated conversion of homes to commercial or

multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. Therefore, the proposed project would not induce substantial population growth in the area.

13(b) The property currently has an unoccupied trailer, which is to remain as a security trailer for the recycling facility. This project would not displace any amount of existing housing.

13(c) The property currently has an unoccupied trailer, which is to remain as a security trailer for the recycling facility. Therefore, this project would not displace a substantial number of people.

Conclusion

As discussed above, the project would result in less than significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

14. 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

14(a) The project does not include construction of new or altered governmental facilities. The proposed industrial development is consistent with the General Plan projections and Land Use Map, therefore, service ratios for public services associated with the project were analyzed within the GPU EIR and the project is generally not anticipated to require additional services.

Conclusion

As concluded above, the project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

15. Recreation – Would the Project:

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

Discussion

- 15(a) The project does not propose any residential use that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.
- 15(b) 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.

Conclusion

As discussed above, the project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

16. Transportation and Traffic – Would the Project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion

16(a) Level of Service (LOS) is a professional industry standard by which the operating conditions of a given roadway segment or intersection is measured. Level of Service is defined on a scale of A to F; where LOS A represents the best operating conditions and LOS F represents the worst operating conditions. LOS A facilities are characterized as having free flowing traffic conditions with no restrictions on maneuvering or operating speeds; traffic volumes are low and travel speeds are high. LOS F facilities are characterized as having forced flow with many stoppages and low operating speeds.

A Preliminary Traffic Assessment was prepared by RBF, May 6, 2013. The proposed project would result in an additional 110 passenger car equivalent (PCE) average daily trips (ADTs) to roadways in the project area. All project intersection and road segment level of service were projected to operate at a LOS D or better. Since the project falls below the threshold for needing a traffic study and the total ADT of the study roadway segments are within the capacity thresholds for acceptable levels of service, a traffic report is not necessary for this project. The addition of project traffic by does not exceed the significant thresholds established by the County’s Guidelines for Determining Significance and would not result in any significant direct impacts. The project will be subject to the payment of Traffic Impact Fees associated with the forecast project daily trip generation which will address cumulative impacts that may occur in the vicinity of the project site. The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of the effectiveness for the performance of the circulation system. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

16(b) The additional 110 PCE ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region’s Congestion Management Program as developed by SANDAG. The project would not conflict with an applicable congestion management program or other standards established by the County Congestion Management agency for designated roads or highways.

16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport. Therefore, the project would not result in a change in air traffic patterns that results in substantial safety risks.

16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The Preliminary Traffic Assessment provided an analysis of sight distance and determined the proposed access road and associated driveway will provide sufficient corner sight distance north and south, which exceed the County requirement. Therefore, the project access will meet County of San Diego Corner Sight Distance requirements.

- 16(e) The Deer Springs Fire Protection District has reviewed the project and its Fire Protection Plan-Short Form and have determined that there is adequate emergency fire access.
- 16(f) The project will 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.

Conclusion

As discussed above, the project would not result in any significant impacts to transportation/traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU FEIR. Please see the Preliminary Traffic Assessment for additional evaluation of this subject.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 17. Utilities and Service Systems – Would the Project: | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 17(a) The project will discharge domestic wastewater to on-site wastewater systems (OSWS). The project involves the installation of two onsite wastewater treatment systems to accommodate the employees, a security trailer. The employee facilities comprise a 2,000-gallon septic tank connected to a 208-foot horizontal seepage pit with 100 percent reserve

area. The security trailer/caretaker's residence would be a 1,000-gallon septic tank connected to a 50-foot horizontal seepage pit with 100 percent reserve area. This system will require the installation of a pump system. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB 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 RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS on April 19, 2013. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits. Therefore, the project has soils capable of adequately supporting the OSWS as determined by the authorized local public agency.

- 17(b) The project does not include new or expanded water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water treatment facilities are available to the project from the following agencies/districts: Vallecitos Water District dated February 27, 2013. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.
- 17(c) The project involves new storm water drainage facilities including bioretention systems. Refer to the Stormwater Quality Management Plan (SWQMP) dated August 29, 2019 for more information. However, these facilities will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) The project requires water service from the Vallecitos Water District. A Service Availability Letter from the Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.
- 17(e) The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.
- 17(f) Implementation of the project would generate solid waste. 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. Furthermore, operation of the proposed facility will help with local and state plans and goals to reduce green waste and CDI materials being disposed at landfills.
- 17(g) Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and

California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

Conclusion

As discussed above, the project would not result in any significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Appendix:

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 a list of project specific technical studies used to support the analysis of each potential environmental effect:

Aesthetics

Visual Resources Impact Report for Hilltop Group, by TRS Consultants, dated December 2014

Memorandum concerning the Visual Impact Analysis for the NCER Project, by Dudek, dated December 22, 2017

Air Quality

Air Quality and Greenhouse Gas Emissions Assessment (Memorandum), Dudek, dated June 3, 2019.

Biology

Biological Assessment Report, North County Environmental Resources, BLUE Consulting, March 10, 2013

Analysis of California Gnatcatcher Movement through the North County Environmental Resources (NCER) Recycling Facility Project Site, Dudek, December 8, 2017

California Gnatcatcher Presence-Absence Survey Report for the North County Environmental Resources (NCER) Recycling Facility Project, Dudek, December 6, 2017

North County Environmental Resources – Vegetation Mapping Update, Dudek, August 27, 2019

Cultural

Negative Cultural Resources Survey Report for the Mesa Rock Nursery Project, Brian F. Smith and Associates, June 1, 2009

Tribal Outreach Summary for the North County Environmental Resources (NCER) Recycling Facility Project, Dudek, January 3, 2019

Hazards/Hazardous Materials

Fire Protection Plan-Short Form dated November 27, 2012

Hazardous Materials Review of North County Environmental Resources (NCER) Recycling Facility Project, Memorandum from Nicolas Gustafson, August 26, 2019

Hazardous Load Check/Materials Program, received 10/15/2018, based on Integrated Waste Management Board Publication #232-06-005 05/07

Integrated Pest Management Report, received 10/15/2018, (Draft provided by the IPM Institute)

15183 Exemption Checklist

Hydrology/Water Quality

Drainage Study, Excel Engineering dated August 29, 2019

Stormwater Quality Management Plan (SWQMP), Excel Engineering dated August 29, 2019

Noise

Noise Assessment, North County Environmental Resources Recycling Center, LDN Consulting, Inc., May 21, 2013

Supplementary Noise Technical Analysis, North County Environmental Resources Recycling Facility Access Road, DUDEK, May 21, 2019

Traffic/Transportation

Preliminary Traffic Assessment, prepared by RBF, May 6, 2013

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.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 - References 2011.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

**FOR PURPOSES OF CONSIDERATION OF
NORTH COUNTY ENVIRONMENTAL RESOURCES; PDS2008-3500-08-015,
PDS2008-3971-0808012; PDSXXXX-HLP-XXX**

September 12, 2019

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The project site is located outside of the Multiple Species Conservation Program (MSCP) boundaries and contains habitat subject to the Habitat Loss Permit Ordinance. The project complies with the Habitat Loss Permit Ordinance as demonstrated in the Draft Habitat Loss Permit (PDSXXXX-HLP-XX-XXX, dated September 12, 2019)

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Vallecitos Water District which obtains water from imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply. The site contains six permitted groundwater wells;

however, these wells will be destroyed under permit and inspection by the Department of Environmental Health.

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

| | | | |
|--|--|--------------------------------|---|
| The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |
| The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |
| The 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. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

Not Applicable --- The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

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). A slope analysis of the parcel indicates that a steep slope easement will not be required. The Biological report includes mitigation which consists of placing 23.8 acres on the project site Parcels 187-100-37, 187-100-35, and 187-100-31

in a biological open space. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

The project site contains sensitive habitat lands as defined by the Resource Protection Ordinance. The project will impact 1.91 acres of Diegan coastal sage scrub, 11.82 acres of Mafic southern mixed chaparral, and 0.02 acres of Willow scrub. These impacts are considered significant and will be mitigated through both onsite and offsite mitigation. The project will also need approval of a Habitat Loss Permit for impacts to Diegan coastal sage scrub. The project will not impact sensitive plant species, and the habitat that will remain onsite and in the proposed open space is of higher quality than that which will be impacted. Impacts to sensitive wildlife species including Belding’s orange-throated whiptail, Southern California rufous-crowned sparrow, San Diego black-tailed jack rabbit, and mule deer are considered less than significant but will receive preventative mitigation through pre-construction surveys. All feasible measures necessary to protect and preserve the sensitive habitat lands, including preservation of onsite habitat within a biological open space easement with ongoing management, and breeding season avoidance, have been made conditions of approval of project and it has been determined that the mitigation provides an equal or greater benefit to the affected species.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist, Micah Hale and Brian Smith, and it has been determined that the property does not contain any archaeological/ historical sites. As such, the project complies with the RPO.

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

YES NO NOT APPLICABLE

Discussion:

The project Storm Water Quality Management Plan and Hydromodification Management Study have been reviewed and are found to be complete and in compliance with the WPO.

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

YES NO NOT APPLICABLE

Discussion:

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

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

Staff has reviewed the Supplementary Noise Analysis Report prepared by Dudek dated May 21, 2019 and the project plot plans received on October 15, 2018. Documentation and analysis is considered complete and staff has additional final noise recommendations to ensure the project complies with County noise standards. The project is proposing to develop a wood chipping and construction, demolition and Inert (CDI) debris recycling facility. Project related traffic associated with the project would consist of 114 average daily trips on nearby roadways. These vehicular traffic contributions are considered minimal and would not result in off-site direct and cumulative noise impacts to existing sensitive receptors. Additionally, the project does not propose any noise sensitive uses on-site. The project site is zoned M54 and immediately adjacent uses are zoned A70 to the west and RR to the south. The sound level limit of two zoning districts is the arithmetic mean of the respective zones which will result in worst-case one-hour average sound level limit of 60 dBA daytime and 57.5 dBA nighttime. The worst-case property lines have been evaluated. The boundary to the west is shared with a proposed biological open space and the boundaries to the south and east is shared with a residential zone. Note that the residentially zoned land uses to the east is located over 1,500 feet from the proposed operations, across the Interstate 15. Boundary lines to the east and south would be screened by existing topographical features comprised of a fifty-foot hill on both sides. Typical operations of heavy equipment would be comprised of a loader, dump truck, tub grinder, screen, and crusher. Noise levels are anticipated to be reduced 53.3 dBA along the western open space boundary and 52.8 dBA along the southern residential boundary with topographical shielding modeled in the analysis. Noise levels at the eastern residential boundary would be reduced to 56.8 dBA due to topographical shielding along Interstate 15 and Old Highway 395. Primary noise sources associated with the tub grinder, screen, and crusher shall be located at a minimum distance of 350 feet to the western habitat boundary and 465 feet to the southern residential boundary. These setback requirements are considered a noise control feature that will be part of the conditions of approval. Based on noise attenuation by distance, intervening topography, and significant elevation differences from project noise sources and boundary receivers, the proposed permanent operations and activities would comply with County noise standards. Temporary construction operations were also evaluated. The nearest existing residence is located over 1,500 feet to the east. Based on noise attenuation by distance

and shielding from intervening topography would ensure temporary construction operations comply with County noise standards. The primary noise source associated with temporary construction operations are from rock crushing activities and would require a minimum set back of 225 feet from any occupied residential property line. The temporary rock crushing activities would generate levels not exceeding the 75 dBA requirement due to the shielding from intervening topography and distance separation. Therefore, the proposed project demonstrates compliance with the County Noise Element and County Noise Ordinance with the incorporation of setback noise control design features.

ENVIRONMENTAL FINDINGS

NORTH COUNTY ENVIRONMENTAL RESOURCES
PDS2008-3500-08-015, PDS2013-BC-13-0019, PDS2008-3910-0808012
June 25, 2020

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the 15183 Statement of Reasons dated June 25, 2020 because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project.
2. In accordance with State CEQA Guidelines section 15183(e)2, the Zoning Administrator, at a duly noticed public hearing on June 25, 2020, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

NORTH COUNTY ENVIRONMENTAL RESOURCES PLOT PLAN LOG NUMBER 08-08-12

OWNER / DEVELOPER
AGI HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
807 E. MESSINA ROAD
SAN MARCO, CA 92069
760-744-9040

PARCEL ADDRESS
25568 MESA ROCK ROAD
ESCONDIDO, CA 92029

| APN NO. | NET AC | GROSS AC |
|--------------|---------------|---------------|
| ① 87-100-23 | 6.23 | 6.99 |
| ② 87-100-31 | 2.60 | 2.82 |
| ③ 87-100-37 | 6.32 | 6.32 |
| ④ 87-100-35 | 5.80 | 7.02 |
| ⑤ 87-100-37 | 35.49 | 35.49 |
| ⑥ 87-100-38 | 79.27 | 81.17 |
| TOTAL | 126.65 | 126.54 |

| **ADJUSTED ACREAGE (AFTER BOUNDARY ADJUSTMENT) | | |
|--|-----------|-------|
| ① | 87-100-35 | 23.24 |
| ② | 87-100-37 | 16.03 |
| ③ | 87-100-37 | 18.03 |

SUMMARY TABLE

EXISTING:
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CONVERTED PAVED 40' WIDE (TO BE DEMOLISHED)
(TO BE RECALCULATED PRIOR TO GRADING)

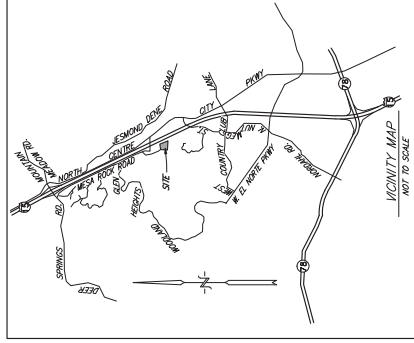
PROPOSED:
RECYCLING - SHOP, OFFICE & WASH TRUCK 12,000 SQFT

SEWERAGE:
SEWERAGE RECYCLING C

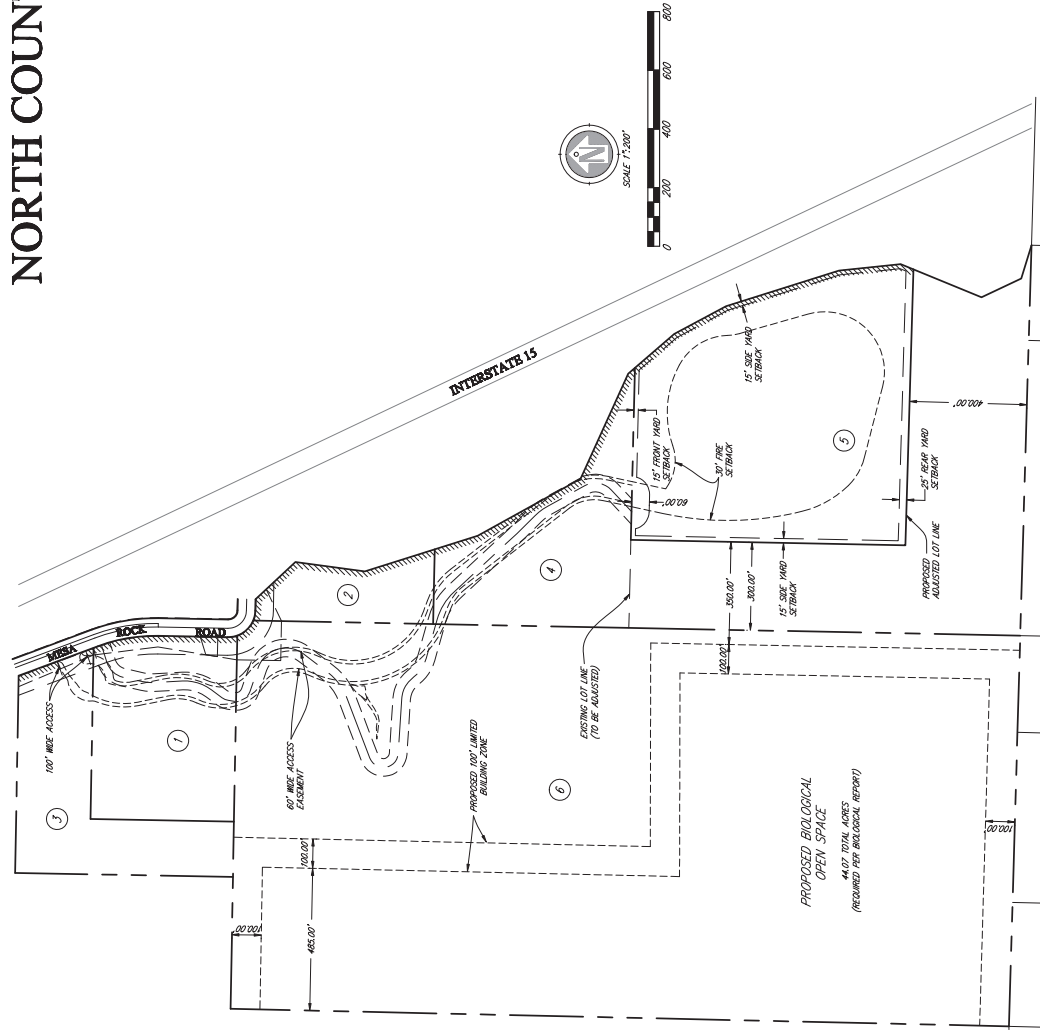
FRONT YARD STRACK (MINIMUM)
30 FT (60 FT FROM CL)

REAR YARD STRACK (MINIMUM)
25 FT

MAXIMUM NUMBER OF EMPLOYEES:
16



| | |
|--------------------------------------|---|
| PRIVATE CONTRACT | |
| SHEET | 7 |
| COUNTY OF SAN DIEGO | 4 |
| DEPARTMENT OF PUBLIC WORKS | |
| PLOT PLAN FOR: | |
| NORTH COUNTY ENVIRONMENTAL RESOURCES | |



SDC PDS RCVD 10-15-18
STP08-015

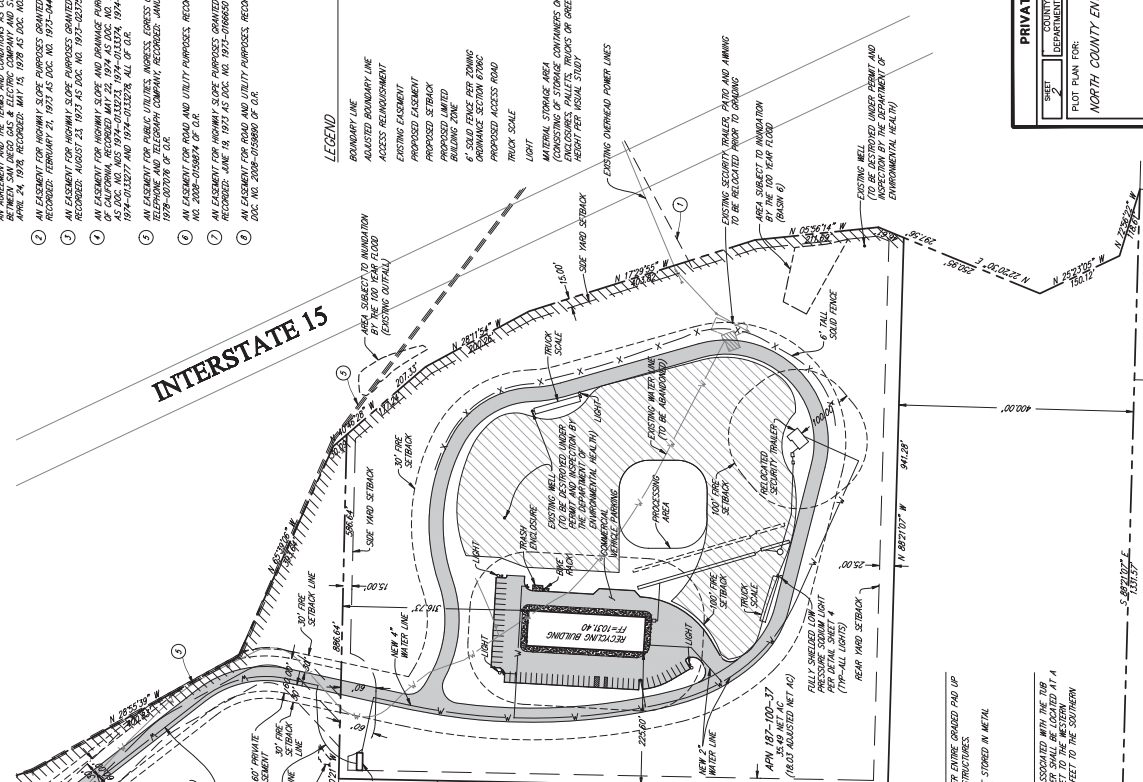
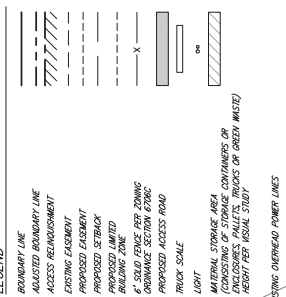
Hilltop Group, Inc.
807 East Mainline Road
San Marcos, CA 92069
760-744-9040

EXCEL
ENGINEERING
1400 S. ELCA, ESCONDIDO, CA 92026
PH: (760) 943-7700 FAX: (760) 943-7880

EASEMENT NOTES

- 1. EASEMENT FOR PUBLIC UTILITIES PURPOSES. EGRESS GRANTS TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED, DECEMBER 26, 1947, IN BOOK 2563, PAGE 153 OF G.R. RECORDS; AND EGRESS GRANTS TO CALIFORNIA STATE WATER PROJECT AND ALL OTHERS, RECORDED, DECEMBER 26, 1947, IN BOOK 2563, PAGE 153 OF G.R. RECORDS; AND EGRESS GRANTS TO CALIFORNIA STATE WATER PROJECT, RECORDED, APRIL 24, 1976, RECORDED, MAY 15, 1978 AS DOC. NO. 1976-0708486.
- 2. AN EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, FEBRUARY 21, 1975 AS DOC. NO. 1975-04449 OF G.R.
- 3. AN EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, AUGUST 23, 1975 AS DOC. NO. 1975-027544 OF G.R.
- 4. AN EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, AUGUST 23, 1975 AS DOC. NO. 1975-027544 OF G.R.
- 5. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES. EGRESS GRANTS TO PACIFIC GAS & ELECTRIC COMPANY, RECORDED, JANUARY 6, 1978 AS DOC. NO. 1978-03078 OF G.R.
- 6. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES. EGRESS GRANTS TO PACIFIC GAS & ELECTRIC COMPANY, RECORDED, JANUARY 6, 1978 AS DOC. NO. 1978-03078 OF G.R.
- 7. AN EASEMENT FOR ROAD AND UTILITY PURPOSES. RECORDED MARCH 28, 2008 AS DOC. NO. 2008-03884 OF G.R.
- 8. AN EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, JUNE 19, 1974 AS DOC. NO. 1974-06869 OF G.R.
- 9. AN EASEMENT FOR ROAD AND UTILITY PURPOSES. RECORDED MARCH 28, 2008 AS DOC. NO. 2008-03884 OF G.R.

LEGEND



SEE SHEET 3

FIRE NOTE
 NOTE: 100-POD GALLONS SHALL BE CONSTRUED OF MATERIALS APPROVED BY THE FIRE MARSHALL AND INSTALLED PER MANUFACTURERS' RECOMMENDATIONS. ALL OTHER MATERIALS LISTED FOR ABOVE GRAVING USE. AGGRAVATE FOR PRODUCTS OTHER THAN WATER SHALL NOT BE PERMITTED.

OPEN SPACE SHOWN NOTE:
 OPEN SPACE SHALL BE MAINTAINED WITHIN THE BIOLOGICAL OPEN SPACE EASEMENT BOUNDARY ALL AROUND THE LINE BARRICADED EVERY POINTS AND EVERY POINT AT THE LINE SHALL BE MAINTAINED AT ALL TIMES. THE BARRICADES SHALL BE 6" X 4" X 6" IN SIZE OR POSTS NO LESS THAN THREE (3) FEET SPACE, SPACING ON THE EASTERN BOUNDARY WHERE THEY CROSS THE ACCESS ROAD AND THE PROPOSED USE AREA.

MATERIAL STORAGE AREA
 MATERIALS TO BE STORED OVER ENTIRE GRADED PAD UP TO WITHIN 30' OF PROPOSED STRUCTURES.
 CONSTRUCTION DEBRIS WILL BE STORED IN METAL CONTAINERS AND ENCLOSURES.

MUSE RESTRICTION NOTE
 PERMANENT MUSE STAMPS ASSOCIATED WITH THE TOP SURFACE OF THE CONSTRUCTION SHALL BE PLACED AT A MINIMUM DISTANCE OF 500 FEET TO THE WESTERN BOUNDARY AND 465 FEET TO THE SOUTHERN RESIDING BOUNDARY.

SONDITE ENVIRONMENTAL RESOURCES AREA
 ENTRY INTO THE EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO TO BE LIMITED TO ONLY EASEMENT RESTRICTIONS AND EXISTING PLANNING AND REFERENCE: 5000-08-01L EIR 08-08-012



APN 187-100-38
 79.37 NET AC

807 East Mission Road
 San Marcos, CA 92069
 760-744-9080



EXCEL
ENGINEERING

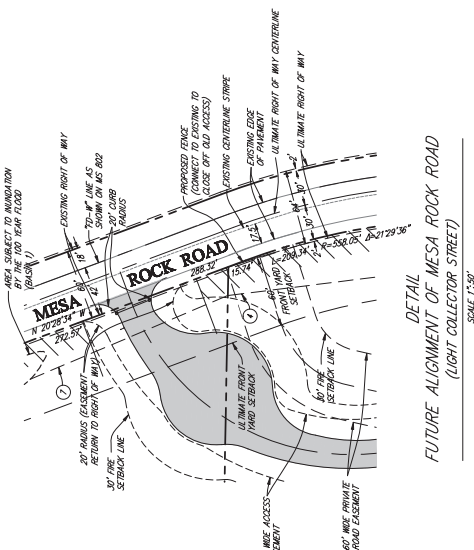
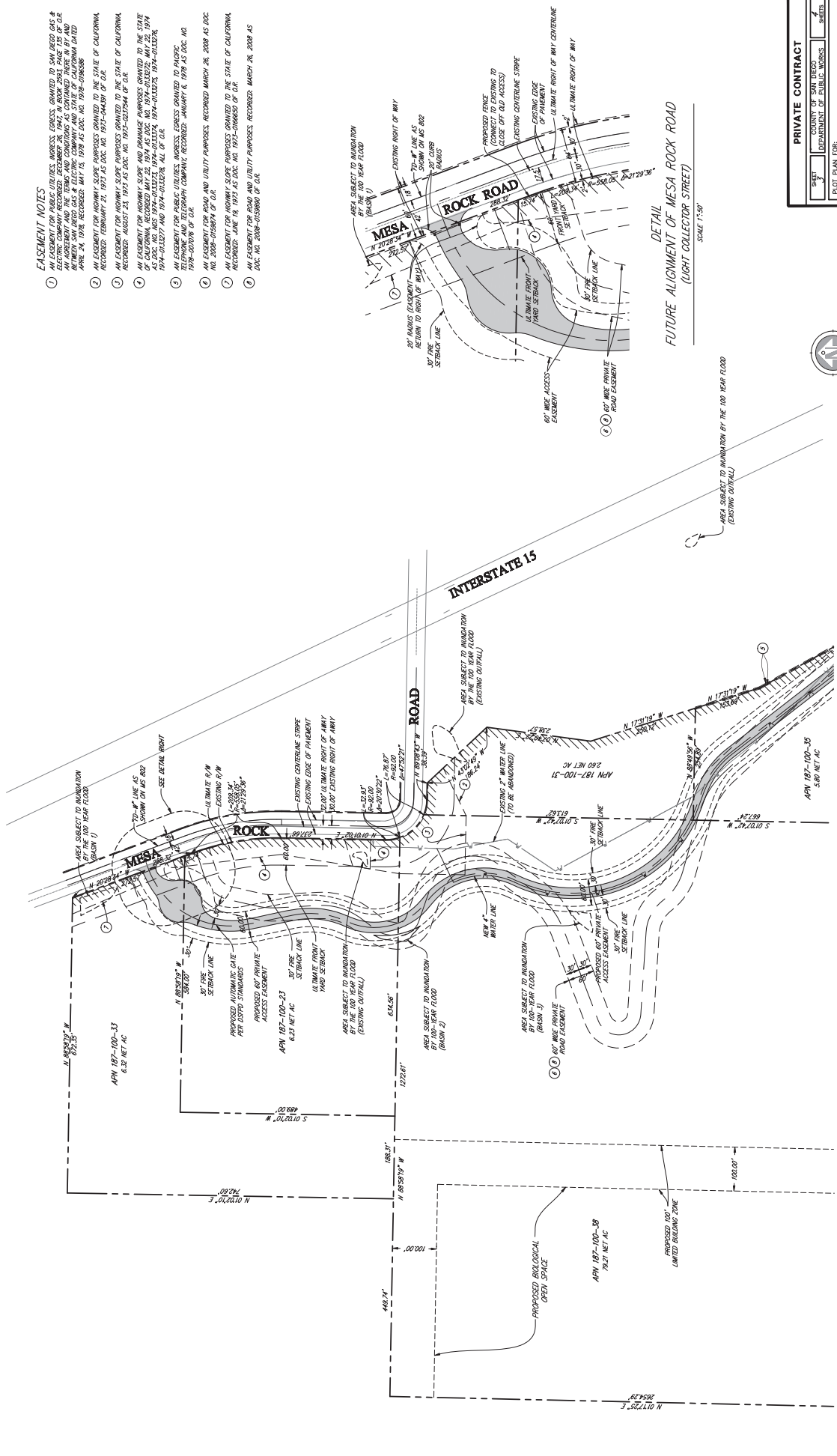
PRIVATE CONTRACT

| | | |
|-------|----------------------------|--------|
| SHEET | COUNTY OF SAN DIEGO | SHEETS |
| 2 | DEPARTMENT OF PUBLIC WORKS | 4 |

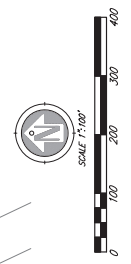
PLOT PLAN FOR:
 NORTH COUNTY ENVIRONMENTAL RESOURCES

EASEMENT NOTES

- 1 AN EASEMENT FOR PUBLIC UTILITIES, INDESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED, RECORDED, MARCH 26, 1978 AS DOC. NO. 1978-015874 OF O.R.
- 2 AN EASEMENT FOR HIGHWAY SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, FEBRUARY 21, 1977 AS DOC. NO. 1977-044517 OF O.R.
- 3 AN EASEMENT FOR HIGHWAY SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, AUGUST 23, 1973 AS DOC. NO. 1973-007544 OF O.R.
- 4 AN EASEMENT FOR HIGHWAY SLOPE AND DRAINAGE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, MAY 15, 1978 AS DOC. NO. 1978-019658 OF O.R.
- 5 AN EASEMENT FOR PUBLIC UTILITIES, INDESS, GRANTED TO PACIFIC GAS AND LIGHT COMPANY, RECORDED, JANUARY 6, 1978 AS DOC. NO. 1978-007078 OF O.R.
- 6 AN EASEMENT FOR ROAD AND UTILITY PURPOSES, RECORDED MARCH 26, 2008 AS DOC. NO. 2008-015874 OF O.R.
- 7 AN EASEMENT FOR HIGHWAY SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDED, JUNE 19, 1973 AS DOC. NO. 1973-019665 OF O.R.
- 8 AN EASEMENT FOR ROAD AND UTILITY PURPOSES, RECORDED, MARCH 26, 2008 AS DOC. NO. 2008-015880 OF O.R.



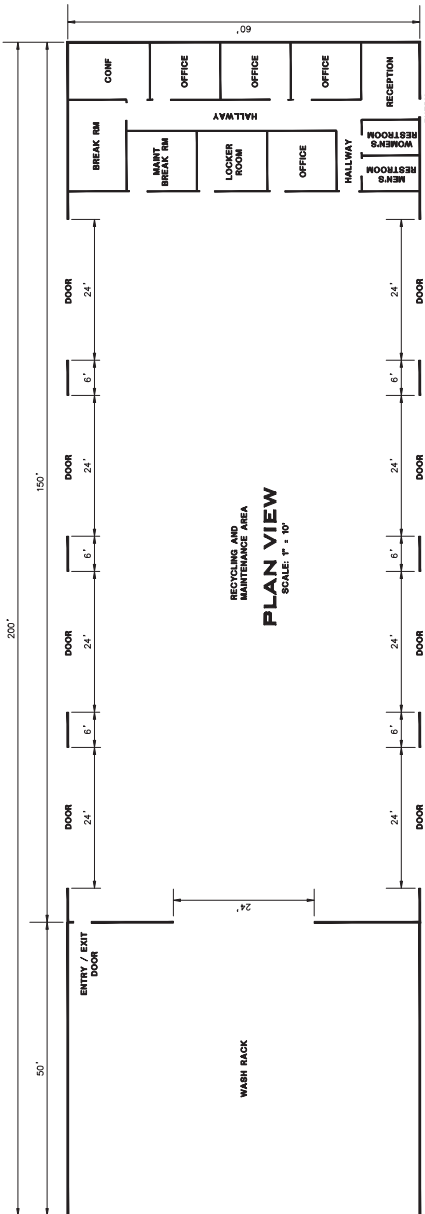
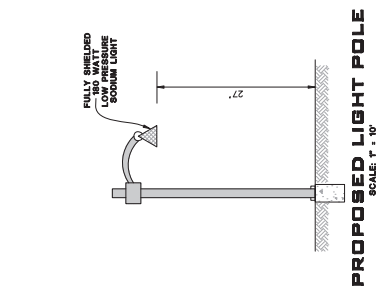
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| PRIVATE CONTRACT | |
| SHEET | 4 |
| COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | |
| PLOT PLAN FOR: NORTH COUNTY ENVIRONMENTAL RESOURCES | |



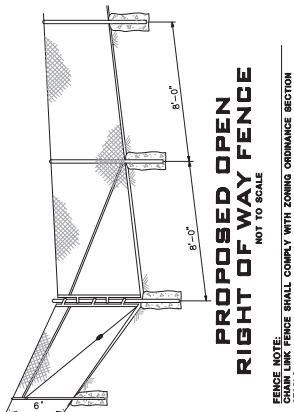
SEE SHEET 2

Hilltop Group, Inc.
 887 East Mission Road
 San Marcos, CA 92069
 760-744-9966

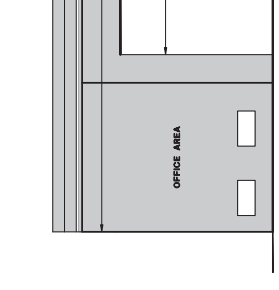
EXCEL
 ENGINEERING
 10000 SAN MARCOS AVENUE, SUITE 200
 SAN MARCOS, CA 92069
 PH: 760-744-9966



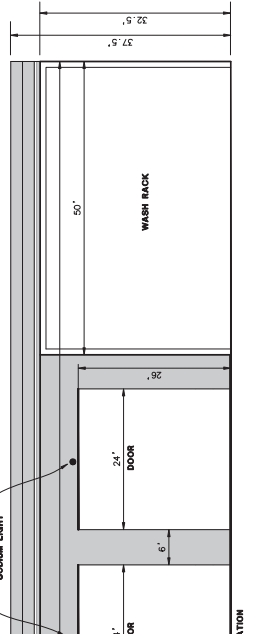
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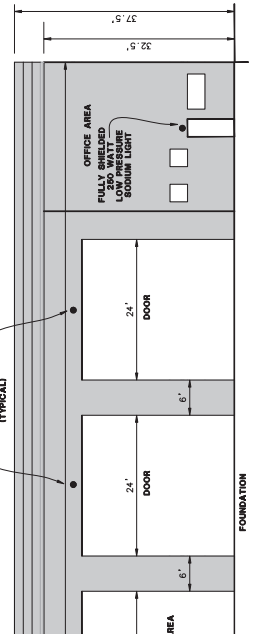
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NOT TO SCALE



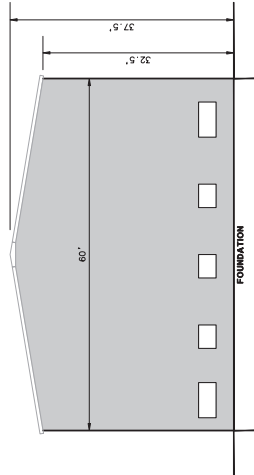
WEST ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10'



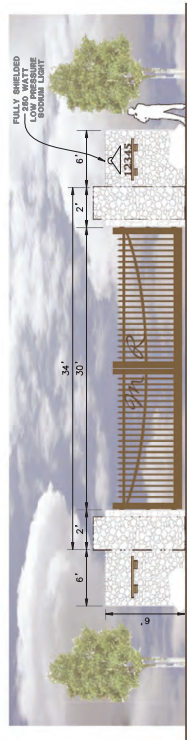
EAST ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
SCALE: 1" = 10'



PROPOSED GATE
NOT TO SCALE



SECURITY TRAILER ELEVATION
NOT TO SCALE



| | | | |
|----------------|---------|--------------------------------------|--------|
| SHEET | 4 | PRIVATE CONTRACT | |
| DATE | 7/17/18 | COUNTY OF SAN DIEGO | 7 |
| | | DEPARTMENT OF PUBLIC WORKS | SHEETS |
| PLOT PLAN FOR: | | NORTH COUNTY ENVIRONMENTAL RESOURCES | |
| | | FLOOR PLAN & ELEVATIONS | |



COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN NORTH COUNTY ENVIRONMENTAL RESOURCES

OWNER / DEVELOPER: CALIFORNIA WATER LIBERTY COMPANY 401 E. JAYSON ROAD SAN DIEGO, CA 92108

PARCEL ADDRESS: 7500 WASHBURN ROAD SAN DIEGO, CA 92108

Table with columns: APN NO., NET AC, GROSS AC. Rows include APN 081-100-01 (4.23, 6.98), APN 081-100-02 (7.80, 9.97), APN 081-100-03 (6.13, 8.33), APN 081-100-04 (15.19, 18.48), APN 081-100-05 (79.21, 138.54), APN 081-100-06 (23.24, 24.46), APN 081-100-07 (18.03, 18.03).

SUMMARY TABLE

GRADING: 100% OF THE GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S GRADING REGULATIONS.

EROSION CONTROL: ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY MAINTAINED THEREAFTER.

WATER MANAGEMENT: ALL WATER MANAGEMENT MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY MAINTAINED THEREAFTER.

VEGETATION: ALL VEGETATION REMOVAL SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S VEGETATION REMOVAL REGULATIONS.

LANDSCAPE ARCHITECTURE: ALL LANDSCAPE ARCHITECTURE SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S LANDSCAPE ARCHITECTURE REGULATIONS.

UTILITIES: ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED THROUGHOUT CONSTRUCTION AND PERMANENTLY MAINTAINED THEREAFTER.

ACCESS: ALL ACCESS MEASURES SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S ACCESS REGULATIONS.

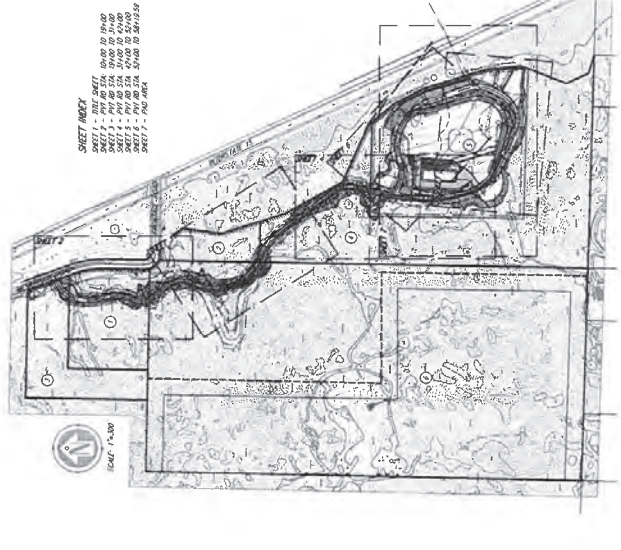
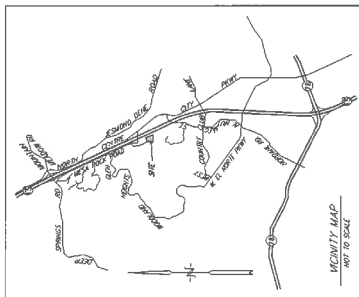
PAVING: ALL PAVING SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S PAVING REGULATIONS.

CONCRETE: ALL CONCRETE SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S CONCRETE REGULATIONS.

STEEL: ALL STEEL SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S STEEL REGULATIONS.

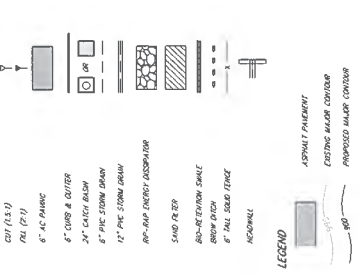
WOOD: ALL WOOD SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S WOOD REGULATIONS.

OTHER: ALL OTHER MATERIALS SHALL BE ACCORDING TO THE CITY OF SAN DIEGO'S OTHER REGULATIONS.



SHEET WORK: SHEET 1 - 100' x 100' (100' x 100' TO 200' x 200') SHEET 2 - 100' x 100' (200' x 200' TO 300' x 300') SHEET 3 - 100' x 100' (300' x 300' TO 400' x 400') SHEET 4 - 100' x 100' (400' x 400' TO 500' x 500') SHEET 5 - 100' x 100' (500' x 500' TO 600' x 600')

WORK TO BE DONE: GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE: 1. EXISTING GRADE TO BE MAINTAINED. 2. EXISTING GRADE TO BE RAISED. 3. EXISTING GRADE TO BE LOWERED. 4. EXISTING GRADE TO BE FLATTENED. 5. EXISTING GRADE TO BE SLOPED. 6. EXISTING GRADE TO BE CURVED. 7. EXISTING GRADE TO BE STRAIGHTENED. 8. EXISTING GRADE TO BE REGRADED. 9. EXISTING GRADE TO BE RECONSTRUCTED. 10. EXISTING GRADE TO BE REFINISHED. 11. EXISTING GRADE TO BE REPAIRED. 12. EXISTING GRADE TO BE REPLACED. 13. EXISTING GRADE TO BE REMOVED. 14. EXISTING GRADE TO BE ADDED. 15. EXISTING GRADE TO BE MODIFIED. 16. EXISTING GRADE TO BE ENHANCED. 17. EXISTING GRADE TO BE IMPROVED. 18. EXISTING GRADE TO BE OPTIMIZED. 19. EXISTING GRADE TO BE MAXIMIZED. 20. EXISTING GRADE TO BE MINIMIZED.



LEGAL DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Table with columns: NO., APN NO., DATE, BOUNDARY, DESCRIPTION. Lists various utility lines and easements across the site.

GRADING STATEMENT: THE GRADING PLAN HAS BEEN PREPARED BY THE ENGINEER AND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER'S VISUAL INSPECTION OF THE SITE AND THE RECORDS OF THE COUNTY OF SAN DIEGO.

NOTES: 1. THE GRADING PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY OF SAN DIEGO AND THE NORTH COUNTY ENVIRONMENTAL RESOURCES. 2. THE GRADING PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN DIEGO AND THE NORTH COUNTY ENVIRONMENTAL RESOURCES. 3. THE GRADING PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF CALIFORNIA AND THE NORTH COUNTY ENVIRONMENTAL RESOURCES. 4. THE GRADING PLAN IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT AND THE NORTH COUNTY ENVIRONMENTAL RESOURCES.

PRIVATE CONTRACT form with fields for permit number, date, and other contract details.

BENCH MARK form with fields for location, elevation, and other surveying details.

EXCEL ENGINEERING logo and contact information for the engineering firm.

IMPORTANT NOTICE: THE SUBJECT PROPERTY MAY CONTAIN UNLAWFUL USES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTED THE PRESENCE OF UNLAWFUL USES. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION.

NOTICE: THE SUBJECT PROPERTY MAY CONTAIN UNLAWFUL USES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTED THE PRESENCE OF UNLAWFUL USES. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION.

OWNERS / PERMITTEES: CALIFORNIA WATER LIBERTY COMPANY, 401 E. JAYSON ROAD, SAN DIEGO, CA 92108.

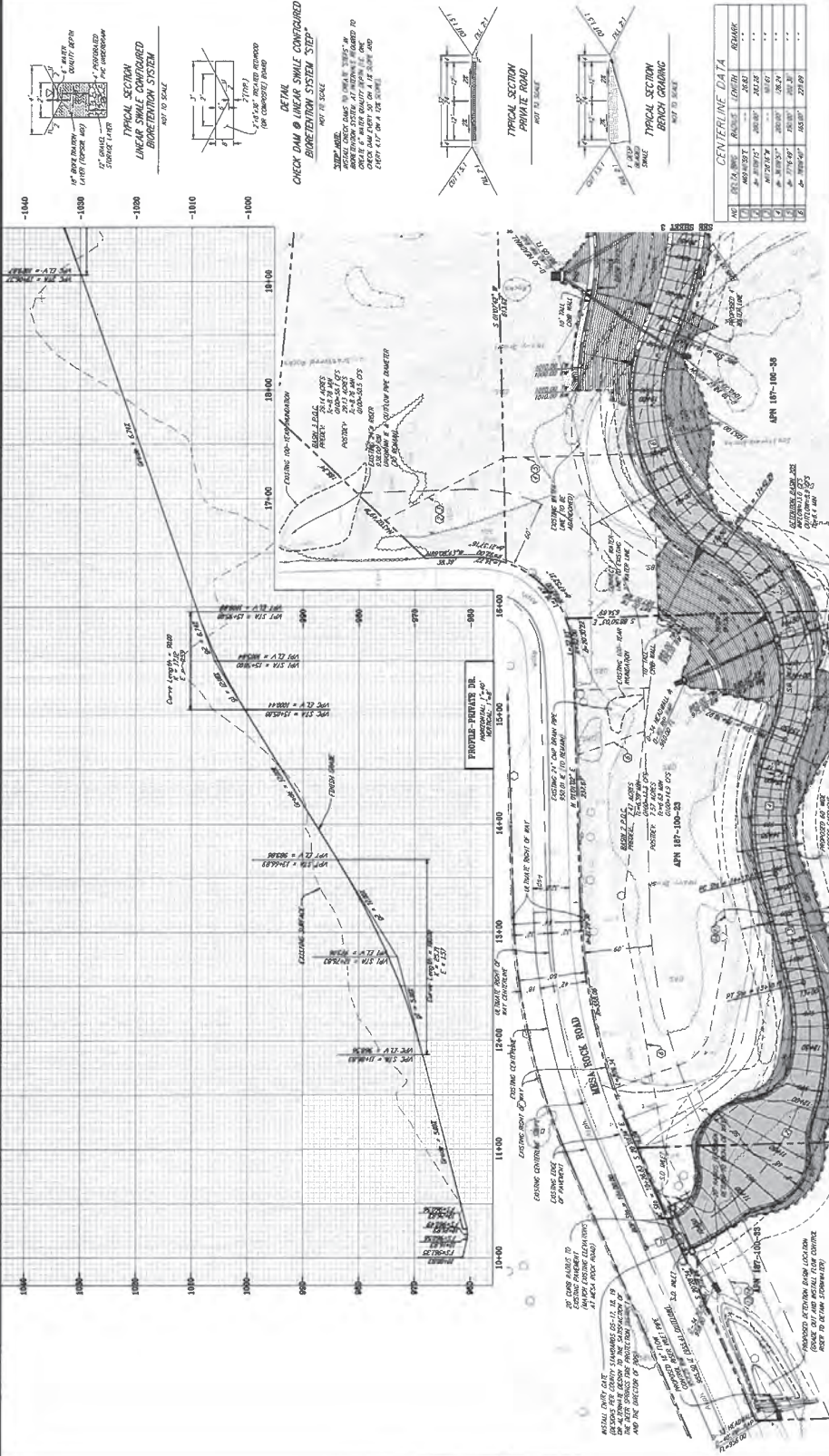
ENGINEER OF WORK: EXCEL ENGINEERING, 1000 W. BROADWAY, SAN ANTONIO, TX 78207.

PREPARED BY: EXCEL ENGINEERING, 1000 W. BROADWAY, SAN ANTONIO, TX 78207.

DATE: 08/15/2018, TIME: 10:00 AM.

SCALE: 1" = 100'.

GRADING PLANS



PRIVATE CONTRACT

COUNTY OF SAN DIEGO
 LOCATION OF PUBLIC BODIES: 7-500

PERMITS

REQUIRE PERMIT NO. _____
 SPECIAL USE PERMIT NO. _____
 TEMPORARY IMP. NO. _____

BENCH MARK

DESCRIPTION: 2" x 4" x 12" BRASS-2-10-10-10
 LOCATION: CORNER OF 2ND AVENUE SOUTH OF N. 1ST AVENUE
 RECORD FROM: 100' BENCH MARK

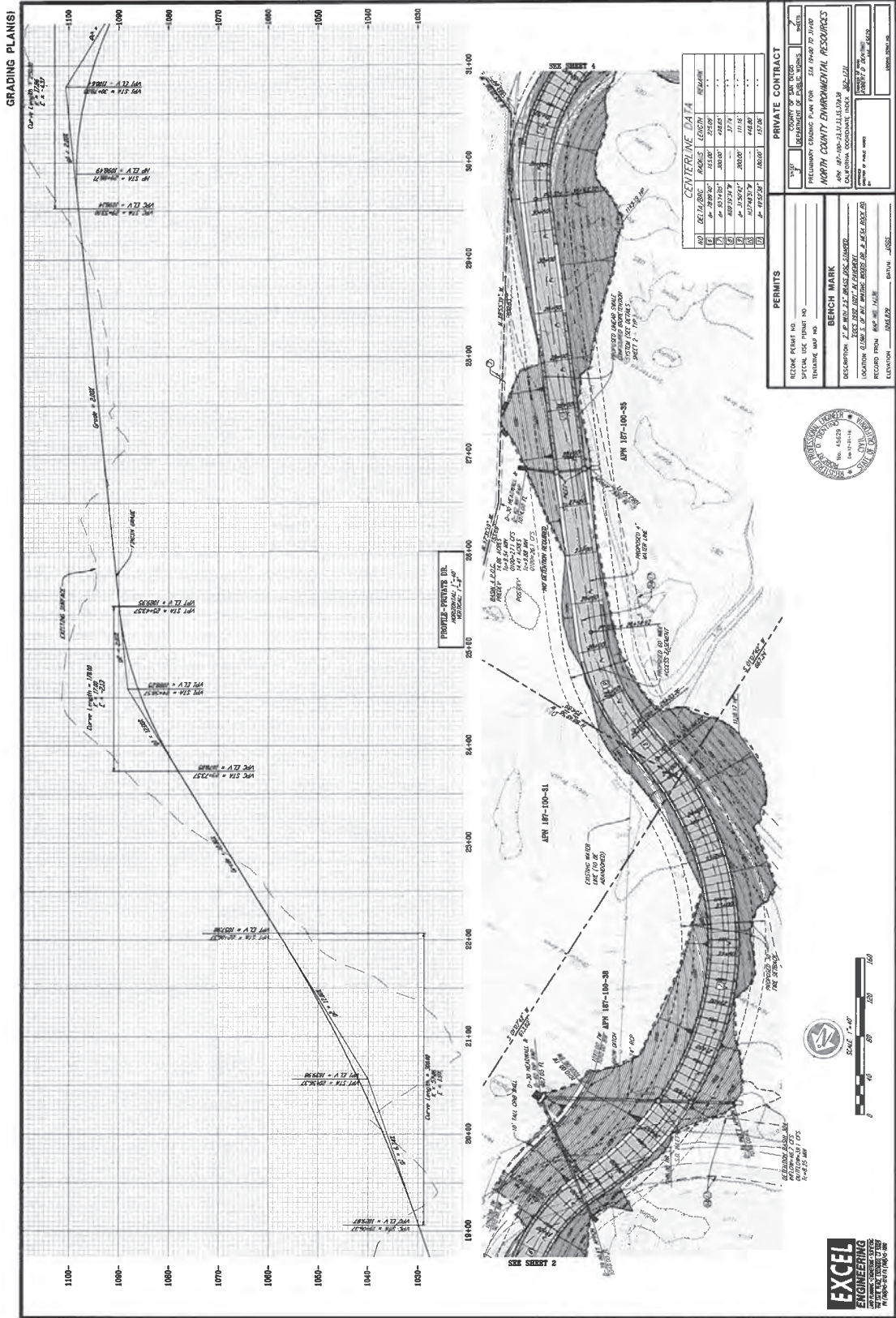
DATE: APR 187-100-38



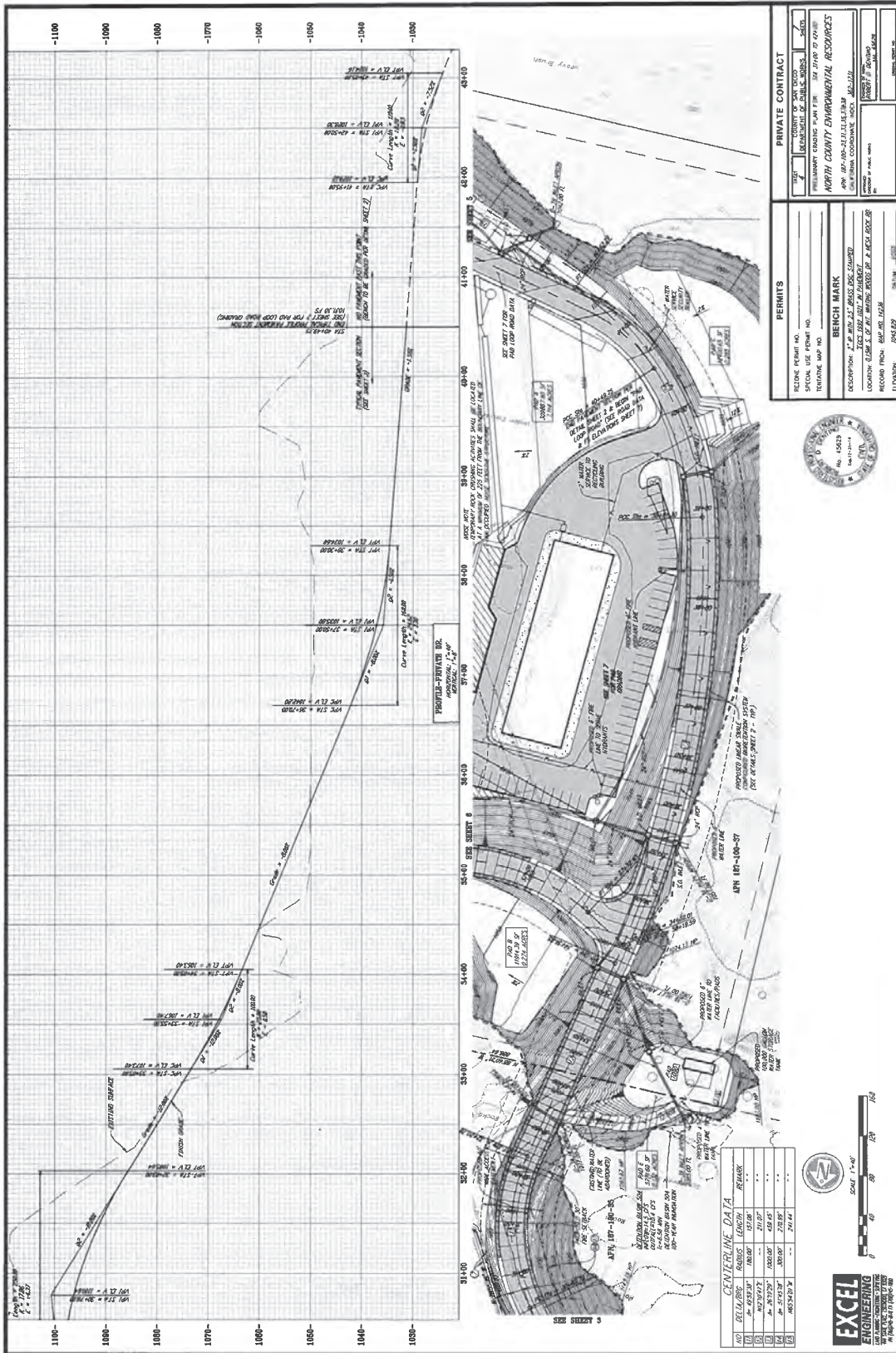
EXCEL ENGINEERING
 12145 SAN DIEGO AVENUE, SUITE 100
 SAN DIEGO, CA 92131
 TEL: 619-594-1100 FAX: 619-594-1101

SCALE 1"=40'

APR 187-100-38



GRADING PLANS(S)



PRIVATE CONTRACT

DATE: _____

CITY OF SAN DIEGO
 DEPARTMENT OF PUBLIC WORKS
 1615 LA JOLLA VILLAGE DRIVE, SUITE 100
 SAN DIEGO, CALIFORNIA 92161

PERMITS

PERMIT NO.: _____

SPECIAL USE PERMIT NO.: _____

TENTING MAP NO.: _____

BENCH MARK

LOCATION: _____

DATE: _____

BY: _____

APPROVED

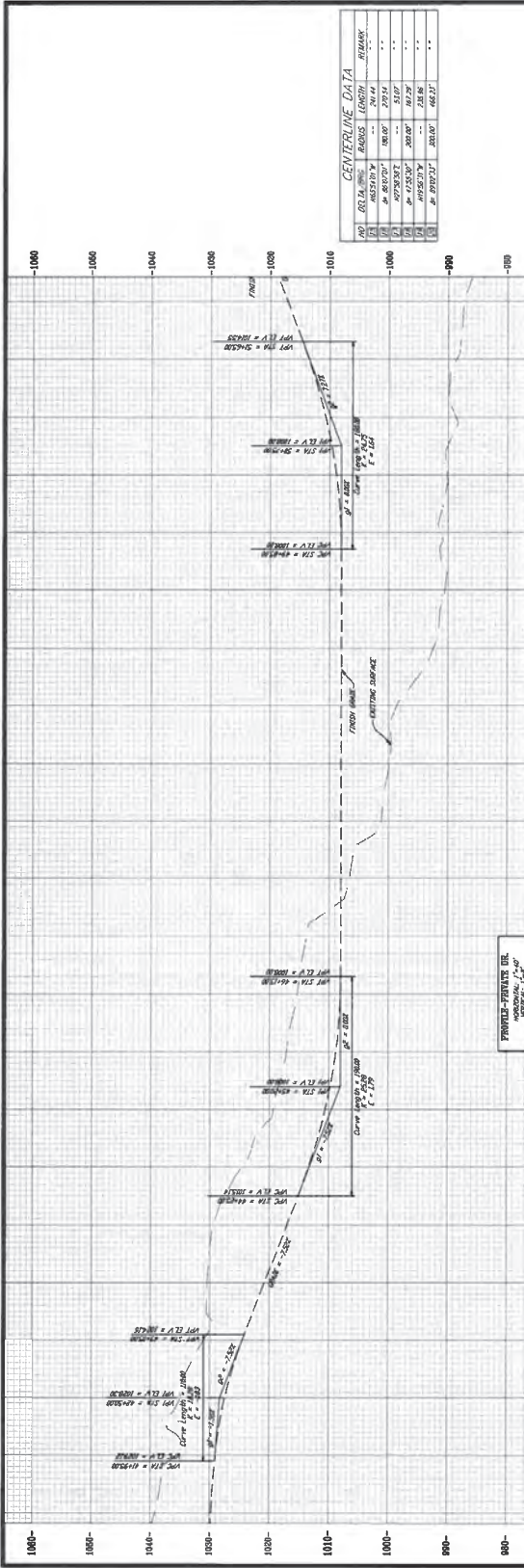
DATE: _____

BY: _____

EXCEL ENGINEERING

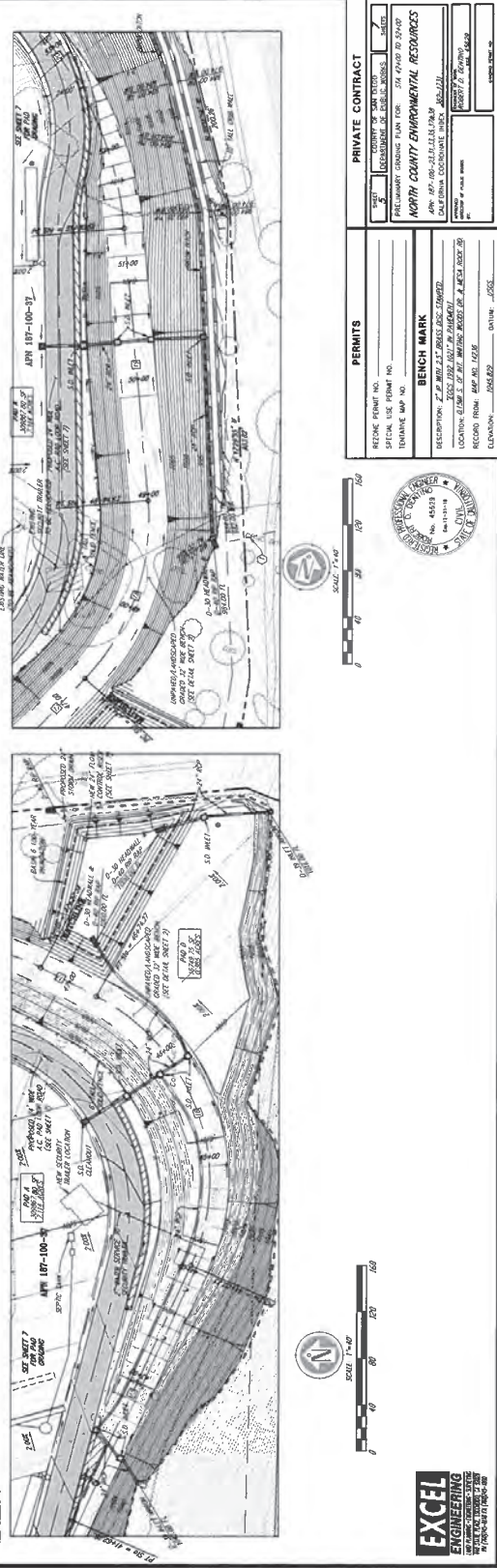
A PROFESSIONAL ENGINEERING FIRM

GRADING PLANS(S)



CENTERLINE DATA

| NO. | OR. L.S. | RADIUS | LENGTH | REMARKS |
|-----|----------|--------|--------|---------|
| 1 | 42+51.75 | 100.00 | 24.44 | .. |
| 2 | 42+51.75 | 100.00 | 24.44 | .. |
| 3 | 42+51.75 | 100.00 | 24.44 | .. |
| 4 | 42+51.75 | 100.00 | 24.44 | .. |
| 5 | 42+51.75 | 100.00 | 24.44 | .. |
| 6 | 42+51.75 | 100.00 | 24.44 | .. |
| 7 | 42+51.75 | 100.00 | 24.44 | .. |
| 8 | 42+51.75 | 100.00 | 24.44 | .. |
| 9 | 42+51.75 | 100.00 | 24.44 | .. |
| 10 | 42+51.75 | 100.00 | 24.44 | .. |



EXCEL ENGINEERING
 10000 10th Street, Suite 100
 Dallas, TX 75243-1000
 Phone: (214) 246-8888
 Fax: (214) 246-8889



PERMITS

REZONE PERMIT NO. _____
 SPECIAL USE PERMIT NO. _____
 IDENTITY MAP NO. _____

BENCH MARK

RECAPITULATION: 2" x 36" 1:25000.00
 LOCATION: 10000 10th Street, Suite 100, Dallas, TX 75243-1000
 RECORD FROM: 10000 10th Street, Suite 100, Dallas, TX 75243-1000
 ELEVATION: 1000.00

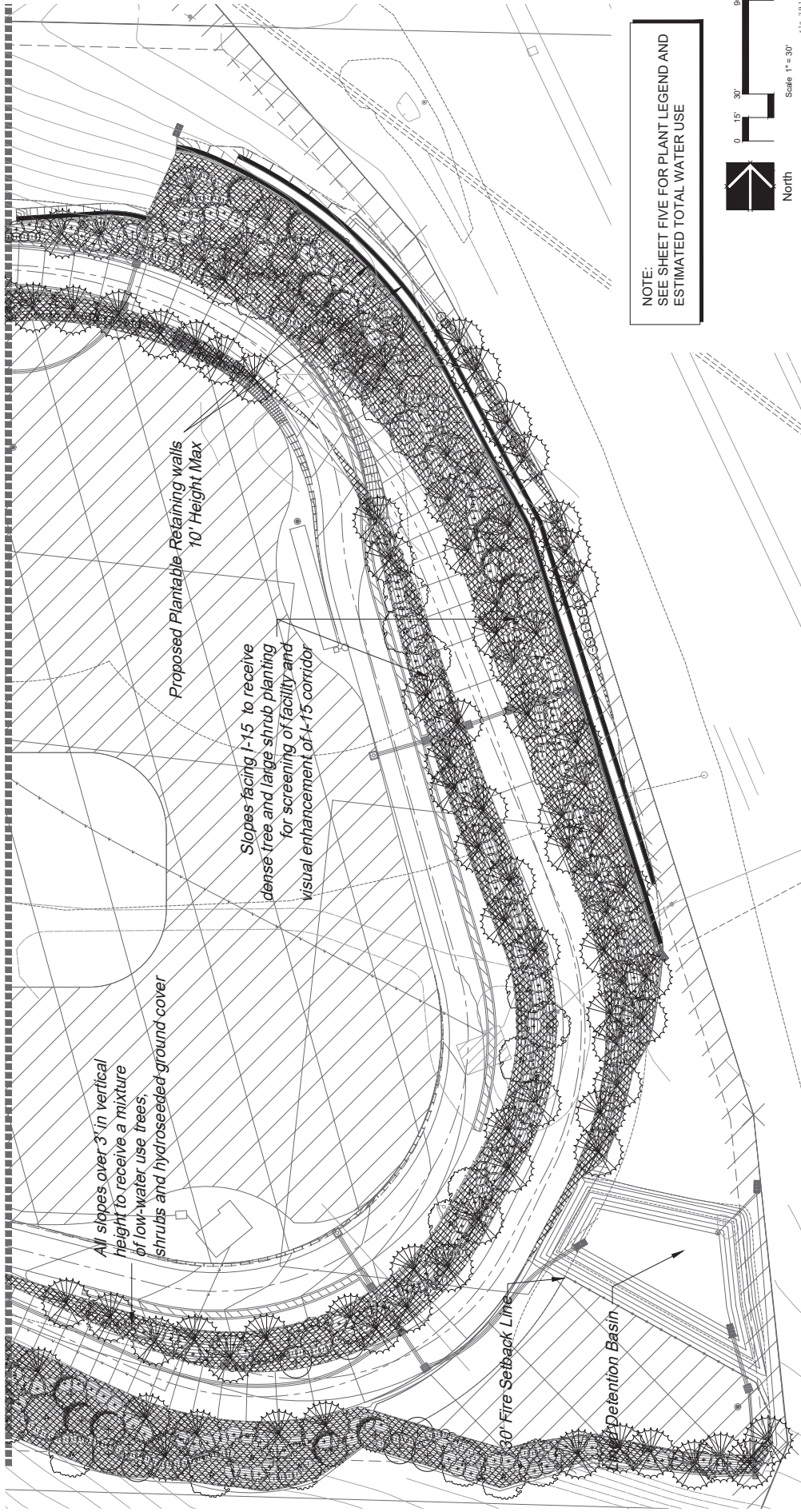
PRIVATE CONTRACT

NO. _____
 LOCATION OF PUBLIC RECORD: _____
 PRELIMINARY GRADING PLAN FOR: 10000 10th Street, Suite 100, Dallas, TX 75243-1000
 NORTH COUNTY ENVIRONMENTAL RESOURCES
 APR 10 10:16 AM 2014
 LICENSED OCCUPATIONAL PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 45513

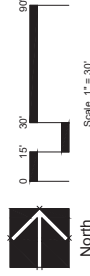
Landscape Concept Plan

3-75

MATCHLINE - SEE SHEET 2



NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE



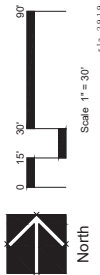
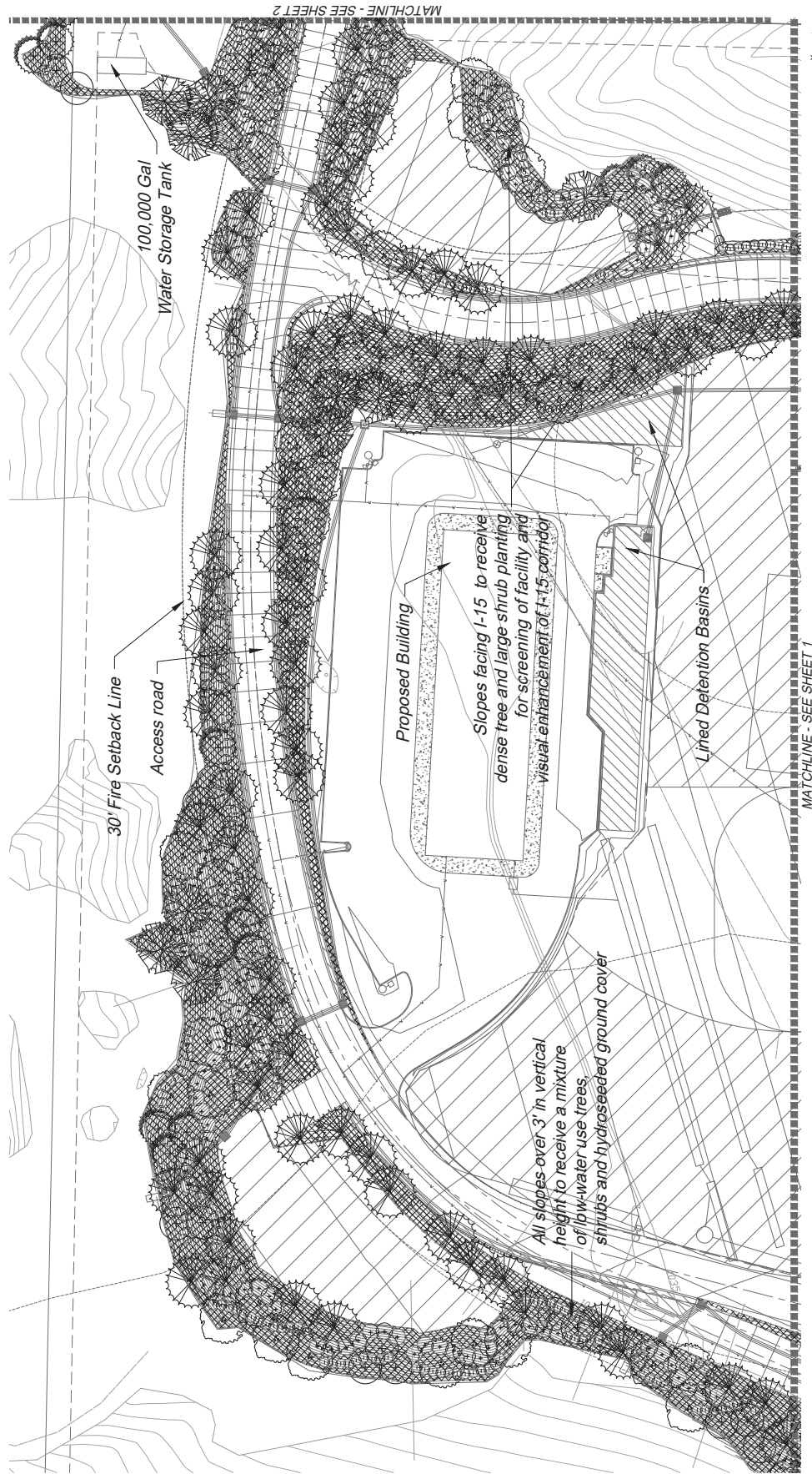
HOWARDS ASSOCIATES
Landscape Architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

Sheet 1 of 5

12/14/2012

North County Environmental Resources

Landscape Concept Plan



NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE

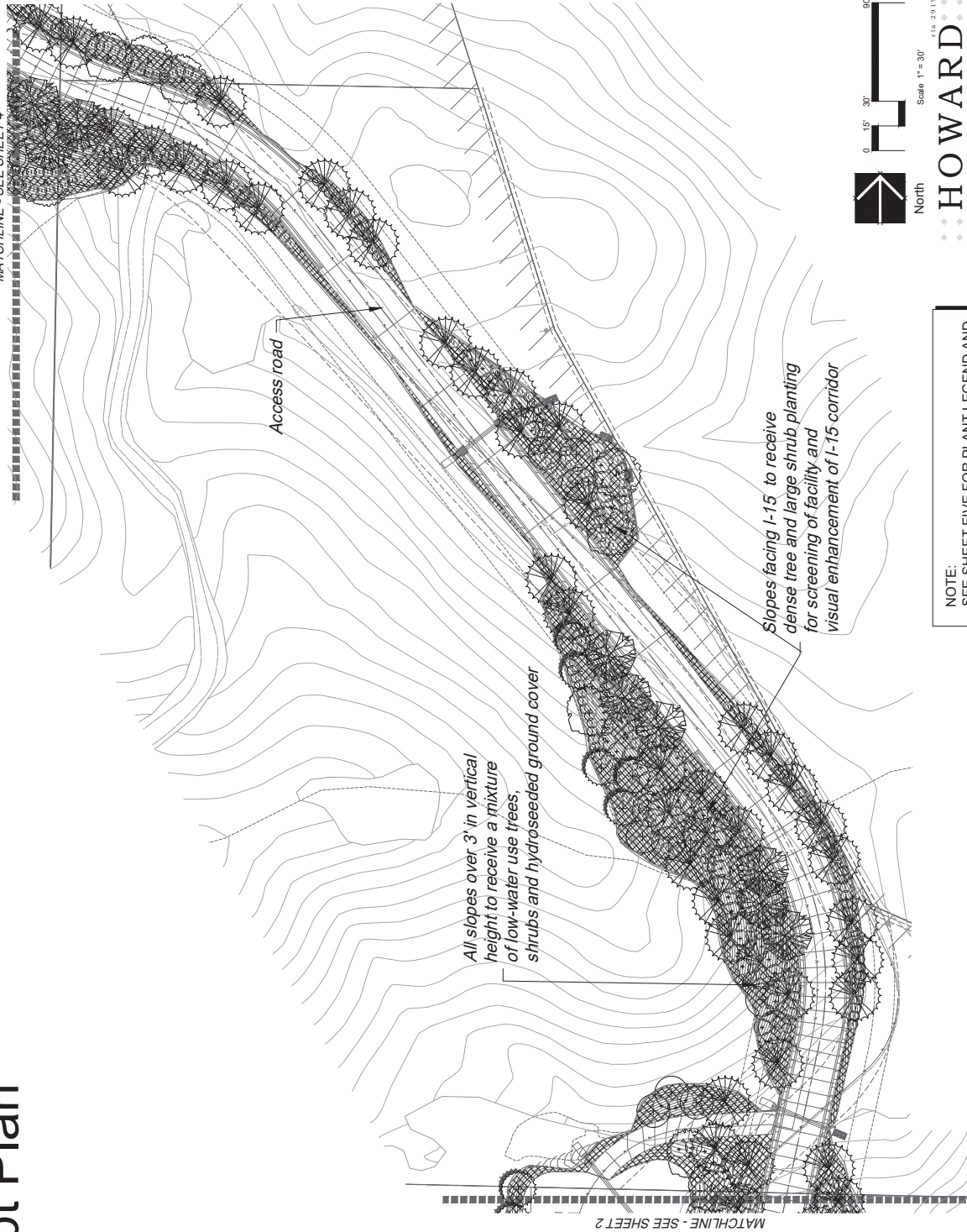
HOWARD ASSOCIATES
Landscape Architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

12/14/2012

North County Environmental Resources

Landscape Concept Plan

MATCHLINE - SEE SHEET 4



3-77



North

Scale 1" = 30'

118 2919

HOWARD ASSOCIATES
Landscape Architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE

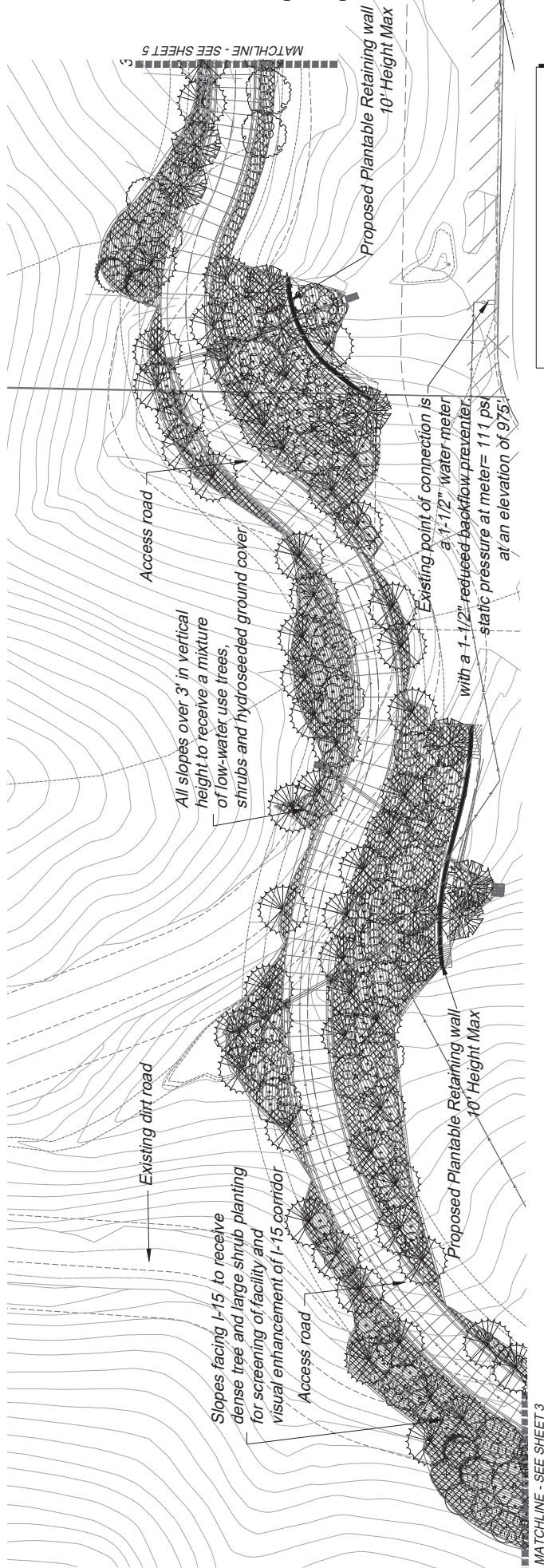
12/14/2012

North County Environmental Resources

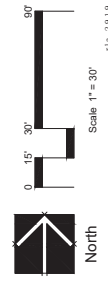
Sheet 3 of 5

Landscape Concept Plan

3-78



NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE



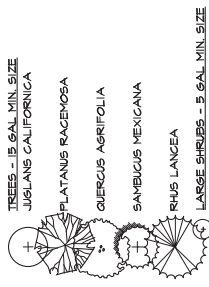
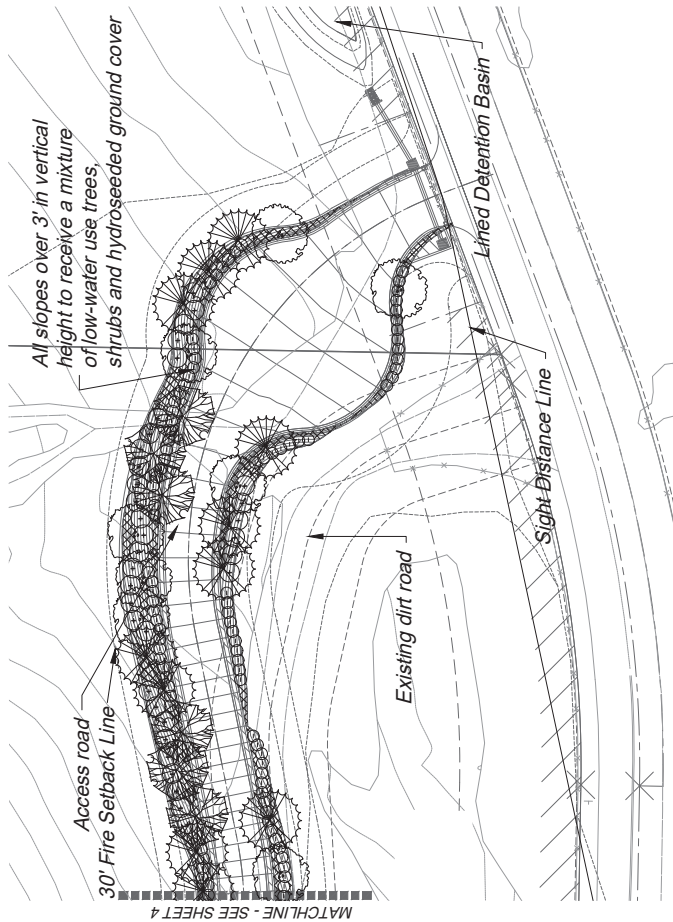
114 2919
HOWARD
ASSOCIATES
 Landscape Architecture
 2442 Second Avenue San Diego, CA 92101
 619 718 9660

12/14/2012

North County Environmental Resources

Sheet 4 of 5

Landscape Concept Plan



Planting Legend

- TREES - 15 GAL MIN. SIZE**
- JUGLANS CALIFORNICA
 - PLATANUS RACEMOSA
 - QUERCUS AGRIFOLIA
 - SAMBUCUS MEXICANA
 - RHUS LANCEA
 - RHUS INTEGRIFOLIA
 - RHUS LAURINA
 - ARCTOSTAPHYLOS HOWARD McMINN
 - CEANOTHUS JOYCE COULTER
 - COMAROSTAPHYLIS DIVERSIFOLIA
 - ENELIA CALIFORNICA
 - FREMONTODENDRON CALIFORNICA
 - LOTUS SCOPARIUS
 - SALVIA APIANA
 - PLANTABLE MALLS - FLATTED
 - IVA HATEYANA
- TREES - 5 GAL MIN. SIZE**
- CALIFORNIA WALNUT
 - CALIFORNIA SYCAMORE
 - COAST LIVE OAK
 - ELDERBERRY
 - AFRICAN SUMAC
 - TOYON
 - SCRUB OAK
 - LAUREL SUMAC
 - MANZANITA
 - CALIFORNIA LILAC
 - SUMMER HOLLY
 - COAST SUNFLOWER
 - FLANNELBUSH
 - DEERWEED
 - WHITE SAGE
 - SAN DIEGO POVERTYWEED

GROUND COVER - HYDROSEED

- NATIVE HYDROSEED MIX**
- ARCTOSTAPHYLOS LAURENTINA
 - ERIOGYLLUM CONFERTIFLORUM - GOLDEN YARROW
 - ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY
 - LAETIDIA CALIFORNICA - WAXCAP
 - LATHRAEA CALIFORNICA - PINK SILENARIA
 - LATYA PLATYGLOSSA - TIDY TIPS
 - LOTUS SCOPARIUS - DEERWEED
 - LYNCHIA CALIFORNICA - SCURF LIME
 - MINIPLUS ADRIANTHUS PUNICIBUS - STICKY MONKEYFLOWER
- OTHER**
- WHITE YARROW
 - CALIFORNIA CROTON
 - ERIOGYLLUM CONFERTIFLORUM - GOLDEN YARROW
 - ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY
 - LAETIDIA CALIFORNICA - WAXCAP
 - LATHRAEA CALIFORNICA - PINK SILENARIA
 - LATYA PLATYGLOSSA - TIDY TIPS
 - LOTUS SCOPARIUS - DEERWEED
 - LYNCHIA CALIFORNICA - SCURF LIME

NOTE: FROM TIME OF PLANTING TREES WILL REACH MATURITY/FULL CANOPY COVER WITHIN 10 YEARS. SHRUBS AND GROUNDCOVERS WILL REACH LARGEST COVERAGE AREA WITHIN 10 YEARS.

Maintenance Note:

1. All landscaped areas shown on this plan shall be maintained by the property owner.
2. The right-of-way shown on this plan shall be maintained by the city owner.

Fuel Management Note:

1. This site's existing vegetation and irrigation fuel management zones at 30'.
2. The slope clearance for the plan.
3. The site owner is responsible for maintaining a 10' vertical clearance along the access road and driveway.

Water Conservation Concept Statement:

The contractor shall coordinate with the requirements for landscape improvement plans as developed by the County of San Diego municipal code for the County of San Diego.

Invasive Species Note:

Note: Non-native invasive plant species shall be used per the California Invasive Plant Control List A-1 and California Invasive Plant Council (Cal-IPC).

12/14/2012

| California Water Efficient Landscape Worksheet | | | |
|--|--------------------------------|--------------------------------|--------------------------------------|
| Project Name | Site Area (sq. ft.) | Permeable Area (sq. ft.) | Water Conservation Score |
| California Water Efficient Landscape Worksheet | 10,000 | 5,000 | 50 |
| Permeable Area | 5,000 | 5,000 | 50 |
| Special Landscape Areas | | | |
| Water Conservation Score | 50 | 50 | 50 |
| ETx Calculations | ET _{max} (inches/day) | ET _{min} (inches/day) | Average ET _x (inches/day) |
| ET _{max} (inches/day) | 0.5 | 0.2 | 0.35 |
| ET _{min} (inches/day) | 0.2 | 0.1 | 0.15 |
| Average ET _x (inches/day) | 0.35 | 0.15 | 0.25 |

North

Scale 1" = 30'

HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue San Diego, CA 92101
 619.718.9660

North County Environmental Resources

LEGEND:

PROPOSED BOUNDARY ———

EXIST. BOUNDARY - - - - -

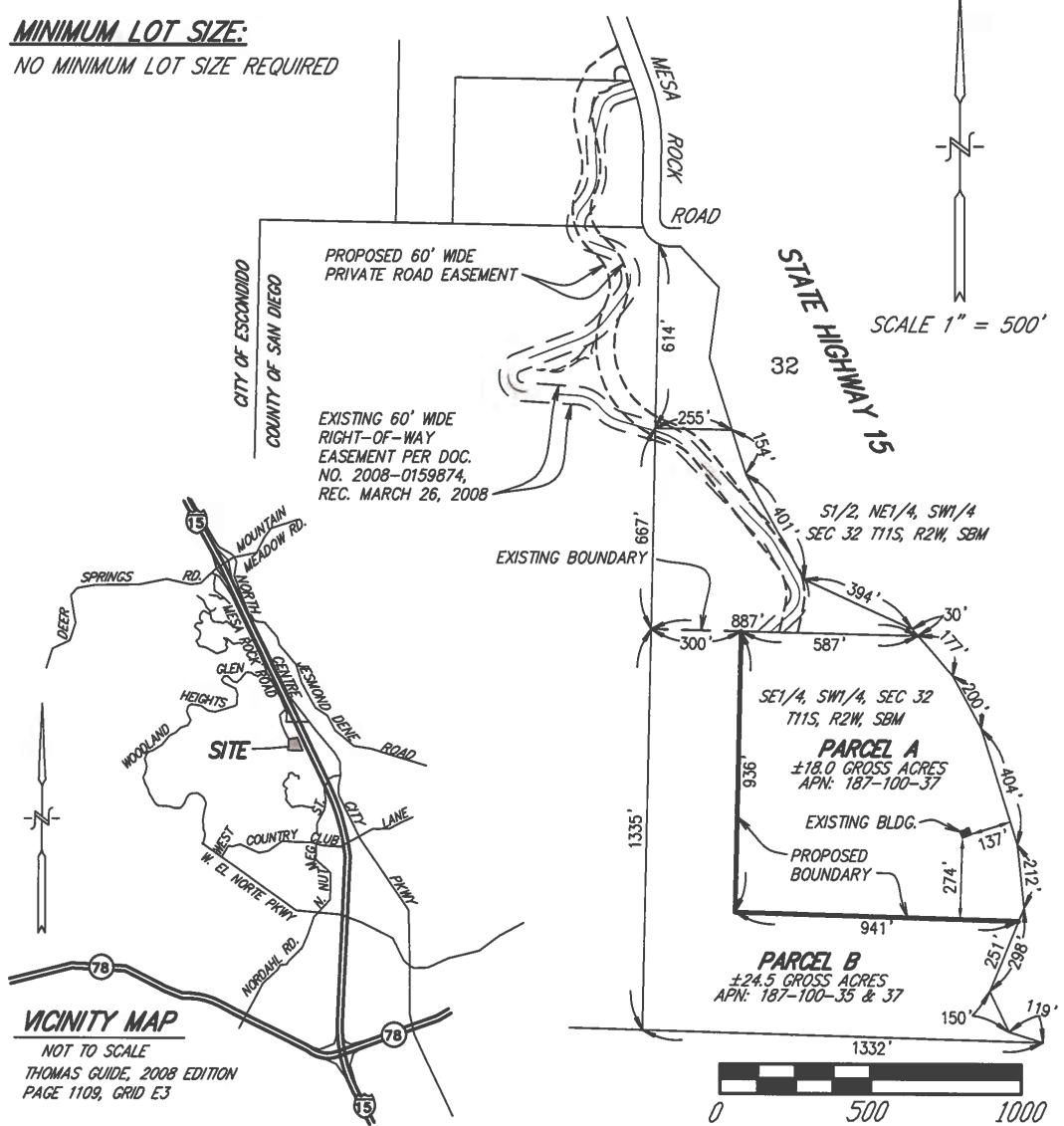
MINIMUM LOT SIZE:

NO MINIMUM LOT SIZE REQUIRED

ZONING:

APN 187-100-35: M54-GENERAL IMPACT INDUSTRIAL

APN 187-100-37: M54-GENERAL IMPACT INDUSTRIAL



DATE FILED: 1/24/13
REC'D BY: J. Bobles

PRELIMINARY ACTION DATE: _____
SIGNED BY: _____

PRELIMINARY ACTION DATE: _____
SIGNED BY: _____

PLAT NO. Bc-13-0019

HEALTH DEPARTMENT CERTIFICATION (if nec.)

Boundary Adjustment Approved
Parcel A: Approved for commercial use. New layout, fees, possible additional engineering required prior to septic permit issuance
Parcel B: Exempt from certification per S.D. County Zoning Ordinance. Not approved for development until such time that the property can demonstrate development using an onsite wastewater system
Eric Klein, REHS #7804, 5-30-2013

OPTIONAL USE AREA: Vicinity map, details, License Seal Stamp, etc.

LEGAL DESCRIPTION:
THAT PORTION OF THE SE1/4 OF THE SW1/4 AND THE SOUTH HALF OF THE NE1/4 OF THE SW1/4 OF SEC. 32, T 11 S, R 2 W, S.B.M.



PARCEL A: OWNER(S) ADJ HOLDINGS, LLC AND KARL W. GAILEY
ADDRESS 807 E. MISSION ROAD CITY SAN MARCOS ZIP 92069 PHONE 760-744-9040
PARCEL B: OWNER(S) ADJ HOLDINGS, LLC AND KARL W. GAILEY
ADDRESS 807 E. MISSION ROAD CITY SAN MARCOS ZIP 92069 PHONE 760-744-9040
THIS PLAT WAS PREPARED WITH MY (Owner's sign here: *Eric de Hong*) KNOWLEDGE AND CONSENT: (Print name here) ERIC DE HONG KARL W. GAILEY
MAP PREPARED BY MICHAEL D. LEVIN LS# 6896 ADDRESS 440 STATE PLACE
CITY ESCONDIDO ZIP 92029 PHONE 760-745-8118

~~3-81~~
**FINAL MINUTES: OCTOBER 11, 2019 MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

A. ROLL CALL and STATEMENTS and REVIEW/APPROVAL of MINUTES

Meeting called to order at 7:02 PM by Farrell. Farrell read the Advisory Roll Statement.

Introduction of new member Joe Bunn.

Present: Sandra Farrell (Chairman), Karen Binns (Vice Chair), Harris Korn (Secretary) and Joe Bunn. Absent: Ana Rosvall and Erin Veit.

Approval of September 2019 Minutes: Motion to approve made by Farrell, seconded by Binns, passed 4-0-0.

Farrell read Public Forum Statement.

B. PUBLIC COMMUNICATIONS

1. Binns called S. Desmond's office regarding trash on Deer Springs Rd. Mesa Rock cleans up every 2 weeks.
2. Donna shared pictures and reported on trucks getting stuck in the private street area of Hardell Ln. and El Paso Alto. Effects 65 property owners who spent \$60K on road, takes hours to remove truck. Mobile apps show incorrect route.

C. ACTION ITEMS

1. No. County Environmental Resources Site Plan I-15 Review – Project proposing a high impact recycling facility for wood chipping, construction, demolition, and inert debris on approx. 139 acres along Mesa Rock Rd. in accordance with Zoning and General Plan.

Discussion –David Sibbett from SD Co. Planning Dept. provided information and led a Q&A. Public input ends Oct. 28th, 141 letters received to date. Public concern of 15183 exemption. It is not yet approved and will go through hearing process. Questions if code enforcement will be effective or is applicant missing something in their report. Previous EIR not found acceptable by staff, original plan was for nursery, applicant switched EIR to exemption. BOS directed maps change to I-3 High Impact Industrial on 5-18-05. Need public comment on all of the above to be compiled in written staff report.

Action –

- a. Farrell made motion to recommend the Director of County Planning and Development Services not move forward using the 15183 exemption but complete the EIR, bringing the technical studies up to date where appropriate. Seconded by Korn. Passed 4-0-0.
- b. Farrell made motion to direct the Chair to submit a FOIA request to the County to discover how the area changed designation (from Ag to High Impact Industrial) during the General Plan update so the public can understand the logic of the County's actions. Seconded by Korn. Passed 4-0-0.
- c. Farrell made motion to go on record that the Twin Oaks Valley Community Sponsor Group opposes this project due to the negative impacts on the neighboring community. Seconded by Binns. Passed 4-0-0.
- d. Farrell made motion to authorize the Chair to appeal the Director's decision to the Planning Commission if the Director approves the project between meetings of the Sponsor Group to avoid missing the 10-day appeal window. Seconded by Korn. Passed 4-0-0.

2. Parkland Dedication – DPR requests the TOVCSG recommend projects eligible for PLDO funding.

Discussion – Marcus Lubich provided information and led Q&A. There is \$3mil appropriated to acquire, design and construct a park for the TOV community. County is looking for 3-5 acre site. Began with 80 parcels identified, narrowed down to 3. If public knows of available parcel contact Mr. Lubich. TOVCSG will be informed when a site is identified and negotiated with property owner. After acquisition there will be public meetings to help identify what community wants.

Action – None at this time.

D. GROUP BUSINESS

1. Announcements/Correspondence: None.
2. Discussion carried from previous month to move meeting start time to 6:30 PM. Conflict with school schedule. Will leave meeting starting time at 7 PM.
3. Subcommittee Buena Creek Road Report: None.
4. Next Regular Meeting: November 20, 2019.
5. Meeting adjourned at 8:29 PM

Respectfully Submitted,

Harris Korn, Secretary

Sakdarak, Souphalak

From: Sibbet, David
Sent: Monday, December 09, 2019 7:56 AM
To: Neufeld, Darin
Cc: Sakdarak, Souphalak
Subject: FW: Hidden Meadows Motion on North County Environmental Resources

See below

From: James Chagala <jchagala@hotmail.com>
Sent: Friday, December 6, 2019 10:04 AM
To: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Subject: Hidden Meadows Motion on North County Environmental Resources

David,

On October 24, 2019 the Hidden Meadows Sponsor Group heard PDS2019 3500-08-015 and passed the following motion 5-0.

"Recommend denial of the project due to the necessary material for a fully informed decision not being available. The Group would like to re-evaluate the project if an environmental Impact Report can be provided, or at a minimum if, updated Acoustical Analysis, Air quality and Greenhouse Memorandum, Biological Assessment Report, Fire Protection Plan, and Traffic Assessment can be provided."

Jim Chagala

James Chagala & Associates

555 West Country Club Drive, #254

Escondido, CA 92026

760-751-2691

RESPONSES TO PUBLIC COMMENTS

The County received numerous comments on the proposed project and the various technical reports that were prepared to assess the project's impacts. Although neither Public Resources Code section 21083.3 nor CEQA Guidelines section 15183 require the County to respond to public comments, the County provides the following subject matter responses to the topics and issues raised in the public comments.

1. Aesthetics/View Impacts

The project's impacts on Visual Resources were addressed in a Visual Resources Impact Report, posted on the County's website as Appendix B. In that report, the project's potential impacts to visual resources were analyzed from six key views. The analysis concluded that viewer exposure to the Project, which would be located on an existing flat area surrounded by steep slopes, would be minimal due to the existing topography, the Project design and existing features, as well as screening by and blending with maturing native vegetation and landscaping. Visual impacts on the traveler along I-15 and other public roads will be below the level of significance. The proposed structures will not be out of scale with or dominate existing views. Nor will the project disrupt the continuity of the topography or community character of the area. In this location, the community character is one of transitional land uses, including open space and residences interspersed with commercial uses, such as an ARCO gas station, a winery and tasting room, a golf driving range, two retail nurseries, a soil amendment operation, a large retail outlet that sells outdoor patio furniture and fountains, and a storage facility immediately east of I-15. Note also that views in this area are generally dominated by I-15 itself.

Ultimately, the Visual Resources Impact Report concluded that the Project would not have significant visual impacts because: (i) views are transitory from the I-15 freeway and the Project is located above the roadway grade, and thus there will be no substantial adverse effect on a scenic vista; (ii) no physical changes to I-15 are proposed, and thus no substantial damage to scenic resources will occur; (iii) the Project is set back from I-15, and thus largely blocked from view by existing topography and surrounding vegetation; and (iv) design measures will incorporate existing topography, existing vegetation, and landscaping with native plants to effectively screen the Project. The Visual Resources Impact Report also concluded that while residents located east of the project site (i.e., on the other side of I-15) would be able to view the project site, the impacts would not be significant. Therefore, no mitigation is required. Other aesthetic/visual issues are addressed below:

- Some comments expressed disagreement with the County's conclusion that the proposed project will not have visual impacts that are "peculiar" as defined under Public Resources Code section 21083.3(b) and CEQA Guidelines section 15183. These comments assert that the project will have significant impacts on the views currently enjoyed by the residents of the Montreux residential subdivision. As explained in the County's Statement of Reasons and section 15183 checklist, the project was subjected to an

extensive visual impact assessment to determine if it would result in adverse visual effects not otherwise considered in the 2011 GPU EIR. That assessment determined that the project would be located approximately 80 feet above I-15 and set back from the site's east-facing property, thus greatly reducing the extent to which it would be visible from public vantage points. This same assessment showed that the project's landscaping would further screen the recycling facilities from public view. With regard to impacts on views from private residences, such impacts are typically not considered significant under CEQA. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 493-494.) As stated by the court in *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, "obstruction of a few private views in a project's immediate vicinity is not generally regarded as a significant environmental impact," because under CEQA, "the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons. (*Banker's Hill v. City of San Diego, supra*, 139 Cal.App.4th at 279.)

- One comment argued that the proposed project will have significant lighting impacts on local residents, including those across I-15 in the Montreux residential development. The comment provides no evidence in support of this assertion. The County has determined that the project's light and glare impacts will be minimal and more importantly, will be adequately controlled by the County's Light Pollution Code and Zoning Ordinance, with which the project must comply.
- The City of Escondido ("Escondido") commented that the 39-lot High Point residential development (Escondido Tract 683-J) is located just west of the project site and "provides many direct sight opportunities into the proposed industrial project site." Escondido states that such views from the High Point development would be adversely affected by the Project. Escondido's comment letter indicates further that the High Point development consists of graded pads, not homes, at this particular point in time. When the County adopted the 2011 GPU and designated the project site as Heavy Industrial (I-3) and zoned it M54, it did so knowing that the property to the west was designated by Escondido for rural residential uses. Thus, the County 2011 GPU and attendant EIR considered the impacts of placing an I-3/M54 land use (the project site) adjacent to a property identified in the Escondido general plan as rural residential. (See 2011 GPU EIR, Land Use, Section 2.9, pp. 2.9-34, 2.9-38, 2.9-48, and 2.9-52 (Map of City of Escondido Sphere of Influence)). Consequently, there is nothing peculiar about the project's view impacts on the High Point development. Further, Escondido has provided no evidence showing that the High Point residences, which do not yet exist, will, in fact, have unobstructed views into the recycling center. Nor did Escondido provide evidence that such views would be adversely affected to a significant degree by the proposed project. Finally, as mentioned above, CEQA does not require a lead agency to assign the same level of significance to *private* views as it does to *public* views. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 493-494.) As stated by the court in *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, "obstruction of a few private views in a project's

immediate vicinity is not generally regarded as a significant environmental impact,” because under CEQA, “the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons. (*Banker’s Hill v. City of San Diego, supra*, 139 Cal.App.4th at 279.) In this instance, the County does not find that the project’s impacts to views are significant.

- A number of comments have questioned whether the project would eliminate or disturb the “Bear Rock” formation located at the project site, asserting that such an impact would be “peculiar” to the parcel (and thus disqualify the project from the proposed exemption). However, no such impact is expected to occur because the project will avoid Bear Rock and leave it in its current condition. Moreover, the Project is located considerably downslope of Bear Rock and will not impede or adversely affect views of Bear Rock.
- Once commenter stated that storage structures on the project site required greater setbacks to reduce their visibility. Further setbacks, however, are not required, as the storage units would be situated on the site consistent with the County’s setback standards.

2. Air Quality/GHG Impacts

The June 2019 Air Quality and Greenhouse Gas Assessment, prepared by Dudek, analyzed potential air quality and greenhouse gas (GHG) impacts from construction and operation of the Project. The Assessment concluded that the Project would not conflict with or obstruct the implementation of local air quality plans because (i) the Project is consistent with the County of San Diego’s General Plan land use designation and (ii) land use designations under local general plans are accounted for in local air quality plans, State Implementation Plan, and Regional Air Quality Strategy.

For estimation of construction emissions, the Air Quality assessment assumed that heavy construction equipment would be operating at the site for up to 8 hours per day, 5 days per week during project construction, a 634-square foot covered patio would be demolished as part of the Project, and blasting operations would be required for processing rock onsite. Construction activities would be subject to fugitive dust control measures (including a dust management plan that will be incorporated as a condition of project approval), which would limit fugitive dust that may be generated during grading and construction activities. The estimated maximum daily construction emissions were determined not to exceed the County’s screening level thresholds for any criteria pollutant during construction in all construction years.

Emissions generated during the operation of the Project were estimated from landscape maintenance, energy sources, mobile sources, and off-road equipment. Air emissions modeling showed that the estimated maximum daily emissions resulting from the operation of the Project would not exceed the County’s threshold for each of the air pollutants. Project design features such as a Dust Management Plan, an Odor Impact plan, and Best Available Control Technology would be incorporated as conditions of project approval to ensure air quality impacts during project operation would remain less than significant.

With respect to evaluating exposure to sensitive receptors, the closest receptor to the Project is a residence 620 feet to the south. Due to the steep terrain between the Project and that closest receptor, and the prevailing wind direction, no toxic air contaminants are expected to impact the closest receptor. No CO hotspots will be formed because the Project will not add trips to any intersection operating at Level of Service (LOS) E or F. (Air Quality Assessment, p. 19.) The Air Quality assessment found that the Project will contribute minimally to criteria air pollutants during construction and operation and thus will not result in a significant impact on human health.

With regard to odor impacts, the Project would implement an Odor Impacts Minimization Plan and numerous project design features, which will make the odor impacts less than significant.

- Some comments questioned whether the proposed project would result in significant or peculiar greenhouse gas (GHG) impacts. To address this issue, an Air Quality and Greenhouse Gas Emissions Assessment was prepared. This assessment concluded that the proposed project's GHG emissions for both construction and operations, would not exceed 900 metric tons of carbon dioxide equivalent (MT CO₂E) per year, which the California Air Pollution Control Officers Association (CAPCOA) recommends as a "screening threshold" when evaluating whether a project would impede the State's GHG reduction goals under AB 32. (Air Quality and GHG Assessment, pp. 28-29.) Specifically, the GHG Assessment determined that the proposed project would emit 378 MT CO₂E per year, including both amortized construction emissions and annual operation emissions, well below the 900 MT CO₂E per year screening threshold. (pp. 35-36.) In addition, the proposed project, as a facility that recycles construction debris, furthers the County's objective of intercepting construction and demolition waste, diverting it away from landfills, and converting it into repurposed materials. (See 2017 Strategic Plan to Reduce Waste, pp. 1-2, 34-35.) Note that the 2017 Strategic Plan to Reduce Waste is part of, and incorporated into, the County's 2018 Climate Action Plan. The assessment also found that the project created no inconsistencies with the County's Climate Action Plan. (See CAP Checklist, as posted on County website.) No comment received by the County has presented substantial evidence to support a contrary conclusion.
- Some comments expressed concern that the project's air quality impacts would cause health effects (COPD, asthma, etc.). The Air Quality Assessment, however, determined that the project's emissions of regulated air pollutants, including particulate matter (PM₁₀ and PM_{2.5}), were well below County screening standard and state and federal ambient concentration thresholds. For these reasons, the Air Quality Assessment determined the project would not have a significant impact on human health. County staff concurred in this determination.
- A number of comments expressed concern that the project would generate PM₁₀ and PM_{2.5} emissions in violation of established, local, state, and federal standards. The Air Quality and Greenhouse Gas Emissions study assessed this issue and determined that the

proposed project, during the construction phase would generate 13.56 pounds per day (ppd) of PM₁₀ and 6.91 ppd of PM_{2.5}. These emissions are well below the County thresholds for these two pollutants (100 pounds per day for PM₁₀ and 55 pounds per day for PM_{2.5}). Therefore, the project's construction emissions of these pollutants would not be significant. With respect to the project's operational emissions, the Air Quality and Greenhouse Gas Emissions study found that the proposed project would generate 32.35 ppd of PM₁₀, which is well below the County threshold of 100 ppd, and would generate 7.78 ppd of PM_{2.5}, also well below the County threshold of 55 ppd. These facts establish that the proposed project would not result in significant PM₁₀ or PM_{2.5} emissions.

- Some comments expressed concern regarding dust impacts on neighboring properties. However, based on the Air Quality Assessment, which showed that the proposed project would not exceed the thresholds for PM₁₀ or PM_{2.5} – both of which are dust-related pollutants – the County has concluded that the proposed project's dust impacts would be less than significant. Note also that the project would have to comply with Rule 55 of the San Diego County Air Pollution Control District (Fugitive Dust Control) as a condition of approval.

3. Biological Resources Impacts

One comment asserted that the proposed mitigation measures for the project's biology impacts are not specific enough or included in the conditions of approval. As explained in the Section 15183 Checklist, the project's impacts are consistent with those considered in the 2011 GPU EIR and are subject to the mitigation measures the County adopted when it certified that EIR, specifically BIO 1.5 and Bio 1.6. In addition, the project will mitigate its impacts through on-site and off-site preservation. Finally, the project will also require a Habitat Loss Permit (HLP) for impacts to Diegan coastal sage scrub, mafic southern mixed chaparral, and other vegetative communities. The HLP sets forth specific mitigation ratios for impacts to each habitat type. The HLP and the other County-imposed mitigation measures provide specific, well defined, and sufficient mechanisms to reduce the project's biological impacts to less than significant.

One comment requested that the County impose additional mitigation for the project's biological impacts on grounds that portions of the project site had been illegally graded in the past. The County finds no CEQA justification for imposing mitigation over and above what is required under the proposed Habit Loss Permit (HLP). As explained, in the draft HLP, the applicant must mitigate at a 3:1 ratio the Diegan coastal sage scrub that was lost through unauthorized grading and mitigate at a 4:1 ratio the mafic southern mixed chaparral that was lost through unauthorized grading. Both mitigation measures are consistent with the mitigation measures the County adopted when it certified that 2011 GPU EIR, specifically BIO 1.5 and Bio 1.6.

4. Fire-Related Impacts

Some comments contended that the project constitutes a fire risk and may increase the likelihood of wildland fires. These issues were addressed in the Fire Protection Plan (FPP) for the project, which was reviewed and approved by the Deer Springs Fire Protection District (DSFPD). Per the FPP, the project applicant must install and maintain a water tank of at least 20,000 gallons that meets the requirements and specifications of the DSFPD. The applicant has decided to install a water tank with a 100,000-gallon capacity, exceeding this requirement. The water tank must also include a fire department connection consistent with County Fire Code section 903.3.2 and County policy.

In addition, the project applicant must install fire hydrants at locations determined by the Fire Marshall to meet operational needs, as set forth in County Fire Code Table 903.4.2-B. The FPP also dictates the location, dimensions, and conditions of fire access roads. The project, per the FPP, must use ignition resistant materials for all buildings and install an automatic fire sprinkler system that complies with NFPA 13 standards and includes a “Knox Box.” Finally, the FPP requires that the project create and maintain a “defensible space” around the facility. That defensible space must include a fuel break of 100 feet where brush and weeds have been cleared away from structures and 30 feet from the edge of the access road. These measures are intended to ensure that the project is not a source of fire ignition. For these reasons, the County concludes that the project did not pose a peculiar or significant wildfire risk.

5. Hazardous Materials Impacts

Some comments expressed concern that the proposed project could result in the handling and discharge of hazardous materials, including asbestos. As explained in the Section 15183 Checklist, the proposed project will not accept, handle, process, dispose of or produce asbestos or any other hazardous material or hazardous waste. To ensure no hazardous materials are processed at the facility, the project will implement a Hazardous Materials Program and Hazardous Load Check Program. The project will also be subject to regulatory oversight by the San Diego County Department of Environmental Health, Hazardous Materials Division.

6. Hydrology/Water Quality Impacts

Some comments questioned whether the proposed project would cause peculiar or significant impacts on hydrology and stormwater runoff. The County required the applicant to conduct a Drainage Study for purposes of demonstrating the project’s ability to comply with the County’s current Municipal (MS-4) stormwater permit and Watershed Protection Ordinance (WPO). That study, which showed the project could achieve MS-4 and WPO compliance, also includes a Stormwater Quality Management Plan (SWQMP), which was reviewed by County staff and found to be adequate. Based on these facts, the proposed project is not expected to cause peculiar or significant hydrological or stormwater impacts.

One comment questioned whether the proposed project would result in significant deposition of silt into local waterways. The aforementioned Drainage Study and SWQMP demonstrate that the Project will control discharge of silt/sediment to the extent required under the County's MS-4 permit. Specifically, the SWQMP requires that the applicant implement site design measures, source control Best Management Practices (BMPs), and/or structural BMPs (including installation of bio-retention basins) to reduce potential pollutants, including sediment, from being discharged to local drainages and waterways. The SWQMP would ensure that the project complies with County's WPO as well.

A number of comments sought clarification regarding how the project's water demands would be met. As indicated in the Statement of Reasons, the project would receive its water from the Vallecitos Water District, which has provided the County with a Service Availability Letter, indicating that it has sufficient water to supply the project. Note that while the project initially intended to supply a portion of its water needs through on-site groundwater pumping, the applicant has since decided to secure all water from the municipal water purveyor, i.e., Vallecitos Water District.

7. Land Use Impacts/Zoning Consistency Impacts

One comment asserted that the County's review of the project is inadequate because it addresses the applicant's intended use rather than the "maximum permitted use." The applicant determined the scope of the proposed project by setting forth a project description. The project description then forms the basis of the County's analysis of the potential impacts from the proposed project, while conditions of approval will ensure the project's operations do not exceed this proposed scope.

A number of comments contended that the project is "peculiar" because it proposes an industrial use on a parcel that is adjacent to land with residential land use designations. It should be noted that the project site was designated and zoned for heavy industrial uses as part of the 2011 GPU.

A number of comments stated that the project site is an inappropriate location for a construction debris recycling facility. As stated above, the project site has been designated and zoned for industrial uses since 2011, when the County approved the General Plan Update.

Numerous commenters asserted that the proposed project would cause their property values to drop and asked the County to evaluate this impact. CEQA, however, does not recognize changes in property values as an environmental impact and thus does not require that it be analyzed.

One comment asserted that while the Acoustical Study and the County's Statement of Reasons claim that the project will export 48 tons of material per day, resulting in only two outbound truck trips per day, the Statement of Reasons also states that the proposed project could lawfully be permitted to "export" up to 174 tons of finished product per day, requiring eight truck trips. This is not correct. The Statement of Reasons indicates that current

regulations allow recycling facilities to “*process*” – not “*export*” – 174 tons of C&D Wood debris and/or CDI debris per day. (Statement of Reasons, p. 2.) This is not a daily maximum for this particular project, but the maximum allowed at any Medium Volume Construction and Demolition/Inert Debris Processing Facilities in the County. (See 14 Cal.Code Regs. §§ 17381(t) and 17383.5.)¹ The proposed Project would stay well within this *processing* maximum. More importantly, the proposed Project would “*export*” approximately 48 tons (average) of finished product per day, requiring two truck trips per day. (Statement of Reasons, p. 2.) Thus, the acoustical analysis, traffic study, and air quality and greenhouse gas memorandum used the correct assumptions for purposes of assessing the Project’s impacts.

Some comments questioned whether the proposed project is consistent with the land use and zoning designations that apply to the site. As explained in the Statement of Reasons, the project site has a land use designation of High Impact Industrial (I-3) and a zoning classification of General Impact Industrial (M54) with a “B” Special Area Designator. Pursuant to these designations and classifications, the proposed recycling facility is authorized as a matter of right and does not require a general plan amendment, zone change, or use permit.

The City of Escondido (“Escondido”) commented that it is concerned about the subject property’s High Impact Industrial (I-3) land use designation and M54 zoning classification. Escondido then commented that the project site is within its sphere of influence and is designated as rural residential in the Escondido General Plan. According to Escondido, its preferred land use and zoning designation for the site is more consistent with the surrounding development pattern than the land use and zoning imposed by the County. It is important to note, however, that the subject property lies within the land use jurisdiction of the County, not Escondido, and is thus subject to the County’s General Plan and zoning code, not those of Escondido. Moreover, the site has been designated and zoned for industrial uses since 2011.

8. Noise/Vibration Impacts

The noise impacts of the construction and operation of the Project have been analyzed in the Noise Assessment Report, prepared by Ldn Consulting, Inc., and Supplementary Noise Technical Analysis, prepared by Dudek.

The Supplementary Noise Technical Analysis, dated May 2019, assessed worst-case conditions by modeling the noise generated by the two pieces of equipment with the highest continual noise levels operating simultaneously. Based on this modeling, the Noise Technical Analysis determined that the Project would not result in any significant noise impacts.

In addition, the Noise Technical Analysis found that the Project would have no significant groundborne noise or vibration impacts during either construction or operation. The analysis

¹ 14 Cal.Code Regs. Section 17381(t) defines “Medium Volume Construction and Demolition/Inert (CDI) Debris Processing Facility” as a site that “receives at least 25 tons per operating day and less than 175 tons per operating day of any combination of C&D debris and Type A inert debris for the purposes of storage, handling, transfer, or processing.”

also determined that Project Design Feature PDF N-1, incorporated as a condition of approval, would ensure that any vibration impacts due to blasting would be less than significant.

Additional responses to more specific noise and vibration comments are provided below:

- A number of commenters stated that local atmospheric/meteorological conditions – such as wind, temperature, and humidity – could amplify noise levels. By way of response, while it is true that such conditions can occasionally amplify noise, they can also dampen noise. More importantly, such conditions are highly variable, uncertain, and often short-lived, which makes them difficult to measure or include in a noise model or calculation for a given project. It should be kept in mind, however, that the primary factors for determining sound levels at a given location are *distance* from the noise source and intervening *topography*. Thus, distance measuring, coupled with an assessment of intervening topographical features, is the accepted methodological approach used by acoustical experts when assessing noise levels, and is also consistent with the County’s guidelines for determining the significance of noise impacts. This is the methodology used in this case. Atmospheric variables are not likely to have a material impact on the noise levels determined through the distance calculation.
- One comment stated that the acoustical analysis should have assumed that the project’s wheeled loader, dump truck, tab grinder, trammel screen, and crusher were all operating simultaneously. According to the comment, this is the only way to conduct a “worst-case” analysis. As noted in the acoustical analysis, the noise model assumed that the two pieces of equipment with the highest continual noise levels would operate simultaneously. Such an assumption does, in fact, constitute a worst-case scenario because, due to the low amount of product throughput at the project site and a small work staff, no more than two (2) pieces of equipment would be operating during any one-hour period.
- Some commenters stated that the proposed project would generate significant amounts of noise and violate certain provisions of the County Noise Ordinance. The Acoustical Analysis determined that due to (i) the low number of trucks entering and exiting the project site; (ii) operational constraints of the recycling facility; (iii) ridgelines and other topographical features that are located between the facility’s equipment and residential uses; and (iv) the lot line boundary adjustment that puts greater distance between the facility and land zoned for residential uses, the project would not generate noise in excess of any standard set forth in the County’s Noise Ordinance.
- Numerous comments expressed concern that blasting associated with construction of the project would disrupt local residents. According to the Acoustical Analysis, blasting would not take place within 400 feet of noise-sensitive or vibration-sensitive land uses. This will be a condition of project approval. In addition, all blasting activities must be conducted in a manner, and with the necessary controls, to comply with the San Diego

County Noise Ordinance, including the noise levels set forth in Section 36.409 and 36.410.

- Numerous comments asserted that the project, by starting its daily operations at 5 a.m., would violate the County Noise Policy N-5.2. However, Noise Policy N-5.2 provides that noise-generating industrial facilities be located at the maximum practical distance from residential zones, and that setbacks should be imposed between noise generating equipment and sensitive uses. The proposed project is consistent with this policy, as evidenced by the information set forth in the Acoustical Analysis. Policy N-5.2 also provides that the County should “limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.” The project is consistent with this Policy as well. Specifically, the Acoustical Analysis shows that the project noise levels would not exceed daytime or nighttime noise thresholds for those residential uses located nearest the project site. For example, the Acoustical Analysis determined that the project’s operational noise levels would be below the nighttime threshold of 57.5 dBA at all surrounding properties where residential uses are allowed, with one exception.² That exception is the Caltrans parcel directly east of the project site, which is planned and zoned for residential use. Project-related noise at that location would be 58 dBA, just above the 57.5 dBA threshold. However, the Caltrans parcel, which is zoned A-70 (Limited Agricultural), is located immediately west of I-15 and is on a steep slope. Due to Caltrans’ ownership of the parcel, and its steep slope, it is unlikely that residential uses would ever be placed on this property. Moreover, because the Caltrans parcel is located immediately adjacent to I-15, traffic noise from the freeway has the potential to mask the noise coming from the project. Specifically, while project-generated noise at the Caltrans parcel could reach 58 dBA, freeway noise at the Caltrans parcel are estimated to range between 69 and 78 dBA at most times of the day, based on standard noise assumptions for roadways with more than 10,000 average daily trips. (See email from Mike Greene, certified Acoustician, dated April 22, 2020, forwarded to County staff on April 23, 2020.) For all the reasons discussed above, the project would not have a significant noise impact. Note also that the project is consistent with the County’s Noise Ordinance.
- The City of Escondido commented that operation of the proposed project could have significant noise impacts on the High Point residential development west of the project site. According to the Acoustical Analysis, the project’s operational noise levels at the boundary of the biological open space west of the recycling facility would be 64.7 dBA, which is below the County’s industrial noise standard of 75 dBA. In addition, the High Point property line is located another 750 to 800 feet west of the project/biological open space boundary. Thus, after accounting for distance-related sound attenuation, the sound levels at the High Point property line would be substantially less than 64.7 dBA and would not exceed County standards. This is not a significant or peculiar impact.

² The nighttime threshold was used because the project will operate from 5 a.m. to 7 p.m., and two of those hours – 5 a.m. to 7 a.m. – fall within the definition of “nighttime” for purposes of regulating noise.

- The Acoustical Analysis also determined that residential uses to the east of the project site, all of which are located more than 1500 feet away, would not receive project-related noise in excess of County standards.

9. Odor

Numerous comments expressed concern that the proposed project would create odors that neighboring residents and landowners would find offensive. As state above, the project would only process construction debris not household refuse. Therefore, the risk of offensive odors is low. Nevertheless, because the NCER facility will accept and process tree waste, it has the potential to generate odors that neighboring residents might find offensive. Though the potential for this impact is low, the County has required that the applicant prepare and implement an Odor Impacts Minimization Plan (OIMP) that complies with Title 14 California Code of Regulations, Division 7, Chapter 3.1, section 17863.4. This OIMP shall include an odor monitoring protocol, identification of potential odor receptors, a description of meteorological conditions that would affect the movement of odors, a response protocol, and design considerations intended to minimize odors. The County has concluded that with implementation of the OIMP, along with subsequent incorporation of odor-reducing/odor-avoiding Best Management Practices, the project will not result in significant odor-related impacts.

10. Traffic/Road Safety Impacts

In the Preliminary Traffic Assessment prepared by RBF, the County analyzed daily traffic volumes, roadway segments, and peak hour intersection operations, to determine traffic impacts from the Project. It concluded that the Project generated trips would be below the County's minimum threshold and significance criteria. The Project will be subject to the payment of Traffic Impact Fees addressing cumulative impacts that may occur in the vicinity of the Project site.

- Numerous comments expressed concerns over the traffic impacts of the proposed project. The County investigated this issue and made the following determinations:
 - The project, including anticipated truck traffic, would generate 110 passenger car equivalent (PCE) average daily trips (ADTs).
 - Using SANDAG's 2035 traffic volumes, all intersections and road segments would continue to operate at level of service (LOS) D or better with the Project.
 - The additional 110 PCE ADTs from the Project do not exceed the 2,400 ADT (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.
 - The Project would add only 29 trips during the a.m. peak and only 32 trips during the p.m. peak.

Based on this evidence, the County concluded the Project would not result in any peculiar or significant impacts on traffic or transportation. In addition, some commenters questioned

whether the ambient traffic counts were outdated and thus provided an inappropriate baseline for assessing the project's traffic contribution. However, as noted above the ambient traffic levels were derived from SANDAG's regional Congestion Management Program and account for growth up through 2035.

One commenter also stated that the project will be widening a portion of Mesa Rock Road to address a significant traffic impact, and that, for this reason, an EIR is required. That is incorrect. Mesa Rock Road is being widened to update the road's dimensions and bring them into compliance with current County standards. There are no significant, project-related traffic impacts on Mesa Rock Road.

11. Vectors

One comment stated that the Project could cause pests and related vectors to be released into the environment. Given that the proposed project will receive and process construction debris exclusively, the risk of vectors being released is low. However, because the facility will be receiving green waste in the form of tree waste, the County is requiring the applicant to prepare and implement an Integrated Pest Management (IPM) plan. The applicant has prepared the IPM plan and the County has reviewed and approved it. Based on these facts, the County has concluded that the project will not have a peculiar or significant impact on vector transmission.

12. Project's Eligibility for Exemption Under CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3(b).

A number of commenters questioned whether the proposed project is eligible for exemption under CEQA Guidelines Section 15183, asserting that the Section 15183 exemption applies to residential projects, not industrial projects like NCER. Section 15183, however, is not limited to residential projects. Instead, the text of section 15183 refers generally to "development projects." The term "residential" does not appear anywhere in the text of this guidelines section. The California Resources Agency, which drafted and, along with the Office of Planning and Research, adopted section 15183, is explicit when it intends to restrict a particular guideline or exemption to residential projects or other projects of a specific type. See for example, CEQA Guideline sections 15179.5 and 15182, both of which make specific references to "residential," "commercial," and mixed-used" projects, whereas section 15183 does. In addition, no published court opinion has held that section 15183 applies only to residential projects. To the contrary, California courts have cited section 15183 in a variety of contexts, including a project that consisted of an airport land use plan. (*Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal.4th 372, 388-389, n.7.)

More importantly, section 15183 implements and derives from Public Resources Code section 21083.3, subsection (b), which provides as follows:

If a project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be

limited to the effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

As the quoted text indicates, any development project that is consistent with a local agency's general plan is exempt from CEQA so long as the general plan in question was the subject of a certified EIR. The only exception to the exemption is when there is evidence that the proposed project – despite its consistency with the general plan – exhibits the potential to cause impacts “peculiar to the parcel or the project” that “were not addressed as significant effects in the prior environmental impact report.” Not only is this language nearly identical to that used in Guidelines section 15183, it makes no reference to residential projects and provides an independent basis for the exemption applied to the current project under review (NCER). Note also that the proposed project does not seek approval for any intensity of use beyond what the existing land use and zoning designations allow.

- Other comments expressed the opinion that the project did not qualify for a section 15183 exemption because the project requires site plan approval and a boundary adjustment and must meet or comply with a number of development criteria. By way of response, to qualify as exempt under Public Resources Code section 21083.3(b) and/or CEQA Guidelines section 15183, a project need only establish that it is consistent with the general plan and complies with the land use designation and underlying zoning of the subject parcel. That an otherwise-eligible project may also require subsidiary entitlements (e.g., site plan approval) or may be subject to additional development or operational conditions is not material to whether the project qualifies for review under section 15183. In fact, section 15183 applies even when the project in question must implement mitigation measures to address significant impacts. So long as the mitigation measures derive from the lead agency's uniform standards and policies, these can be applied to the project without disqualifying the project from the exemption.
- Some comments question why the County, which initially indicated that the project would require an EIR, later changed course and decided that the project could be processed via Public Resources Code section 21083.3(b) and CEQA Guidelines section 15183. In this case, after the initial EIR technical studies for the project were prepared, it became apparent that the project could be processed under Public Resources Code section 21083.3(b) and Guidelines section 15183.³ Thus, while the County may have initially required an EIR for the project, the data generated through the various technical studies showed that the project would result in no “peculiar” impacts not previously address in the 2011 GPU EIR. Moreover, the technical studies indicated that the project would not result in any significant effect that could not be mitigated through the imposition of uniform standards or policies.

³ The project's technical studies addressed a variety of topics, including aesthetics, air quality, biological resources, hazards and hazardous substances, hydrology, public services, traffic, GHG emissions, public utilities, energy use, water quality, noise, and cultural resources.

- Some comments have claimed that the technical studies on which the County relies on to apply section 15183 are outdated or inadequate. The County disagrees, and notes that no evidence has been submitted showing that the technical studies are insufficient or otherwise incapable of supporting the County’s decision to process the proposed project as exempt under Public Resources Code section 21083.3(b) and/or CEQA Guidelines section 15183. The technical studies required and reviewed by the County provide substantial evidence that the project qualifies for the 15183 exemption from CEQA.
- A number of commenters asserted that the project would have significant offsite and/or cumulative impacts and that as a result, the project is not eligible for exemption under section 15183. The County disagrees. County staff assessed the proposed project for potentially significant off-site and/or cumulative impacts and, based on that analysis, concluded no such impacts would result. None of the public comments submitted to the County identified any specific off-site impact of the project that would be significant and not mitigable through the County’s uniformly applied mitigation measures. Nor did any comment identify any significant cumulative impact to which the project would make a cumulatively considerable contribution. Therefore, the project would not cause a significant off-site and/or cumulative impact such that the project would be ineligible for the CEQA exemption provided under Public Resources Code section 21083.3(b) and/or CEQA Guidelines section 15183.
- One comment stated that the project does not qualify for the proposed exemption because “substantial new information” shows that the project will result in more severe impacts than those analyzed and contemplated in the 2011 GPU EIR – the document that addressed the impacts of designating the project site for Heavy Industrial uses. The comment, however, did not identify any “substantial new information” demonstrating that the project will result in impacts more severe than those anticipated and studied in the 2011 GPU EIR. For these reasons, the County confirms its conclusion that there is no substantial evidence of any impact that would disqualify the project from review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183.
- One comment asserted that the project does not qualify for the proposed exemption because the project will not implement all of the mitigation measures set forth in the 2011 GPU EIR. The relevant test is whether the proposed project would result in impacts peculiar to its implementation or operation, or to the site itself, that were not addressed as significant impacts in the 2011 GPU EIR when the industrial land use and zoning designations were applied to the parcel(s) in question, or that there is new information showing more severe significant impacts than discussed in the prior EIR. The County thoroughly examined the project with this threshold question in mind. Through its review of the various technical studies prepared for the Project, the County determined that there were no such “peculiar” impacts, and that to the extent the Project would result in any significant impacts at all, those could be mitigated to a less than significant level through the application of standard mitigation measures, including those set forth in the 2011 GPU EIR. Thus, the Project remains eligible for the exemption.

- The key inquiry for the project is whether the County possesses sufficient information to determine whether the project qualifies for review under Public Resources Code section 21083.3 and/or CEQA Guidelines section 15183. That inquiry will necessarily be different from and less intense than the kind of impact analysis typically required of an EIR. In this particular instance, the County completed a high level of environmental review, resulting in numerous technical studies and impact-specific memoranda. The Project has been fully assessed and there is no substantial evidence showing that the Project would result in peculiar impacts disqualifying it from review under CEQA Guidelines section 15183.
- Some comments expressed a desire for the County to prepare a project specific EIR. However, Public Resources Code section 21083.3(b) and CEQA Guidelines section 15183 constrain the County's ability to require an EIR for any project that is consistent with the general plan and zoning code designations for the parcels in question. In this case, the project site is designated for heavy industrial uses and expressly allows recycling facilities such as the one proposed here. Therefore, the County may not require an EIR for the project unless there is evidence to indicate that the project or the project site would result in peculiar impacts not contemplated in the 2011 GPU EIR. Even if such impacts are identified, the County may not require a new EIR if the impacts in question can be mitigated through uniformly applied measures and standards. (CEQA Guidelines §15183.) In this case, the County, after much review of the technical data, determined that the Project met the qualifying criteria under Public Resources Code section 21083.3(b) and Guidelines section 15183. Hence, no EIR was required.
- Some comments stated that the County, in processing the project under Public Resources Code section 21083.3 and Guidelines section 15183, was improperly limiting public participation. The County disagrees. CEQA does not require projects that qualify for review under Public Resources Code section 21083.3 and Guidelines section 15183 to complete a public review and comment process. In this particular case, however, the County released the various technical reports for public review and invited the public to comment on the Project, consistent with past and current County practice. The County also held a public meeting at which County staff explained the process and notified the attendees that they could submit comments on the Project. These facts indicate that the County did not unlawfully limit public participation but rather provided numerous opportunities for public input beyond what CEQA requires.

13. Age of Technical Reports and Existing Conditions Baseline

Some comments questioned whether the County could rely on technical reports that are more than five years old. By way of response, there is nothing inherently unreliable about technical reports that are five or more years old. In many cases, the resource(s) under review do not change rapidly over time and there is no need to re-prepare a technical report provided

the project itself stays the same. Moreover, the County required the applicant to review each study prior to final submission to ensure that the information, analyses, and conclusions remained valid. County staff then independently reviewed the studies themselves and, where required, updates to the studies were prepared. Thus, it is incorrect to assume that the various technical reports prepared for the project are outdated or provide inaccurate information. The County made a concentrated effort to ensure that the studies and reports in question were sufficient to allow the County decisionmakers to determine whether the project did or did not qualify for the proposed exemption. The County also notes that none of the comments identified any particular deficiency in the technical reports or came forward with information indicating that conditions at the site had materially changed since the technical reports in question had been prepared.

One comment contended that the County failed to use the proper “existing conditions” baseline when it conducted its analysis of the project, citing CEQA Guidelines section 15125, subdivision (a). It must be remembered, however, that section 15125, subdivision (a), applies to projects for which an EIR is required. Here, section 15125(a) does not apply to the 15183 process. But if it did apply, the operative date for determining the existing conditions baseline would be September 12, 2014, the date of the County’s Notice of Preparation. And while the County ultimately determined that the project qualified for an exemption under section 15183 and did not require an EIR, the NOP date is still instructive for purposes of determining the proper existing conditions baseline. In this case, the County issued the NOP on September 12, 2014. Since that time, the County has required new or updated studies on each relevant resource and/or impact category. To the extent the applicant submitted studies prepared prior to the NOP, the County required that they be reviewed in light of current conditions to ensure their assumptions, descriptions, analyses and conclusions were still valid.

ATTACHMENT

From: [David Hubbard](#)
To: [Ochoa, Regina](#); [Kazmer, Gregory](#); [Slovick, Mark](#); [Neufeld, Darin](#)
Subject: FW: NCER Project -- Noise question
Date: Wednesday, May 20, 2020 11:22:40 AM
Attachments: [SD County I15 Noise Contours.pdf](#)
[LEQ to CNEL Calculations.pdf](#)

Here are the attachments.

From: Michael Greene <mgreene@dudek.com>
Sent: Wednesday, April 22, 2020 9:27 AM
To: David Hubbard <DHubbard@gdandb.com>
Cc: Alexandra Martini <amartini@dudek.com>
Subject: RE: NCER Project -- Noise question

Hi David, I've located the following information from a report prepared for the County of San Diego's General Plan Update EIR (2011):

<https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/environmental.html>

Please see the attached, which is a portion of the Appendix F Noise Technical Report. The highlighted lines (the PDF tool I am using didn't let me select just one row, but the results we care about are the same) show the portion of the I-15 that is adjacent to the project site.

As you will note, at 100 feet from the I-15 centerline on the southbound side, the predicted 24-hour weighted average noise level (CNEL) is 81.6 dBA. This location would be just about at the toe-of-slope of the embankment. At a distance of 375 feet, which I believe would be well into the project site, beyond the Caltrans parcel in question, the noise level is estimated to be approximately 75 dBA CNEL. It should be noted that because the noise contour calculations do not account for noise reduction from terrain, this last estimate is overly high (Ldn's ambient noise measurement, approximately 400 feet from the I-15 centerline, was approximately 58 dBA L_{eq}). However, the Caltrans parcel is on the downslope facing the freeway and thus would not have the benefit of terrain shielding; thus, it is anticipated that the ambient noise level on the Caltrans parcel would be within the 75 dBA CNEL noise contour. The noise levels during the early AM and daytime hours (the period of interest) would vary throughout the day. Based upon the attached calculations, which use typical changes in traffic volume flow throughout a 24-hour period for roadways with Average Daily Traffic volumes above 10,000, the daytime hourly average noise levels would range from approximately 69 to 78 dBA L_{eq} , assuming a 24-hour weighted average level of 78 dBA CNEL (i.e., a level that is over 75 dBA CNEL but less than 81.6 dBA CNEL – somewhere roughly in the middle portion of the Caltrans parcel).

Please let me know if you have any further questions.

Thanks,



Mike Greene, INCE Bd. Cert.
Environmental Specialist / Acoustician
1 SW Columbia Street, Suite 1500
Portland, OR 97258
o: (949) 373 8317 / m: (949) 373 8317
mgreene@dudek.com

www.dudek.com

From: David Hubbard <DHubbard@gdandb.com>

Sent: Tuesday, April 21, 2020 11:22 AM

To: Michael Greene <mgreene@dudek.com>

Subject: NCER Project -- Noise question

Mike:

I've got a quick question regarding the NCER project. You may recall that Caltrans owns a parcel between the project site and the I-15 freeway, and that project-related noise levels at the boundary with the Caltrans parcel would be slightly over the County residential noise threshold. I believe the noise study concluded that this would not be a significant effect because (i) the parcel is owned by Caltrans and there are no homes on it, (ii) the parcel is steeply sloped and thus not likely to be developed for residential uses, and (iii) the parcel is immediately adjacent to the I-15, which likely generates higher noise levels on the parcel than the project would. It's point (iii) that I am interested in. Is there a way for you to determine what the I-15 noise impacts on the Caltrans parcel would be, during the 5 a.m. to 7 p.m. timeframe? Let me know if you have questions.

David Hubbard
760.431.9501
www.gdandb.com



NOTICE: This communication and any attached document(s) are privileged and confidential. In addition, any disclosure of this transmission does not compromise or waive the attorney-client privilege or the work product doctrine. If you have received this communication in error, please delete it and contact me at dhubbard@gdandb.com.

Worksheet: CNEL From Short-Term Sample

| | | | |
|-----------------|--|-------------------|----------------|
| Project: | NCER Hilltop | Peak-Noise | |
| INPUT: | Selected Hour: 77.3 dBA (L _{eq}) | Hour Leq: | 77.6 (dBA Leq) |
| | Selected Hr: 7 | (Hrs 1-24) | |

| 1-Hour Period Beginning at: | Percent of ADT Flow (assume >= 10,000 ADT) | Change From Hr: 7 (Assumed Pk-Noise Hr.) | Expected L _{eq} (H) | Resultant 24-hr. L _{eq} | Weighting for CNEL | Adjusted L _{eq} (H) | Resultant CNEL | Weighting for L _{dn} | Adjusted L _{eq} (H) | Resultant L _{dn} |
|-----------------------------|--|--|------------------------------|----------------------------------|--------------------|------------------------------|----------------|-------------------------------|------------------------------|---------------------------|
| 0100 | 0.8 | -10.5 | 66.8 | 74.0 | 10 | 76.8 | 78.0 | 10 | 76.8 | 77.6 |
| 0200 | 0.6 | -11.7 | 65.6 | | 10 | 75.6 | | 10 | 75.6 | |
| 0300 | 0.4 | -13.5 | 63.8 | | 10 | 73.8 | | 10 | 73.8 | |
| 0400 | 0.5 | -12.5 | 64.8 | | 10 | 74.8 | | 10 | 74.8 | |
| 0500 | 1.2 | -8.7 | 68.6 | | 10 | 78.6 | | 10 | 78.6 | |
| 0600 | 5.3 | -2.3 | 75.0 | | 10 | 85.0 | | 10 | 85.0 | |
| 0700 | 8.9 | 0.0 | 77.3 | | 0 | 77.3 | | 0 | 77.3 | |
| 0800 | 5.8 | -1.9 | 75.4 | | 0 | 75.4 | | 0 | 75.4 | |
| 0900 | 4.6 | -2.9 | 74.4 | | 0 | 74.4 | | 0 | 74.4 | |
| 1000 | 4.5 | -3.0 | 74.3 | | 0 | 74.3 | | 0 | 74.3 | |
| 1100 | 4.7 | -2.8 | 74.5 | | 0 | 74.5 | | 0 | 74.5 | |
| 1200 | 4.8 | -2.7 | 74.6 | | 0 | 74.6 | | 0 | 74.6 | |
| 1300 | 4.9 | -2.6 | 74.7 | | 0 | 74.7 | | 0 | 74.7 | |
| 1400 | 5.2 | -2.3 | 75.0 | | 0 | 75.0 | | 0 | 75.0 | |
| 1500 | 6.8 | -1.2 | 76.1 | | 0 | 76.1 | | 0 | 76.1 | |
| 1600 | 9.5 | 0.3 | 77.6 | | 0 | 77.6 | | 0 | 77.6 | |
| 1700 | 8.9 | 0.0 | 77.3 | | 0 | 77.3 | | 0 | 77.3 | |
| 1800 | 6 | -1.7 | 75.6 | | 0 | 75.6 | | 0 | 75.6 | |
| 1900 | 4.4 | -3.1 | 74.2 | | 5 | 79.2 | | 0 | 74.2 | |
| 2000 | 3.4 | -4.2 | 73.1 | | 5 | 78.1 | | 0 | 73.1 | |
| 2100 | 2.9 | -4.9 | 72.4 | | 5 | 77.4 | | 0 | 72.4 | |
| 2200 | 2.3 | -5.9 | 71.4 | | 10 | 81.4 | | 10 | 81.4 | |
| 2300 | 2 | -6.5 | 70.8 | | 10 | 80.8 | | 10 | 80.8 | |
| 2400 | 1.4 | -8.0 | 69.3 | | 10 | 79.3 | | 10 | 79.3 | |

APPENDIX F
NOISE TECHNICAL REPORT

**Noise Technical Report
for the County of San Diego
General Plan Update**

Prepared for:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA, 92123

Prepared by:



9275 Sky Park Court, Suite 200
San Diego, California 92123

May 21, 2009

Appendix B
Traffic Noise Levels

