



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

May 7, 2015

Newland Sierra, LLC
Attn: Rita Brandin
9820 Towne Centre Drive, Suite 100
San Diego, CA 92121

NEWLAND SIERRA SCOPING LETTER

RECORD ID: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597;

PROJECT ADDRESS: North of Deer Springs Road, east of North Twin Oaks Valley Road and west of Interstate 15;

APNs: 172-091-07, 172-220-14, 16, & 18, 174-190-12, 13, 20, 41, 43, & 44, 174-210-01, 05, 07, 08, 11, 12, 17, & 18, 174-211-04, 05, 06, & 07, 174-280-11 & 14, 174-290-02, 178-100-05 & 26, 178-101-01, 16, 17, 25 through 28, 178-221-09, 182-040-36 & 69, 186-250-13, 186-611-01, 07 through 09, 11, 14 through 17 & 23, and 187-540-49 through 51;

TRUST ACCOUNT NO.: 2024843-D-01775

Dear Ms. Brandin:

The County appreciates your continued efforts and coordination with us on the Newland Sierra project. The information provided in this letter is intended to identify the major issues and additional information and analysis needed to complete the processing of the applications. We are committed to work with you and your team to help resolve the issues outlined in this letter and where possible provide alternatives. We will proactively be scheduling meetings with the individual team members and responsible agencies to provide guidance on specific issues identified in the letter.

PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package and the Application for Environmental Initial Study (AEIS). Please review this project description and verify with staff that the project description is correct:

The project site is comprised of 51 parcels and approximately 1,985 acres and would include the development of a new master planned community consisting of 2,135 dwelling units (1.08 dwelling units per acre), 81,000 square feet of general commercial uses, an optional six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project would include approximately 4.7 miles

of bike lanes, an extensive trail system including: 7.1 miles of multi-use pathways along the main road; 8.7 miles of internal pathways and trails within neighborhoods; two miles of multi-purpose trails through the open space area; and, 1.3 miles of secondary trails through the open space area. The project would consist of entitlements for a General Plan Amendment, Specific Plan, Rezone, and Tentative Map.

The proposed General Plan Amendment would change the existing Rural Regional Category to Semi-Rural and adjust the boundaries of the existing Village Regional Category. The existing Rural Lands (RL-20), Office Professional (C-2), and General Commercial (C-1) is proposed to be changed to Open Space-Conservation (OS-C), Semi-Rural 1 (SR-1) and Village Core Mixed Use (C-5). The existing Semi-Rural 10 (SR-10) would remain over the portion of the site that is located along Sarver Lane. The existing zoning on the project site is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92). The proposed General Plan Amendment would also include a change in the Mobility Element classification of Deer Springs Road. The proposed zoning would include General Commercial/Residential (C34), Single Family Residential (RS), Limited Agricultural (A70), and Open Space Use Regulations (S80). The project site contains portions along I-15 that are subject to the "B" Special Area Regulation for Community Design Review Area Regulations pursuant to the I-15 Scenic Preservation Guidelines. The project site is also subject to an existing "D" Special Area Regulation for Design Review, which would require future Site Plans. The proposed project also includes the request for a project specific exemption to the Resource Protection Ordinance (RPO).

Access to the project site would be provided by two main access points along Deer Springs Road. The main access road at Mesa Rock Road would be a four lane entry road with a median that transitions into a four lane undivided road further into the project site. Another main access point would be provided at Sarver Lane that would be signalized and would include one northbound lane and two southbound lanes. An additional access point would be provided at Camino Mayor off of Twin Oaks Valley Road.

The applicant and staff have agreed that two options for Deer Springs Road will be analyzed for as follows to allow for complete analysis and disclosure:

- Option A would be to downgrade the Mobility Element classification through a General Plan Amendment from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). The segment of Deer Springs Road between Sarver Lane and Mesa Rock Road would be classified as a 2.1B Community Collector and the segments south of Sarver Lane and east of Mesa Rock Road would be classified as a 4.1A Major Road.
- Option B would not change the current 6.2 Prime Arterial (6-lane) Mobility Element classification of Deer Springs Road. Under this option, the segment of Deer Springs Road from I-15 to 1,500 feet west of Mesa Rock Road would be constructed as a 4.1A Major Road (4-lane), but would be graded to the ultimate 6-lane configuration. The segment of Deer Springs Road south of Sarver Lane would also be constructed as a 4.1A Major Road, but grading would not be to the ultimate 6-lane configuration.

Earthwork totals onsite are estimated to consist of 10,700,000 cubic yards of balanced cut and fill. Additional off-site improvements may be required, but would depend on the results of the EIR and technical analysis. Construction of the project is anticipated to occur in three phases over a 5 to 10 year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities and infrastructure. Infrastructure and roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need. Some highly visible slopes would be planted with productive wine grape vineyards. These vineyards would include a variety of drought tolerant grape species that thrive in the local climate.

The project would be provided fire protection services from the Deer Springs Fire Protection District and potable water and wastewater service from the Vallecitos Water District. The extension of sewer and water utilities would be required by the project including the expansion/extension of existing water supply pipelines and reservoirs located within and adjacent to the project and onsite and offsite sewer improvements to accommodate additional flows from the project. Natural gas and electricity in the project area are provided by the San Diego Gas & Electric Company. The project would require the extension of natural gas and electricity utilities to the project site.

PROJECT ISSUES

An update to the Project Issue Checklist provided to you at the Pre-application meeting is included as an Attachment A. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA).** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

MAJOR PROJECT ISSUES

The following project issues were identified during the Major Pre-Application and are further discussed in the attachments to this letter. These issues may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by PDS. These issues discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

1. Consistency with the San Diego County General Plan: Please refer to the Project Issue Checklist for a discussion of each goal and policy and whether any additional information is required at this time. A final determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project. Any proposed amendment will be reviewed to ensure that the change is in the public interest and would not be detrimental to public health, safety, and welfare.

2. MSCP Draft North County Plan and Natural Communities Conservation Program (NCCP) Consistency: The proposed project is located within the MSCP draft North County Plan and is located within an area designated as Pre-Approved Mitigation Area (PAMA). The goal of the North County Plan is to conserve 75 percent of natural lands in the PAMA, which includes currently preserved public lands, future public acquisitions and future privately owned preserve lands.

Please note that if the Wildlife Agencies Hardline Agreement is not approved, the project would be required to comply with the North County Plan and its requirements for projects in Pre-approved Mitigation Areas (PAMA), including avoidance of critical populations of sensitive species and adherence to preserve design and linkage principles. If the North County Plan has not been approved prior to the project moving forward, the project will require compliance with the Habitat Loss Permit (HLP) Ordinance and the County and Wildlife Agencies Planning Agreement.

3. Deer Springs Road: The General Plan classifies Deer Springs Road as a Mobility Element road (6.2 Prime Arterial). To allow for complete analysis and disclosure, options for Deer Springs Road are being analyzed in the EIR as described in the above project description. Staff will continue to work with the applicant on this analysis and with that analysis, make a final recommendation on the classification and improvements for Deer Springs Road.
4. Off-Site Improvements: In order to allow public improvements for areas outside the boundary of this subdivision, the applicant must provide suitable evidence that offsite improvements including grading, dedications, grants (if any), and easements can be accomplished. This evidence can be provided in several forms (provide a letter of explanation with the below forms) used:
 - A Title Report showing applicant has the right to construct improvements along with a Title Company Guarantee (\$20,000) acknowledging those rights;
 - Recorded Grant Deed or Recorded Right To Purchase for the area where improvements are to be constructed;
 - Other evidence satisfactory to the County that clearly shows an existing and continuing right to construct the required improvements.

The applicant's evidence must also show the ability to have utility easements subordinated to the new Public Easement (if any) as per County Subdivision Ordinance (Sec, 81.402(t)). The foregoing must be accomplished to the satisfaction of PDS and DPW prior to finalizing the project description and conditions for this project.

5. Resource Protection Ordinance (RPO): The project is currently subject to the RPO, which regulates the development of wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. Based on staff's review, the project site and off-site improvement areas may contain these sensitive resources. A detailed analysis of the project's conformance with the RPO is required and should be addressed in each technical study. A Comprehensive Resource Management and

Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605 which would exempt the project from compliance with the RPO. For more information on the specific requirements, please see **PDS Form 374:** <http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-374.pdf>.

A Project Scoping Review Meeting has been scheduled for May 11, 2015 with the applicant to discuss these issues and the potential resolutions.

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment A. Based on past and recent large scale complex General Plan Amendment projects, it is estimated that County fees and deposits in excess of **\$1,500,000** will be required to get the project through to a hearing. The total processing time for the proposed project from submittal, assuming dates and deadlines are met, is the **2nd quarter of 2017**. Please note that the estimated cost and processing period is based on certain assumptions and could be more or less than originally estimated. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the process to get your present applications to hearing and does not include additional post discretionary processing costs such as final map or building permit fees.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/PDS/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

DEFENSE AND INDEMNIFICATION

Execution of a Defense and Indemnification Agreement will be required due to the risk to the County of potential litigation associated with this project. A minimum security amount of \$500,000 may also be required. The final amount of security will be determined at a later date. While the indemnification agreement is not executed until Board of Supervisors authorization, typically at the end of the discretionary review process, you should be aware of the obligations, costs and potential risks associated with the agreement and potential future litigation filed against the County. For Frequently Asked Questions about Defense and Indemnification Agreements, see [Defense and Indemnification FAQs](#).

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. Planning & Development Services generally makes a final recommendation or decision to approve or

deny a project when all planning analysis and environmental documentation is complete and Planning/Sponsor Group input is received.

DETERMINATION OF COMPLETENESS

Completeness Determination – Section 65943 of the Government Code

PDS has reviewed your application and has determined that it is complete pursuant to Section 65943 of the Government Code.

Completeness Determination – California Environmental Quality Act (CEQA)

Planning & Development Services has completed its review of your AEIS and determined it not to be “complete” as defined by the CEQA. Additionally, it has been determined that there is substantial evidence that your project may have a significant adverse effect on the environment. It will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA.

SUBMITTAL REQUIREMENTS

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the PDS Zoning Counter at 5510 Overland Avenue, Suite 110, San Diego, CA 92123 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. The following information and documents with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Note: All PDF files have to be unlocked.			
Project Issue Checklist Response Letter	1	1 PDF	Project Manager (1) Business Rule: Project Issue Checklist Response Letter

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Special Handling Form – Mandatory for projects with Major Project Issues. Must be signed by PDS Project Manager.	1		Business Rule: PDS-341
Specific Plan	5	1 PDF 1 Word	Project Manager (1), Land Development (2), Twin Oaks CSG (1), Hidden Meadows CSG (1), Bonsall CSG (1), I-15 DRB (1), CFA (1), DSFPD (1) Business Rule: Specific Plan
Draft EIR	2	1 PDF 1 Word	Project Manager (1), EIR Coordinator (1) Business Rule: DEIR
Replacement Tentative Map, Number TM 5597 RPL¹ Maps must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed	11	1 PDF	Project Manager (1), Land Development PM (5), DEH (1), Twin Oaks CSG (1), Hidden Meadows CSG (1), Bonsall CSG (1), I-15 DRB (1) Business Rule: Tentative-Map
“Redlined” Replacement Tentative Map highlighting all changes	-	1 PDF	Project Manager (1) Business Rule: Redline
Preliminary Grading Plan	11	1 PDF	Project Manager (1), Land Development (5), DEH (1), Twin Oaks CSG (1), Hidden Meadows CSG (1), Bonsall CSG (1), I-15 DRB (1) Business Rule: Grading Plan
Resource Protection Study	2	1 PDF 1 Word	Project Manager (1) Business Rule: Resource-Protection-Study

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Visual Impact Analysis	2	1 PDF 1 Word	Project Manager (1), EIR Coordinator (1) Business Rule: Visual-Impact-Report
Agricultural Analysis	2	1 PDF 1 Word	Project Manager (1), Agriculture Specialist (1) Business Rule: Agricultural Study
Air Quality Study and Health Risk Assessment (HRA)	2	1 PDF 1 Word	Project Manager(1), Air Quality Specialist (1) Business Rule: Air Quality Report
Biological Resource Report and Resource Map	2	1 PDF 1 Word	Project Manager (1), Biologist (1) Business Rule: Biological-Resource-Report
Open Space Exhibit and Fencing/Signage Exhibit	2	1 PDF	Project Manager(1), Biologist (1) Business Rule: Biological Resource Easement Map and/or Biology Resource (map)
Off-Site Mitigation Information	2	1 PDF 1 Word	Project Manager (1), Biologist (1) Business Rule: Deeds
Conceptual Resource Management Plan	2	1 PDF 1 Word	Project Manager (1), Biologist (1) Business Rule: Resource Management Plan
Conceptual Revegetation Plan	3	1 PDF	Project Manager (1), Biologist (1), Landscape Architect (1) Business Rule: Revegetation Plan
Archaeological Report	2	1 PDF 1 Word	Project Manager (1), Cultural Resources Specialist (1) Business Rule: Business Rule: Cultural-Resource-Report

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Archaeological Report Confidential Appendix	1	1 PDF 1 Word	Cultural Resources Specialist (1) Business Rule: Arch Survey Confidential
Geologic Investigation/ Reconnaissance Report (On-site and Off-site Improvement Areas)	2	1 PDF 1 Word	Project Manager (1), Geologist (1) Business Rule: Geology Report
Mineral Resource Report	2	1 PDF 1 Word	Project Manager (1), Geologist (1) Business Rule: Mineral-Resources
Limited Phase II Environmental Site Assessment	2	1 PDF	Project Manager (1), Hazards Specialist (1) Business Rule: Hazardous Materials Environmental Site Assessment
Vector Management Plan	2	1 PDF 1 Word	Project Manager (1), Vector Specialist (1) Business Rule: Vector Control Plan
Fire Protection Plan	4	1 PDF 1 Word	Project Manager (1), DPW (1), Deer Springs Fire Protection District (1), County Fire Authority (1) Business Rule: Fire Protection Plan
Stormwater Management Plan for Priority Development Projects	4	1 PDF	Project Manager (1), LD (3) Business Rule: Major-SWMP
Drainage/Flooding	4	1 PDF	Project Manager (1), LD (3) Business Rule: Hydrology

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Hydromodification Management Plan	3	1 PDF	Project Manager (1), LD (2) Business Rule: Hydromodification Study
Noise Analysis	2	1 PDF 1 Word	Project Manager (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report
Climate Change Analysis	2	1 PDF 1 Word	Project Manager (1), GHG Specialist (1) Business Rule: Climate Change Analysis
Traffic Impact Analysis	3	1 PDF 1 Word	Project Manager (1), LD (2) Business Rule: Traffic-Impact
Water Service Analysis with Fire Flow/Hydraulic Analysis (On-site & Off-site with Vallecitos Water District Approval)	3	1 PDF	Project Manager (1), CFA (1), DSFPD (1) Business Rule: Water/Wastewater
Sewer Service Analysis (On-site & Off-site with Vallecitos Water District Approval)	2	1 PDF	Project Manager (1), LD (1) Business Rule: Water/Wastewater
Water Supply Assessment (WSA) (with Vallecitos Water District Approval)	2	1 PDF	Project Manager (1), Jim Bennet (1) Business Rule: Water Supply Assessment
Title Report	2	1 PDF	Project Manager (1), LD (1) Business Rule: Title Report
Quitclaim/Easement Abandonment Letters (Private Easements)	2	1 PDF	Project Manager (1), LD (1) Business Rule: Legal Agreements and Authorizations

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Concurrence from Utility Providers/Easement Holders (San Diego County Water Authority & Vallecitos Water District)	2	1 PDF	Project Manager (1), LD (1) Business Rule: Legal Agreements and Authorizations
Design Exception Requests	2	1 PDF	Project Manager (1), LD (1) Business Rule: Design Exception Request
Memorandums of Understanding	1 copy for each Subject Area		Project Manager (All) Business Rule: MOU
The staff turnaround goal for review of the requested information/document is 45 days.			

*Please contact me in advance for a Special Handling Form if you wish to submit other documents not specifically listed above.

d. Deposits:

TRUST ACCOUNT ID#: 2024843-D-01775	
DEPARTMENT	DEPOSIT AMOUNT
PDS	\$10,000
TOTAL:	\$10,000

* Refer to the attached "Estimate of Discretionary Processing Time and Cost" for a complete estimate of project costs through hearing /decision.

SUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), PDS recommends that all of the information requested in this letter be submitted by **July 7, 2015**. If you are unable to submit the requested information by the above date, please contact your PDS Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at <http://www.co.san-diego.ca.us/cob/docs/policy/i-137.pdf> and the FAQ sheet at <http://www.sdcounty.ca.gov/PDS/docs/907.pdf> for the Processing of Inactive and Deficit Projects.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 495-5375.

Sincerely,



Ashley Gungle, Project Manager
Project Planning Division

cc: Bossler Group LLC, Brice Bossler, 3835 Wildwood Road, San Diego, CA 92107
Fusco Engineering, Eric Armstrong, 6390 Greenwich Drive, Suite 170, San Diego, CA 92122

email cc:

Nick Ortiz, Land Development, Planning & Development Services
Jill Bankston, Department of Parks and Recreation
Mark Slovick, Planning Manager, Planning & Development Services
Twin Oaks Community Sponsor Group
Jacob Armstrong, Caltrans
Shirley Hautanen, Caltrans
Tim McCormick, North County Transit District

SCOPING LETTER MATRIX

Attachment	Item
A	Project Issue Checklist
B	Estimate of Discretionary Processing Time and Cost
C	Memorandums of Understanding

ATTACHMENT A
PROJECT ISSUE CHECKLIST

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-	1	Major Project Issue	<p><u>Consistency with the San Diego County General Plan:</u> The project proposes to locate a high density urbanized development, characterized by small lots, commercial and civic use types within an existing semi-rural community, which may conflict with some goals and policies of the General Plan. Staff has provided a list of the General Plan goals and policies that need to be addressed as part of the General Plan Amendment application and will require a qualitative and quantitative analysis. The list includes goals and policies from all the General Plan Elements along with policies from the North County Metropolitan Subregional Plan area. The General Plan Amendment will be reviewed to ensure that the proposed changes are in the public interest and would not be detrimental to the public health, safety and welfare. The General Plan analysis will be a working document and a final General Plan consistency determination will be made after the project description is clearly defined and the environmental analysis is complete and finalized. The applicant should also review and be familiar with the General Plan and address policy conformance, including conformance with the North County Metropolitan Subregional Plan and related standards to ensure that the future application complies.</p> <p>Please see the attached Project Issue Checklist for the goals and policies that need to be addressed as part of the General Plan Amendment application.</p>	<p>Please refer to the entire Project Issue Checklist for an analysis of each goal and policy and whether any additional information is required at this time. Please note that the Land Use chapter of the EIR will need to include an analysis of the project's consistency with General Plan and address any potential inconsistencies (if identified).</p> <p>An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project. The determination will primarily be based on whether the proposed change would be detrimental to the public health, safety and welfare.</p>	10/22/2014	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-	2	Major Project Issue	<p><u>MSCP Draft North County Plan and Natural Communities Conservation Program (NCCP) Consistency:</u> The proposed project is located within the MSCP draft North County Plan and is designated as Pre-Approved Mitigation Area (PAMA). The goal of the North County Plan is to conserve 75 percent of natural lands in the PAMA. Based on staff's review, the proposed project would conserve approximately 60 percent of the natural lands on-site.</p> <p>The County and the Wildlife Agencies (United States Fish and Wildlife Service and California Department of Fish and Wildlife) discussed the potential for a Hardline Agreement with the applicant at several meetings and additional information is needed in order to evaluate the proposal and make a determination on the proposed request. The Hardline Agreement must be approved by the Wildlife Agencies and the County.</p> <p>If a Hardline Agreement is not approved, the project would be required to comply with the North County Plan and its requirements for projects in Pre-approved Mitigation Areas (PAMA), including avoidance of critical populations of sensitive species and adherence to preserve design and linkage principles. If the North County Plan has not been approved prior to the project moving forward, the project will require compliance with the Habitat Loss Permit (HLP) Ordinance and the County and Wildlife Agencies Planning Agreement.</p> <p><u>A Hardline Agreement has not been approved for the project and therefore remains a Major Project Issue.</u></p>		10/22/2014 3/19/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-3		Major Project Issue	<p><u>Deer Springs Road:</u> The applicant preferred proposal for Deer Springs Road consists of downgrading the Mobility Element classification from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). County staff has concerns with the proposal to downgrade the Mobility Element classification. Staff's preferred proposal is to retain the existing Mobility Element classification (6.2 Prime Arterial) and identify the necessary improvements or at a minimum include the previous Merriam Mountains proposal for Deer Springs Road.</p> <p>Staff has the following concerns with the applicant's preferred proposal for Deer Springs Road:</p> <ul style="list-style-type: none"> • The Project's land use changes would generate more traffic than the General Plan Update considered in the 2011 update, which identified a need for a 6-lane road. • Deer Springs Road is currently operating at a failing level of service and a 2-lane road would result in a further reduction in the level of service. • Deer Springs Road is a Mobility Element Road, which is intended to move people and goods between and within communities in the County. The use of the road by residents outside of the County of San Diego or as a cut-through route is acceptable. The extent of cut-through traffic does not result in reviewing or conditioning a project differently. 		10/22/2014 3/19/15	
1-3 (cont'd)		Major Project Issue	<p>In summary, County staff does not support a downgrade in the Mobility Element classification of Deer Springs Road to a 2-lane or 4-lane road at this time. The proposal to downgrade Deer Springs Road to a 4-lane or 2-lane road can be included as Option A in the EIR. Once again, this is our initial position and may change after review of the Traffic Study. Please also note that the Traffic Impact Study should include future Year 2040 and Buildout traffic volumes approved by the County and Caltrans.</p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-	4	Major Project Issue	<p><u>Off-Site Improvements:</u> To allow for public improvements for areas outside the boundary of this subdivision, the applicant must provide suitable evidence that offsite improvements including grading, dedications, grants (if any), and easements can be accomplished without resorting to County of San Diego assistance. This evidence can be provided in several forms (provide a letter of explanation with the below forms) used:</p> <ul style="list-style-type: none"> • A Title Report showing applicant has the right to construct improvements along with a Title Company Guarantee (\$20,000) acknowledging those rights; • Recorded Grant Deed or Recorded Right To Purchase for the area where improvements are to be constructed; • Other evidence satisfactory to the County that clearly shows an existing and continuing right to construct the required improvements. <p>The applicant's evidence must also show the ability to have any existing utility easements subordinated to the new Public Easement (if any) as per County Subdivision Ordinance. The foregoing must be accomplished to the satisfaction of PDS and DPW prior to finalizing the project description and conditions for this project.</p> <p><u>This will remain a Major Project Issue until evidence is provided that the off-site improvements can be accomplished.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-4	(cont'd)	Major Project Issue	<p>Provide a map, to engineer's scale, which clearly indicates any off-site road Easements/Dedications/Letters of Permission to Grade/Improve to be acquired, existing I.O.D.s, existing Public Road Easements, etc. Letters of Permission to Grade/Improve must be notarized. Please note that existing off-site road easements may need to be expanded to accommodate road widening required by the project. The ultimate right-of-way width required would be determined through the results of a Traffic Study. The environmental impacts of the off-site improvements will also need to be evaluated.</p> <p><u>The Traffic Study has not been accepted. This will remain a Major Project Issue until the Traffic Study is accepted and all the off-site improvements are identified and depicted on the plans.</u></p>		10/22/2014 5/7/15	
1-5		Major Project Issue	<p><u>Fire Access:</u> The project proposes lot sizes that are less than 1 acre and is therefore subject to an 800 foot standard. The project proposes to provide access via off-site easements/right-of-way. If easements, dedications or grants (if any) cannot be provided, the proposed project would not comply with the California Code of Regulations (CCR) Title 14 for maximum dead-end road lengths.</p>	Although the Fire Protection Plan has not been accepted, the Deer Springs Fire Protection District and County Fire Authority have not identified any issues regarding dead-end length.	10/22/14	5/7/2015
1-6		Major Project Issue	<p><u>Cumulative Impacts/Transportation Impact Fee (TIF):</u> The cumulative analysis should address the project's local impacts and regional impacts to the North County Metro and North TIF region, respectively. Please note that the County has begun the process to update the TIF program. Non-conforming GPA projects may be required to pay their TIF fee, provide physical road improvements and may need to contribute or fund a future TIF program update in order to fully mitigate the project's cumulative impacts.</p>	The project will be conditioned to participate in a TIF update prior to recordation of a Final Map.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
	1-7	Major Project Issue	<p><u>Resource Protection Ordinance (RPO):</u> The project is subject to the RPO, which regulates the development of wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. Based on staff's review, the project site and off-site improvement areas may contain these sensitive resources. A detailed analysis of the project's conformance with the RPO is required and should be addressed in each technical study. A steep slope analysis and encroachment map should also be provided. A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605. For more information on the specific requirements, please see PDS Form 374: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/for_mfields/PDS-374.pdf.</p> <p><u>The RPO steep slope exhibit provided needs revisions. Please see additional comments in the Project Issue Checklist. In addition, the other information required to process an amendment to the RPO was not provided. Therefore, this will remain a Major Project Issue.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-	8	Major Project Issue	<p><u>Environmental Impact Report</u>: There is substantial evidence that your project would have a significant effect on the environment. Therefore, it will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA and address the previous concerns through the environmental analysis. Upon submittal of the required applications as detailed below with the discretionary applications, you will receive a detailed EIR scoping letter from PDS regarding the subjects to be analyzed in the EIR.</p> <p>Please be advised that staff will utilize the EIR process, particularly the development of EIR project alternatives, to address major issues, planning issues, and/or environmental issues that may arise during the EIR process.</p> <p>The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants (available at the Planning & Development Services website). Furthermore, the guidelines require that environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a consultant from the County's List of Environmental Consultants (available at the Planning & Development Services website).</p> <p>A number of environmental issues have been identified, including, but not limited to the following resource areas: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards including Wildland Fires, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Utilities and Transportation.</p>	An Environmental Impact Report is required and shall be submitted with the next submittal.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
	2-1	Agriculture Technical Report	<p>An Agricultural Resources Technical Report is required to evaluate the significance of potential impacts. The Agricultural Analysis must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at http://www.sdcountry.ca.gov/PDS/docs/AG-Guidelines.pdf (Guidelines) and http://www.sdcountry.ca.gov/PDS/docs/AG-Report-Format.pdf (Report Formats).</p> <p><u>The Agricultural Technical Report has not been accepted. Please resubmit and address staff's previous comments (see comments 45-1 through 45-27).</u></p>		10/22/2014 5/7/15	
	3-2	Air Quality Analysis and Health Risk Assessment	<p>An Air Quality Analysis is required. The Air Quality Analysis must be completed using the County's Air Quality Analysis Format Guidelines (attached) which can be found on the World Wide Web at http://www.sdcountry.ca.gov/PDS/Resource/docs/3~pdf/AQ-Report-Format.pdf.</p> <p><u>Please submit an Air Quality Analysis and a HRA.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
	4- 1	Biological Resources Report	<p>A full Biological Resource Report must be prepared in accordance with the County's Report Format and Content Requirements Biological Resources, which can be found on the PDS website. The report shall provide a qualitative and quantitative analysis of all on and off-site biological impacts (both direct and indirect) related to all phases of the project.</p> <p>The report must include a Biological Resources Map showing the location of all vegetation types and sensitive habitats and species of the project site and off-site areas being altered as a result of project implementation. The mapping guidelines are included in the Report Format and Content Guidelines. In order to evaluate impacts to sensitive resources, the most current project plot plan or preliminary grading plan must be included on the map along with proposed open space and limited building zone easements.</p> <p><u>The Biological Technical Report has not been accepted. Please resubmit and address staff's previous comments (see comments 46-1 through 46-40).</u></p>		10/22/2014 5/7/15	
	5- 1	Board of Supervisors Policies	<p>The project is subject to Board of Supervisors Policy I-73. The purpose of this policy is to minimize the effects of disturbing natural terrain and provide for creative design for Hillside Developments. The policy provides guidelines to assist the Board of Supervisors, the Planning Commission, the Director of Planning & Development Services, and staff in the evaluation of hillside development in San Diego County. It is intended that this policy serve as a guideline and supplement to any other applicable regulations, including the Resource Protection Ordinance. It is also intended that this policy provide advance notice of what may be required when reviewing development proposals in hillside areas.</p> <p><u>Additional information is required in order to evaluate the project's consistency with Policy I-73. Please see the Project Issue Checklist comments on the slope analysis.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
	5- 2	Board of Supervisors Policies	<p>The project is subject to Board of Supervisors Policy I-84, which requires that adequate facilities are available concurrent with need before giving final approval to subdivisions and certain other projects requiring discretionary approval by the County.</p> <p>Since 1980, the County has been using standardized letters for the following reasons:</p> <ol style="list-style-type: none"> 1. To obtain information from special districts and other facility providers concerning facility availability. 2. To ensure that this information is provided to the appropriate decision-making body; and 3. To provide data to the facility provider so that it can determine what capital improvements are required to serve the project. In order to use standard forms effectively, it is necessary to specify what these form letters should contain and to clarify how they will be used. <p><u>The Project Facility Availability Forms provided indicate that services are not reasonably expected to be available within the next 5 years. Please provide updated forms that indicate the facilities are reasonably expected within the next 5 years (with or without conditions).</u></p>		10/22/2014 5/7/15	
	5- 3	Board of Supervisors Policies	<p>The project may be subject to Board of Supervisors Policy I-112, which establishes conditions in which the County will consider formation of special districts for new developments.</p> <p><u>Please indicate whether the project proposes the formation of a special district as part of the project.</u></p>		10/22/2014 5/7/15	
	5- 4	Board of Supervisors Policies	<p>The project may be subject to Board of Supervisors Policy I-136, which provides guidelines to assist concerned parties in following the County's approach to Community Facilities District debt financing.</p> <p><u>Please indicate whether the project proposes the formation of a Community Facilities District as part of the project.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6-	1	Climate Change Analysis	<p>The County has prepared Guidelines for Determining Significance and Report Format and Content Requirements for addressing climate change in CEQA documents. The County has also adopted a Climate Action Plan (CAP) that includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the Guidelines that will be used to ensure consistency of new projects with the County's CAP and the GHG emission reduction target. Development projects that could have cumulatively considerable GHG emissions impacts would need to incorporate relevant measures from the County's CAP and use one of the implementing thresholds from the Significance Guidelines - Efficiency Threshold, Bright Line Threshold, Stationary Source Threshold, or Performance Threshold - to assess significance. Section 4.2 of the Guidelines document provides a detailed step-by-step guide to selecting the right implementing threshold (http://www.sdcounty.ca.gov/pds/advance/Guidelines_for_Determining_Significance_Climate_Change.pdf).</p> <p><u>Please submit a Climate Change Analysis.</u></p>		10/22/2014 5/7/15	
7-	1	Conceptual Landscape Plan	<p>Planning & Development Services has completed review of your project application and has determined that a Conceptual Landscape Plan is required and shall be prepared for the project.</p> <p>Requirements for landscaping are based on the County of San Diego's Water Conservation in Landscaping Ordinance, the Water Efficient Landscape Design Manual, and the County of San Diego Off-Street Parking Design Manual.</p>	The Specific Plan includes a requirement that a conceptual landscape plan be submitted concurrently with each Site Plan application.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8-	1	Conceptual Resource Management Plan	<p>A Conceptual Resource Management Plan (RMP) identifying a specific preservation and long-term funding strategy for mitigation lands must be appended to the Biological Resources Report unless evidence is submitted demonstrating that one is already in effect for the mitigation land. An approved final RMP, open space easements, and funding assurance will be required prior to approval of the Final Map.</p> <p><u>Please submit a Conceptual Resource Management Plan.</u></p>		10/22/2014 5/7/15	
9-	1	Conceptual Revegetation Plan	<p>If Revegetation is proposed as mitigation, a Conceptual Revegetation Plan shall be submitted as an appendix to the biological resources report and the project will include a condition of approval to prepare a Revegetation Plan prior to approval of the Final Map. See the County's Report Format and Content Requirements Biological Resources, which can be found at http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Revegetation_Report_Formats.pdf. The Conceptual Revegetation Plan shall include the following elements: (1) the goals of the mitigation, (2) the type(s) and area(s) of the habitat to be established, revegetated restored, enhanced, and/or preserved, (3) the functions and values to be achieved, (4) a description of the proposed mitigation site and why it was chosen, (5) a conceptual implementation plan for the mitigation site, (6) a rationale for expecting implementation success, (7) a map of the conceptual planting plan, and (8) a monitoring and maintenance plan and schedule.</p> <p><u>Please submit a Conceptual Revegetation Plan.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
10-	1	Cultural Resource Report	<p>The project site has previously been evaluated for cultural resources (Gallegos) and it was determined that resources are present on- and off-site. Two resources (CA-SDI-4558, CA-SDI-9822) were determined to be RPO significant and one resource (1901 historic structure) was determined to be CEQA significant. An updated study is required to update existing conditions, identify impacts associated with the current project, confirm the significance determinations, and identify appropriate mitigation. Artifacts associated with previous studies must be evaluated to provide a complete analysis of the various cultural sites. Mitigation for the previous project required curation, grading monitoring, data recovery, index sampling, capping, temporary and permanent fencing, and after hours open space monitoring. The updated study must identify appropriate mitigation in relation to current regulations, laws, and guidelines. Management of cultural resources must be included in the Resource Management Plan.</p> <p><u>Please resubmit the Cultural Resource Report and address staff's comments.</u></p>		10/22/2014 5/7/15	
11-	1	Fire Protection Plan (FPP)	<p>Please revise the report to address the previous comments provided by the Deer Springs Fire Protection District and County Fire Authority and resubmit the draft Fire Protection Plan.</p> <p><u>Please resubmit the Fire Protection Plan.</u></p>		10/22/2014 5/7/15	
11-	2	Fire Protection Plan (FPP)	The Fire Protection Plan should address the proposed change to the Zoning Height Designator to allow three story structures.	The FPP has been revised to address the proposed change to the Zoning Height Designator.	10/22/14	5/7/2015
11-	3	Fire Protection Plan (FPP)	<p>The Fire Protection Plan should address the off-site improvements and any necessary clearing along proposed roadways.</p> <p><u>Please resubmit the Fire Protection Plan.</u></p>		10/22/2014 5/7/15	
11-	4	Fire Protection Plan (FPP)	Please indicate if there will be any fuel modification required for the access road from the "valley" planning area to the "hillside" plan area.	The FPP has been revised to address this issue.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
11-	5	Fire Protection Plan (FPP)	The Fire Protection Plan should identify the evacuation routes for the community.	The FPP has been revised to address this issue.	10/22/14	5/7/2015
12-	1	General Plan Amendment	Staff recommends that the proposed GPA include a change to the Land Use Designation for "Block 3" to Open Space Conservation (OS-C). The Rezone should also include a change to the S80, Open Space Use Regulations.		5/7/2015	
12-	2	General Plan - Guiding Principles	1. Support a reasonable share of the projected regional population growth.	No additional information is required at this time. As noted under Major Project Issue 1, the Land Use chapter of the EIR will need to include an analysis of the project's consistency with General Plan and address any potential inconsistencies (if identified). An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
12-	3	General Plan - Guiding Principles	2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
12-	4	General Plan - Guiding Principles	3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
12-	5	General Plan - Guiding Principles	4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
12-	6	General Plan - Guiding Principles	5. Ensure that development accounts for physical constraints and the natural hazards of the land.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
12-	7	General Plan - Guiding Principles	6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
12-	8	General Plan - Guiding Principles	7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change. <u>A Climate Change Analysis has been requested as part of the environmental analysis.</u>		10/22/14	5/7/2015
12-	9	General Plan - Guiding Principles	8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
12-	10	General Plan - Guiding Principles	9. Minimize public costs of infrastructure and services and correlate their timing with new development.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
12-	11	General Plan - Guiding Principles	10. Recognize community and stakeholder interests while striving for consensus.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
13-	12	General Plan Conformance	Staff has identified the following General Plan goals and policies that need to be addressed as part of the project application:	See staff's comments below.	10/22/14	5/7/2015
13-	13	General Plan Conformance - Conservation and Open Space Element	COS-1 Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	14	General Plan Conformance - Conservation and Open Space Element	COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	15	General Plan Conformance - Conservation and Open Space Element	COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	16	General Plan Conformance - Conservation and Open Space Element	COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	17	General Plan Conformance - Conservation and Open Space Element	COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	18	General Plan Conformance - Conservation and Open Space Element	COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	19	General Plan Conformance - Conservation and Open Space Element	COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	20	General Plan Conformance - Conservation and Open Space Element	COS-1.8 Multiple-Resource Preservation Areas. Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	21	General Plan Conformance - Conservation and Open Space Element	COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	No additional information is required at this time. Please see the Issue Resolution Summary for item 12-1.	10/22/14	5/7/2015
13-	22	General Plan Conformance - Conservation and Open Space Element	COS-2 Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	23	General Plan Conformance - Conservation and Open Space Element	COS-2.1 "Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. The preservation of existing native plants and the planting of a variety of native (genetically locally adapted) or compatible non-native, non-invasive plant species enhance wildlife habitat areas." <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	24	General Plan Conformance - Conservation and Open Space Element	COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	25	General Plan Conformance - Conservation and Open Space Element	COS-3 Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	
13-	26	General Plan Conformance - Conservation and Open Space Element	COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement. <u>Please resubmit the Biological Resource Report.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	27	General Plan Conformance - Conservation and Open Space Element	<p>COS-3.2 "Minimize Impacts of Development. Require development projects to:</p> <ul style="list-style-type: none"> ■ Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and ■ Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species." <p><u>Please resubmit the Biological Resource Report.</u></p> 		10/22/2014 5/7/15	
13-	28	General Plan Conformance - Conservation and Open Space Element	<p>COS-4 Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.</p> <p><u>Please see Project Issue Checklist comments pertaining to the Project Facility Availability Form and request for a Water Supply Assessment.</u></p>		10/22/2014 5/7/15	
13-	29	General Plan Conformance - Conservation and Open Space Element	<p>COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p> <p><u>The Water Service Report and Specific Plan do not address water conservation. Additional information from the Vallecitos Water District has also been requested.</u></p>		10/22/2014 5/7/15	
13-	30	General Plan Conformance - Conservation and Open Space Element	<p>COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.</p> <p><u>Please see the Project Issue Checklist comments regarding landscaping and irrigation.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	31	General Plan Conformance - Conservation and Open Space Element	<p>COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.</p> <p><u>Please see the Project Issue Checklist comments on the Stormwater Management Plan (SWMP) and resubmit the SWMP.</u></p>		10/22/2014 5/7/15	
13-	32	General Plan Conformance - Conservation and Open Space Element	<p>COS-4.5 Recycled Water. Promote the use of recycled water and gray water systems where feasible.</p> <p><u>The Water Service Report and Specific Plan do not address water conservation. Additional information from the Vallecitos Water District has also been requested.</u></p>		10/22/2014 5/7/15	
13-	33	General Plan Conformance - Conservation and Open Space Element	<p>COS-5 Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.</p> <p><u>Please resubmit the SWMP and associated drainage studies.</u></p>		10/22/2014 5/7/15	
13-	34	General Plan Conformance - Conservation and Open Space Element	<p>COS-5.1 "Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element. Development in floodways and floodplains has the potential to alter natural hydrologic flow and cause soil erosion and increased stormwater runoff—including loss of wetland and health issues related to surface and groundwater contamination."</p> <p><u>Please resubmit the SWMP and associated drainage studies.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	35	General Plan Conformance - Conservation and Open Space Element	<p>COS-5.2 "Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element. Development in floodways and floodplains has the potential to alter natural hydrologic flow and cause soil erosion and increased stormwater runoff—including loss of wetland and health issues related to surface and groundwater contamination."</p> <p><u>Please resubmit the SWMP and associated drainage studies.</u></p>		10/22/2014 5/7/15	
13-	36	General Plan Conformance - Conservation and Open Space Element	<p>COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.</p> <p><u>Please resubmit the SWMP and associated drainage studies.</u></p>		10/22/2014 5/7/15	
13-	37	General Plan Conformance - Conservation and Open Space Element	<p>COS-5.4 Invasive Species. Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.</p> <p><u>Please resubmit the Biological Resource Report.</u></p>		10/22/2014 5/7/15	
13-	38	General Plan Conformance - Conservation and Open Space Element	<p>COS-5.5 "Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids."</p> <p><u>Please resubmit the SWMP and associated drainage studies.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	39	General Plan Conformance - Conservation and Open Space Element	<p>COS-6.2 "Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations • Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development. • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture • Supporting local and State right-to-farm regulations • Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process." <p>Discourage development that is potentially incompatible with intensive agricultural uses, including schools and civic buildings where the public gather, daycare facilities under private institutional use, private institutional uses (e.g., private hospitals or rest homes), residential densities higher than two dwelling units per acre, and offices and retail commercial.</p> <p><u>Please resubmit the Agricultural Report.</u></p> 		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	40	General Plan Conformance - Conservation and Open Space Element	<p>COS-6.3 "Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.</p> <p>Recreational and open space uses can serve as an effective buffer between agriculture and development that is potentially incompatible with agriculture uses."</p> <p><u>Please resubmit the Agricultural Report.</u></p>		10/22/2014 5/7/15	
13-	41	General Plan Conformance - Conservation and Open Space Element	<p>COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	
13-	42	General Plan Conformance - Conservation and Open Space Element	<p>COS-7.1 "Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.</p> <p>The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	43	General Plan Conformance - Conservation and Open Space Element	<p>COS-7.2 "Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.</p> <p>Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	
13-	44	General Plan Conformance - Conservation and Open Space Element	<p>COS-7.3 "Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.</p> <p>The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes.</p> <p>Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	45	General Plan Conformance - Conservation and Open Space Element	<p>COS-7.4 "Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	46	General Plan Conformance - Conservation and Open Space Element	<p>COS-7.5 "Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations. Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	47	General Plan Conformance - Conservation and Open Space Element	<p>COS-7.6 "Cultural Resource Data Management. Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego.</p> <p>This database should be accessible to all qualified individuals while maintaining the confidentiality of the location and nature of sensitive cultural resources, such as archaeological sites. The County maintains a partnership with the local repository of the database, the South Coastal Information Center at San Diego State University, which provides direct access by qualified County personnel to the database so that the information it contains may be used to design development projects to avoid cultural resources at an early point in the process."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	
13-	48	General Plan Conformance - Conservation and Open Space Element	<p>COS-8 Protection and Conservation of the Historical Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	49	General Plan Conformance - Conservation and Open Space Element	<p>COS-8.1 "Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.</p> <p>Historic buildings, objects, trails, landscapes and districts are important parts of the multi-cultural heritage of San Diego County and should be preserved for the future enjoyment and education of the County's diverse populations. Preservation and adaptive reuse of these resources should be encouraged during the planning process and an emphasis should be placed on incentives for preservation, such as the Mills Act property tax program, in addition to restrictions on development, where appropriate."</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	
13-	50	General Plan Conformance - Conservation and Open Space Element	<p>COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.</p> <p><u>Please resubmit the Archaeological Report and Geotechnical Report.</u></p>		10/22/2014 5/7/15	
13-	51	General Plan Conformance - Conservation and Open Space Element	<p>COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.</p> <p><u>Please resubmit the Archaeological Report.</u></p>		10/22/2014 5/7/15	
13-	52	General Plan Conformance - Conservation and Open Space Element	<p>COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.</p> <p><u>Please resubmit the Geotechnical Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	53	General Plan Conformance - Conservation and Open Space Element	COS-10 Protection of Mineral Resources. The long-term production of mineral materials adequate to meet the local County average annual demand, while maintaining permitted reserves equivalent to a 50-year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized. <u>Please resubmit the Mineral Resource Report.</u>		10/22/2014 5/7/15	
13-	54	General Plan Conformance - Conservation and Open Space Element	COS-10.1 Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675. <u>Please resubmit the Mineral Resource Report.</u>		10/22/2014 5/7/15	
13-	55	General Plan Conformance - Conservation and Open Space Element	COS-10.2 Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	56	General Plan Conformance - Conservation and Open Space Element	COS-10.3 Road Access. Prohibit development from restricting road access to existing mining facilities, areas classified MRZ-2 or MRZ-3 by the State Geologist, or areas identified in the County Zoning Ordinance for potential extractive use in accordance with SMARA section 2764.a. <u>Please resubmit the Mineral Resource Report.</u>		10/22/2014 5/7/15	
13-	57	General Plan Conformance - Conservation and Open Space Element	COS-10.4 "Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. See Policy COS-10.1 for a definition of incompatible land uses." <u>Please resubmit the Mineral Resource Report.</u>		10/22/2014 5/7/15	
13-	58	General Plan Conformance - Conservation and Open Space Element	COS-11 Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized. <u>Please submit a Visual Resource Report.</u>		10/22/2014 5/7/15	
13-	59	General Plan Conformance - Conservation and Open Space Element	COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. <u>Please submit a Visual Resource Report.</u>		10/22/2014 5/7/15	
13-	60	General Plan Conformance - Conservation and Open Space Element	COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails. <u>Please submit a Visual Resource Report.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	61	General Plan Conformance - Conservation and Open Space Element	<p>COS-11.3 "Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks <p>Potential measures for promoting scenic compatibility may include limiting or avoiding sound walls, placing utilities underground, minimizing grading, and providing scenic vista points."</p> <p><u>Please submit a Visual Resource Report.</u></p>		10/22/2014 5/7/15	
13-	62	General Plan Conformance - Conservation and Open Space Element	<p>COS 11.7 "Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain view sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p> <p>The concept of "undergrounding" in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements."</p> <p><u>Please identify any existing or proposed utilities that would not be undergrounded. An exception request may be required to waive the undergrounding provision of the Subdivision Ordinance.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	63	General Plan Conformance - Conservation and Open Space Element	COS-12 Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value. <u>Please see the Project Issue Checklist comments regarding the slope analysis.</u>		10/22/2014 5/7/15	
13-	64	General Plan Conformance - Conservation and Open Space Element	COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas. <u>Please see the Project Issue Checklist comments regarding the slope analysis.</u>		10/22/2014 5/7/15	
13-	65	General Plan Conformance - Conservation and Open Space Element	COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky. <u>Please see the Project Issue Checklist comments regarding the slope analysis.</u>		10/22/2014 5/7/15	
13-	66	General Plan Conformance - Conservation and Open Space Element	COS-13 "Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories." <u>Please submit a Visual Resource Report.</u>		10/22/2014 5/7/15	
13-	67	General Plan Conformance - Conservation and Open Space Element	COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution. <u>Please submit a Visual Resource Report.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	68	General Plan Conformance - Conservation and Open Space Element	COS-13.2 Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories. <u>Please submit a Visual Resource Report.</u>		10/22/2014 5/7/15	
13-	69	General Plan Conformance - Conservation and Open Space Element	COS-14 Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6]. <u>Please submit a Climate Change Analysis.</u>		10/22/2014 5/7/15	
13-	70	General Plan Conformance - Conservation and Open Space Element	COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character. <u>Please submit a Climate Change Analysis.</u>		10/22/2014 5/7/15	
13-	71	General Plan Conformance - Conservation and Open Space Element	COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	72	General Plan Conformance - Conservation and Open Space Element	COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	73	General Plan Conformance - Conservation and Open Space Element	COS-14.4 Sustainable Technology and Projects. Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	74	General Plan Conformance - Conservation and Open Space Element	COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	75	General Plan Conformance - Conservation and Open Space Element	COS-14.6 Solar Access for Infill Development. Require that property setbacks and building massing of new construction located within existing developed areas maintain an envelope that maximizes solar access to the extent feasible.	This policy is not applicable because the project is not within an existing developed area.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	76	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.</p> <p><u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u></p>		10/22/2014 5/7/15	
13-	77	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.8 Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.</p> <p><u>Please submit an Air Quality Analysis.</u></p>		10/22/2014 5/7/15	
13-	78	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.9 "Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.</p> <p>The recovered methane from landfills can be pumped through turbines to generate power. This provides a mutual benefit by generating energy and reducing the amount of CO2 and methane being released from landfills. Other uses for closed facilities include photovoltaic (solar) panels, wind, and microturbines, as appropriate for the area they would be located in."</p> <p><u>Please submit an Air Quality Analysis and GHG Study.</u></p>		10/22/2014 5/7/15	
13-	79	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</p> <p><u>Please submit an Air Quality Analysis and GHG Study.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	80	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.11 "Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control. Plants use photosynthesis to remove carbon from the atmosphere by incorporating it into biomass and releasing oxygen into the atmosphere."</p> <p><u>Please resubmit the Biological Resource Report and Fire Protection Plan.</u></p>		10/22/2014 5/7/15	
13-	81	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.12 "Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. Heat islands formed as urbanized areas replace natural land cover with pavement, buildings, and other infrastructure, resulting in significantly higher average temperatures than the rural areas surrounding them."</p> <p><u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u></p>		10/22/2014 5/7/15	
13-	82	General Plan Conformance - Conservation and Open Space Element	<p>COS-14.3 Incentives for Sustainable and Low GHG Development. Provide incentives such as expedited project review and entitlement processing for developers that maximize use of sustainable and low GHG land development practices in exceedance of State and local standards.</p> <p><u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	83	General Plan Conformance - Conservation and Open Space Element	COS-15 Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	84	General Plan Conformance - Conservation and Open Space Element	COS-15.1 "Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Green building programs include the Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs." <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	85	General Plan Conformance - Conservation and Open Space Element	COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	86	General Plan Conformance - Conservation and Open Space Element	COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality. <u>Please submit an Air Quality Analysis.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	87	General Plan Conformance - Conservation and Open Space Element	COS-16 Sustainable Mobility. Transportation and mobility systems that contribute to environmental and human sustainability and minimize GHG and other air pollutant emissions. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	88	General Plan Conformance - Conservation and Open Space Element	COS-16.1 Alternative Transportation Modes. Work with SANDAG and local transportation agencies to expand opportunities for transit use. Support the development of alternative transportation modes, as provided by Mobility Element policies. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	89	General Plan Conformance - Conservation and Open Space Element	COS-16.2 Single-Occupancy Vehicles. Support transportation management programs that reduce the use of single-occupancy vehicles. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	90	General Plan Conformance - Conservation and Open Space Element	COS-16.3 Low-Emissions Vehicles and Equipment. Require County operations and encourage private development to provide incentives (such as priority parking) for the use of low- and zero-emission vehicles and equipment to improve air quality and reduce GHG emissions. [Refer also to Policy M-9.3 (Preferred Parking) in the Mobility Element.] <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	91	General Plan Conformance - Conservation and Open Space Element	COS-16.5 Transit-Center Development. Encourage compact development patterns along major transit routes. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	92	General Plan Conformance - Conservation and Open Space Element	COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	No additional information is required at this time. The project will be required to comply with the County's construction recycling requirements.	10/22/14	5/7/2015
13-	93	General Plan Conformance - Conservation and Open Space Element	COS-17.4 Composting. Encourage composting throughout the County and minimize the amount of organic materials disposed at landfills.	No additional information is required at this time. The Specific Plan includes allowances for composting throughout the development.	10/22/14	5/7/2015
13-	94	General Plan Conformance - Conservation and Open Space Element	COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	No additional information is required at this time. The Specific Plan includes requirements for recycling containers.	10/22/14	5/7/2015
13-	95	General Plan Conformance - Conservation and Open Space Element	COS-18 Sustainable Energy. Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities. <u>This policy will be evaluated through the associated technical studies for Air Quality, GHG, Traffic and the Specific Plan.</u>		10/22/2014 5/7/15	
13-	96	General Plan Conformance - Conservation and Open Space Element	COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses. <u>This policy will be evaluated through the Water Service Report, Water Supply Assessment and Specific Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	97	General Plan Conformance - Conservation and Open Space Element	COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption. <u>This policy will be evaluated through the Water Service Report, Water Supply Assessment and Specific Plan.</u>		10/22/2014 5/7/15	
13-	98	General Plan Conformance - Conservation and Open Space Element	COS-19.2 "Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water." <u>This policy will be evaluated through the Water Service Report, Water Supply Assessment and Specific Plan.</u>		10/22/2014 5/7/15	
13-	99	General Plan Conformance - Conservation and Open Space Element	COS-20 Governance and Administration. Reduction of local GHG emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006. <u>Please submit a GHG Analysis.</u>		10/22/2014 5/7/15	
13-	100	General Plan Conformance - Conservation and Open Space Element	COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	101	General Plan Conformance - Conservation and Open Space Element	COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	102	General Plan Conformance - Conservation and Open Space Element	COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of a community. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	103	General Plan Conformance - Conservation and Open Space Element	COS-21.3 Park Design. Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	104	General Plan Conformance - Conservation and Open Space Element	COS-21.4 Regional Parks. Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	105	General Plan Conformance - Conservation and Open Space Element	COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses. <u>Please see the Project Issue Checklist comments regarding trails.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	106	General Plan Conformance - Conservation and Open Space Element	COS-22 Park and Recreational Services. High-quality parks and recreation programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	107	General Plan Conformance - Conservation and Open Space Element	COS-23.1 Public Access. Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources. <u>Please see the Project Issue Checklist comments regarding trails. This policy will be evaluated through the associated technical studies for Cultural Resources and Biological Resources.</u>		10/22/2014 5/7/15	
13-	108	General Plan Conformance - Conservation and Open Space Element	COS-24 Park and Recreation Funding. Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	109	General Plan Conformance - Conservation and Open Space Element	COS-24.1 Park and Recreation Contributions. Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law. <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	
13-	110	General Plan Conformance - Conservation and Open Space Element	COS-24.2 "Funding Opportunities. Maximize funding opportunities for the following: <ul style="list-style-type: none"> ■ The acquisition, expansion, and development of parks, recreation facilities, preserves, and trails ■ The operation, maintenance, and management of parks, recreation facilities, preserves, and trails." <u>Please see the Project Issue Checklist comments regarding parks.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	111	General Plan Conformance - Housing Element	H-1 Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics. <u>Please see the Project Issue Checklist comments regarding the Specific Plan.</u>		10/22/2014 5/7/15	
13-	112	General Plan Conformance - Housing Element	H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	113	General Plan Conformance - Housing Element	H-1.4 Special Needs Housing near Complementary Uses. Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	114	General Plan Conformance - Housing Element	H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping and services.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	115	General Plan Conformance - Housing Element	H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	116	General Plan Conformance - Housing Element	H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	117	General Plan Conformance - Housing Element	H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	118	General Plan Conformance - Housing Element	H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	119	General Plan Conformance - Housing Element	H-2 Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	120	General Plan Conformance - Housing Element	H-2.1 Development That Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. [See applicable community plan for possible relevant policies.]	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	121	General Plan Conformance - Housing Element	H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	122	General Plan Conformance - Housing Element	H-3 Housing Affordability for All Economic Segments. Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower income households and households with special needs.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	123	General Plan Conformance - Housing Element	H-3.4 Housing for Moderate-Income Families in Villages. Facilitate the production of housing for moderate income families within Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	124	General Plan Conformance - Housing Element	H-5.3 Fire Protection. Work with local fire agencies to improve fire protection for multi-story construction. <u>Please see the Project Issue Checklist comments regarding the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	125	General Plan Conformance - Land Use Element	LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	126	General Plan Conformance - Land Use Element	LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. <i>Refer to Guiding Principle 2 for an explanation of the Community Development Model.</i>	No additional information is necessary at this time. It has been determined that the project complies with this policy.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	127	General Plan Conformance - Land Use Element	LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]	No additional information is needed at this time as the project has been found to comply with this policy. The project does not propose a new village regional category. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	128	General Plan Conformance - Land Use Element	LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	129	General Plan Conformance - Land Use Element	LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> ■ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ■ Potential Village development would be accommodated by the General Plan road network ■ Public facilities and services can support the expansion without a reduction of services to other County residents ■ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area 	No additional information is needed at this time as the project has been found to comply with this policy. The project does not propose to expand a village regional category. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	130	General Plan Conformance - Land Use Element	LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	No additional information is necessary at this time. It has been determined that the project complies with this policy.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	131	General Plan Conformance - Land Use Element	LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	132	General Plan Conformance - Land Use Element	LU-1.8 Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when appropriate and consistent with the applicable Community Plan and approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. [See applicable community plan for possible relevant policies.]	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	133	General Plan Conformance - Land Use Element	LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	134	General Plan Conformance - Land Use Element	LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	135	General Plan Conformance - Land Use Element	LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	136	General Plan Conformance - Land Use Element	LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	137	General Plan Conformance - Land Use Element	LU-2.5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	138	General Plan Conformance - Land Use Element	LU-2.6 Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	139	General Plan Conformance - Land Use Element	LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	140	General Plan Conformance - Land Use Element	LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety. <u>This policy will be evaluated through the EIR mitigation measures and associated technical studies for Noise and Visual Resources.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	141	General Plan Conformance - Land Use Element	<p>LU-2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.</p> <p><u>Please see the Project Issue Checklist comments regarding the Traffic Study and additional Land Development and DPW comments.</u></p>		10/22/2014 5/7/15	
13-	142	General Plan Conformance - Land Use Element	<p>LU-3 Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	143	General Plan Conformance - Land Use Element	<p>LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	144	General Plan Conformance - Land Use Element	<p>LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [See applicable community plan for possible relevant policies.]</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	145	General Plan Conformance - Land Use Element	<p>LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. [See applicable community plan for possible relevant policies.]</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	146	General Plan Conformance - Land Use Element	<p>LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.</p> <p><u>Please submit a GHG Study.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	147	General Plan Conformance - Land Use Element	LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	148	General Plan Conformance - Land Use Element	LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	149	General Plan Conformance - Land Use Element	LU-5.3 "Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations. Open space and rural lands are primary areas that provide carbon sequestration benefits for the Region." . <u>This policy will be evaluated through the technical study for Biological Resources .</u>		10/22/2014 5/7/15	
13-	150	General Plan Conformance - Land Use Element	LU-5.5 "Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes." <u>This policy will be evaluated through the Traffic Impact Analysis and mitigation measures (such as a traffic control plan) in the EIR.</u>		10/22/2014 5/7/15	
13-	151	General Plan Conformance - Land Use Element	LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities. <u>This policy will be evaluated through the associated technical studies.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	152	General Plan Conformance - Land Use Element	<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p> <p><u>This policy will be evaluated through the associated technical studies including the Biological Resources Report.</u></p>		10/22/2014 5/7/15	
13-	153	General Plan Conformance - Land Use Element	<p>LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.</p> <p><u>This policy will be evaluated through the associated technical studies including the Biological Resources Report.</u></p>		10/22/2014 5/7/15	
13-	154	General Plan Conformance - Land Use Element	<p>LU-6.3 "Conservation-Oriented Project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]</p> <p>Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations."</p> <p><u>This policy will be evaluated through the Specific Plan. Please see the Project Issue Checklist comments regarding the Specific Plan.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	155	General Plan Conformance - Land Use Element	<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities consistent with the applicable community plan. [See applicable community plan for possible relevant policies.]</p> <p><u>This policy will be evaluated through the associated technical studies including the Biological Resources Report, Cultural Resources Report and Fire Protection Plan.</u></p>		10/22/2014 5/7/15	
13-	156	General Plan Conformance - Land Use Element	<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p> <p><u>This policy will be evaluated through the associated technical studies including the SWMP and Hydromodification Study.</u></p>		10/22/2014 5/7/15	
13-	157	General Plan Conformance - Land Use Element	<p>LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p> <p><u>This policy will be evaluated through the associated technical studies including the Biological Resources Report.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	158	General Plan Conformance - Land Use Element	<p>LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.</p> <p><u>This policy will be evaluated through the associated technical studies including the Biological Resources Report.</u></p>		10/22/2014 5/7/15	
13-	159	General Plan Conformance - Land Use Element	<p>LU-6.8 "Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <p>1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or</p> <p>2) Transferred into public ownership of an agency that manages preserved open space.</p> <p>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County."</p> <p><u>This policy will be evaluated through the associated technical studies including the Biological Resources Report including a Resource Management Plan).</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	160	General Plan Conformance - Land Use Element	<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p> <p><u>This policy will be evaluated through the associated technical studies including the SWMP and Drainage Study as well as the Preliminary Grading Plan.</u></p>		10/22/2014 5/7/15	
13-	161	General Plan Conformance - Land Use Element	<p>LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p> <p><u>This policy will be evaluated through the associated technical studies including the Geotechnical Report and Hazardous Materials ESA.</u></p>		10/22/2014 5/7/15	
13-	162	General Plan Conformance - Land Use Element	<p>LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.</p> <p><u>This policy will be evaluated through the Fire Protection Plan.</u></p>		10/22/2014 5/7/15	
13-	163	General Plan Conformance - Land Use Element	<p>LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.</p> <p><u>This policy will be evaluated through the Agricultural Study.</u></p>		10/22/2014 5/7/15	
13-	164	General Plan Conformance - Land Use Element	<p>LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.</p> <p><u>This policy will be evaluated through the Agricultural Study.</u></p>		10/22/2014 5/7/15	
13-	165	General Plan Conformance - Land Use Element	<p>LU-9 Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	166	General Plan Conformance - Land Use Element	LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	167	General Plan Conformance - Land Use Element	LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	168	General Plan Conformance - Land Use Element	LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	169	General Plan Conformance - Land Use Element	LU-9.4 Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	170	General Plan Conformance - Land Use Element	LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	171	General Plan Conformance - Land Use Element	LU-9.6 "Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. In this reference, a transportation node is intended to be the intersection of two high traffic volume Mobility Element roadways, along with a transit stop."	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	172	General Plan Conformance - Land Use Element	LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	173	General Plan Conformance - Land Use Element	LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas. [See applicable community plan for possible relevant policies.]	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	174	General Plan Conformance - Land Use Element	LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	175	General Plan Conformance - Land Use Element	LU-9.10 Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	176	General Plan Conformance - Land Use Element	LU-9.11 Integration of Natural Features in Villages. Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	177	General Plan Conformance - Land Use Element	LU-9.12 Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	178	General Plan Conformance - Land Use Element	LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	179	General Plan Conformance - Land Use Element	LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	180	General Plan Conformance - Land Use Element	LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	181	General Plan Conformance - Land Use Element	LU-10.3 Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	182	General Plan Conformance - Land Use Element	LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	183	General Plan Conformance - Land Use Element	LU-11 Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	184	General Plan Conformance - Land Use Element	LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	185	General Plan Conformance - Land Use Element	LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	186	General Plan Conformance - Land Use Element	LU-11.3 Pedestrian-Oriented Commercial Centers. Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	187	General Plan Conformance - Land Use Element	LU-11.4 Town Center Intensity and Vitality. Encourage revitalization of Town Center areas to strengthen neighborhoods, expand local employment opportunities, and establish or enhance a sense of place.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	188	General Plan Conformance - Land Use Element	LU-11.5 Large-Format Retail Stores. Allow large-format retail uses, typically referred to as "big box stores," only where the scale of the use and design is compatible with the surrounding areas. Large-format retail typically means retail stores with floor plans that are larger than 65,000 sq. ft.	The project does not include "big box stores" and therefore Policy LU-11.5 is not applicable.	10/22/14	5/7/2015
13-	189	General Plan Conformance - Land Use Element	LU-11.6 Office Development. Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.	The Specific Plan does not allow office as an allowable use within the development and therefore Policy LU-11.6.	10/22/14	5/7/2015
13-	190	General Plan Conformance - Land Use Element	LU-11.7 Office Development Compatibility with Adjoining Uses. Require new office development, including office parks, to be compatible to the scale, design, site layout, and circulation patterns of adjacent existing or planned commercial and residential development.	The Specific Plan does not allow office as an allowable use within the development and therefore Policy LU-11.7.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	191	General Plan Conformance - Land Use Element	LU-11.8 Permitted Secondary Uses. Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office, and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips. This policy is not intended for high impact industrial uses.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	192	General Plan Conformance - Land Use Element	LU-11.9 Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	193	General Plan Conformance - Land Use Element	LU-12 Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development. <u>This policy will be evaluated through the Water Service Analysis with Fire Flow/Hydraulic Analysis, Sewer Service Analysis, Water Supply Assessment and Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	194	General Plan Conformance - Land Use Element	LU-12.1 "Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate."	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	195	General Plan Conformance - Land Use Element	<p>LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.</p> <p><u>This policy will be evaluated through the EIR and Traffic Study.</u></p>		10/22/2014 5/7/15	
13-	196	General Plan Conformance - Land Use Element	<p>LU-12.3 "Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p> <p>Public services and facilities in Village areas are expected to differ from those in rural lands. Development standards in the Implementation Plan, Zoning Ordinance, and community-specific planning documents may reflect this 'context-sensitive' approach."</p> <p><u>This policy will be evaluated through the EIR.</u></p>		10/22/2014 5/7/15	
13-	197	General Plan Conformance - Land Use Element	<p>LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p> <p><u>This policy will be evaluated through the EIR.</u></p>		10/22/2014 5/7/15	
13-	198	General Plan Conformance - Land Use Element	<p>LU-13 Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	199	General Plan Conformance - Land Use Element	LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	200	General Plan Conformance - Land Use Element	LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	201	General Plan Conformance - Land Use Element	LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment. <u>This policy will be evaluated through the Sewer Service Analysis.</u>		10/22/2014 5/7/15	
13-	202	General Plan Conformance - Land Use Element	LU-14.1 Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans. <u>This policy will be evaluated through the Sewer Service Analysis.</u>		10/22/2014 5/7/15	
13-	203	General Plan Conformance - Land Use Element	LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands. <u>This policy will be evaluated through the Sewer Service Analysis.</u>		10/22/2014 5/7/15	
13-	204	General Plan Conformance - Land Use Element	LU-14.3 Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	205	General Plan Conformance - Land Use Element	<p>LU-14.4 "Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:</p> <ul style="list-style-type: none"> ■ When necessary for public health, safety, or welfare; ■ When within existing sewer district boundaries; ■ When necessary for a conservation subdivision adjacent to existing sewer facilities; or ■ Where specifically allowed in the Community Plan. <p>An Urban Limit Line is a growth boundary that can be used in Community Plans to define the maximum extent of urban and suburban development. An Urban Limit Line may be the basis for containment of growth inducing urban infrastructure or for community-specific goals and policies."</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	206	General Plan Conformance - Land Use Element	<p>LU-17 Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	207	General Plan Conformance - Land Use Element	<p>LU-17.1 Planning for Schools. Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	208	General Plan Conformance - Land Use Element	<p>LU-17.2 Compatibility of Schools with Adjoining Uses. Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	209	General Plan Conformance - Land Use Element	<p>LU-17.3 Priority School Locations. Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	210	General Plan Conformance - Land Use Element	LU-17.4 Avoidance of Hazards. Assist school districts with locating school facilities away from fault zones, flood or dam inundation zones, and hazardous materials storage areas in conformance with State statutes.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	211	General Plan Conformance - Land Use Element	LU-18 Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	212	General Plan Conformance - Mobility Element	M-1 Balanced Road Network. A safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	213	General Plan Conformance - Mobility Element	M-1.1. Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies. <u>This policy will be evaluated through the Traffic Impact Analysis and Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	214	General Plan Conformance - Mobility Element	M-1.2 Treatment of High-Volume Roadways. Consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development in order to avoid bisecting communities or town centers. Reduce noise, air, and visual impacts of new freeways, regional arterials, and Mobility Element roads, through landscaping, design, and/or careful location of facilities. <u>This policy will be evaluated through the Traffic Impact Analysis and EIR.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	215	General Plan Conformance - Mobility Element	M-2 Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character. <u>This policy will be evaluated through the Traffic Impact Analysis and EIR.</u>		10/22/2014 5/7/15	
13-	216	General Plan Conformance - Mobility Element	M-2.1 "Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network. Refer to the Background Material section (Road Segments Where Adding Travel Lanes is Not Justified) at the end of this chapter for list of road segments accepted to operate at LOS E/F." <u>This policy will be evaluated through the Traffic Impact Analysis and EIR.</u>		10/22/2014 5/7/15	
13-	217	General Plan Conformance - Mobility Element	M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	218	General Plan Conformance - Mobility Element	M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings. <u>This policy will be evaluated through the Biological Resources Report, Visual Impact Analysis and EIR.</u>		10/22/2014 5/7/15	
13-	219	General Plan Conformance - Mobility Element	M-2.4 "Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls. Sensitive noise-receptors are described in the Noise Element." <u>This policy will be evaluated through the Traffic Impact Analysis and Acoustical Analysis.</u>		10/22/2014 5/7/15	
13-	220	General Plan Conformance - Mobility Element	M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts. <u>This policy will be evaluated through the Stormwater Management Plan.</u>		10/22/2014 5/7/15	
13-	221	General Plan Conformance - Mobility Element	M-3 Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	222	General Plan Conformance - Mobility Element	M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	223	General Plan Conformance - Mobility Element	M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	224	General Plan Conformance - Mobility Element	M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	225	General Plan Conformance - Mobility Element	M-4 Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	226	General Plan Conformance - Mobility Element	M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	227	General Plan Conformance - Mobility Element	M-4.2 Interconnected Local Roads. Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	228	General Plan Conformance - Mobility Element	M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.] <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	229	General Plan Conformance - Mobility Element	M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	230	General Plan Conformance - Mobility Element	M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors. <u>This policy will be evaluated through the Biological Resources Report and Preliminary Grading Plan.</u>		10/22/2014 5/7/15	
13-	231	General Plan Conformance - Mobility Element	M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	232	General Plan Conformance - Mobility Element	M-5 Safe and Efficient Multi-Modal Transportation System. A multi-modal transportation system that provides for the safe, accessible, convenient, and efficient movement of people and goods within the unincorporated County. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	233	General Plan Conformance - Mobility Element	M-5.1 "Regional Coordination. Coordinate with regional planning agencies, transit agencies, and adjacent jurisdictions to provide a transportation system with the following: <ul style="list-style-type: none"> ■ Sufficient capacity consistent with the County General Plan Land Use Map ■ Travel choices, including multiple routes and modes of travel to provide the opportunity for reducing vehicle miles traveled ■ Facilities sited and designed to be compatible with the differing scales, intensities, and characteristics of the unincorporated communities while still accommodating regional, community, and neighborhood travel demands ■ Maximized efficiency to enhance connectivity between different modes of travel" <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	234	General Plan Conformance - Mobility Element	M-5.2 Impact Mitigation for New Roadways and Improvements. Coordinate with Caltrans to mitigate negative impacts from existing, expanded, or new State freeways or highways and to reduce impacts of road improvements and/or design modifications to State facilities on adjacent communities. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	235	General Plan Conformance - Mobility Element	M-8 Public Transit System. A public transit system that reduces automobile dependence and serves all segments of the population.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	236	General Plan Conformance - Mobility Element	M-8.1 "Maximize Transit Service Opportunities. Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to: <ul style="list-style-type: none"> ■ Maximize opportunities for transit services in unincorporated communities ■ Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes ■ Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible ■ Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops" 	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	237	General Plan Conformance - Mobility Element	M-8.2 Transit Service to Key Community Facilities and Services. Locate key County facilities, healthcare services, educational institutions, and other civic facilities so that they are accessible by transit in areas where transit is available. Require those facilities to be designed so that they are easily accessible by transit, whenever possible.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	238	General Plan Conformance - Mobility Element	M-8.3 Transit Stops That Facilitate Ridership. Coordinate with SANDAG, NCTD, and MTS to locate transit stops and facilities in areas that facilitate transit ridership, and designate such locations as part of planning efforts for Town Centers, transit nodes, and large-scale commercial or residential development projects. Ensure that the planning of Town Centers and Village Cores incorporates uses that support the use of transit, including multi-family residential and mixed-use transit-oriented development, when appropriate.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	239	General Plan Conformance - Mobility Element	M-8.4 Transit Amenities. Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users' convenience.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	240	General Plan Conformance - Mobility Element	M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	241	General Plan Conformance - Mobility Element	M-8.6 Park and Ride Facilities. Coordinate with SANDAG, Caltrans, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	242	General Plan Conformance - Mobility Element	M-8.7 Inter-Regional Travel Modes. Coordinate with SANDAG, Caltrans, and the California High-Speed Rail Authority, where appropriate, to identify alternative methods for inter-regional travel to serve the unincorporated County residents.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	243	General Plan Conformance - Mobility Element	M-8.8 Shuttles. Coordinate with Tribal governments, the Reservation Transportation Authority, and other large employers to provide shuttles and other means of connecting transit stops with job locations, civic, and commercial uses, where appropriate. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	244	General Plan Conformance - Mobility Element	M-9 Effective Use of Existing Transportation Network. Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	245	General Plan Conformance - Mobility Element	M-9.1 Transportation Systems Management. Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks. <u>This policy will be evaluated through the Traffic Impact Analysis.</u>		10/22/2014 5/7/15	
13-	246	General Plan Conformance - Mobility Element	M-9.2 Transportation Demand Management. Require large commercial and office development to use TDM programs to reduce single-occupant vehicle traffic generation, particularly during peak periods to maximize the capacity of existing or improved road facilities.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	247	General Plan Conformance - Mobility Element	M-9.3 Preferred Parking. Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles and flex cars. [Refer also to Policy COS-16.3 (Low-Emission Vehicles) in the Conservation and Open Space Element.] Encourage parking cash out programs to reimburse employees for the cost of "free" on-site parking to provide incentives to use alternate modes of travel and to reduce parking requirements (see also Policy M-10.5).	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	248	General Plan Conformance - Mobility Element	M-9.4 Park-and-Ride Facilities. Require developers of large projects to provide, or to contribute to, park-and-ride facilities near freeway interchanges and other appropriate locations that provide convenient access to congested regional arterials. Require park-and-ride facilities that are accessible to pedestrians and bicyclists, and include bicycle lockers and transit stops whenever feasible.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	249	General Plan Conformance - Mobility Element	M-10 Parking for Community Needs. Parking regulations that serve community needs and enhance community character.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	250	General Plan Conformance - Mobility Element	M-10.1 "Parking Capacity. Require new development to: <ul style="list-style-type: none"> ■ Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity ■ Provide parking facilities for motorcycles and bicycles ■ Provide staging areas for regional and community trails" 	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	251	General Plan Conformance - Mobility Element	M-10.2 Parking for Pedestrian Activity. Require the design and placement of on-site automobile, motorcycle, and bicycle parking in Villages and Rural Villages that encourages pedestrian activity by providing a clear separation between vehicle and pedestrian areas and prohibit parking areas from restricting pedestrian circulation patterns.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	252	General Plan Conformance - Mobility Element	M-10.3 Maximize On-street Parking. Encourage the use of on-street parking in commercial and/or high-density residential town center areas to calm traffic and improve pedestrian interaction. Traffic operations and pedestrian safety must not be compromised.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	253	General Plan Conformance - Mobility Element	M-10.4 Shared Parking. Support town center plans when desired by the community that incorporate on-street and/or shared vehicular parking facilities to reduce on-site parking requirements.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	254	General Plan Conformance - Mobility Element	M-10.5 "Reduced Parking. Accommodate appropriate reductions in on-site parking requirements in situations such as: <ul style="list-style-type: none"> ■ Development of low-income and senior housing ■ Development located near transit nodes ■ Employment centers that institute Transportation Demand Management programs ■ Development that integrates other parking demand reductions techniques such as parking cash out, when ensured by ongoing permit conditions Transportation Demand Management programs are described in the previous section."	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	255	General Plan Conformance - Mobility Element	M-10.6 On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	256	General Plan Conformance - Mobility Element	M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting. <u>This policy will be evaluated through the Stormwater Management Plan.</u>		10/22/2014 5/7/15	
13-	257	General Plan Conformance - Mobility Element	M-11 Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	258	General Plan Conformance - Mobility Element	M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	259	General Plan Conformance - Mobility Element	M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	260	General Plan Conformance - Mobility Element	M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	261	General Plan Conformance - Mobility Element	M-11.4 Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	262	General Plan Conformance - Mobility Element	M-11.6 "Coordination for Bicycle and Pedestrian Facility Connectivity. Coordinate with Caltrans to provide alternate connections for past, existing, or planned bicycle and pedestrian routes that were or would be severed by State freeway and highway projects that intersect pathways or divide communities. Caltrans endeavors to provide safe mobility for all users, including bicyclists, pedestrians, transit riders, and motorists appropriate to the function and context of the facility. Caltrans is committed to working with the County to complete bicycle and pedestrian facilities. "	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	263	General Plan Conformance - Mobility Element	M-11.7 Bicycle and Pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	264	General Plan Conformance - Mobility Element	M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways. <u>Please see the Project Issue Checklist comments regarding trails.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	265	General Plan Conformance - Mobility Element	M-12 County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan. <u>Please see the Project Issue Checklist comments regarding trails.</u>		10/22/2014 5/7/15	
13-	266	General Plan Conformance - Mobility Element	M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan. <u>Please see the Project Issue Checklist comments regarding trails.</u>		10/22/2014 5/7/15	
13-	267	General Plan Conformance - Mobility Element	M-12.2 Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities. <u>Please see the Project Issue Checklist comments regarding trails.</u>		10/22/2014 5/7/15	
13-	268	General Plan Conformance - Mobility Element	M-12.3 Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County. <u>Please see the Project Issue Checklist comments regarding trails.</u>		10/22/2014 5/7/15	
13-	269	General Plan Conformance - Mobility Element	M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	270	General Plan Conformance - Mobility Element	M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	271	General Plan Conformance - Mobility Element	M-12.6 Trail Easements, Dedications, and Joint-Use Agreements. Promote trail opportunities by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	272	General Plan Conformance - Mobility Element	M-12.8 Trails on Private Lands. Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	10/22/2014 5/7/15
13-	273	General Plan Conformance - Mobility Element	M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans. <u>This policy will be evaluated through the Biological Resources Report and Agricultural Analysis.</u>		10/22/2014 5/7/15	
13-	274	General Plan Conformance - Mobility Element	M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	10/22/2014 5/7/15
13-	275	General Plan Conformance - Noise Element	N-1 Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	276	General Plan Conformance - Noise Element	N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	277	General Plan Conformance - Noise Element	<p>N-1.2 "Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)" <p><u>This policy will be evaluated through the Noise Study.</u></p>		10/22/2014 5/7/15	
13-	278	General Plan Conformance - Noise Element	<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.</p> <p><u>This policy will be evaluated through the Noise Study.</u></p>		10/22/2014 5/7/15	
13-	279	General Plan Conformance - Noise Element	<p>N-1.4 Adjacent Jurisdiction Noise Standards. Incorporate the noise standards of an adjacent jurisdiction into the evaluation of a proposed project when it has the potential to impact the noise environment of that jurisdiction.</p> <p><u>This policy will be evaluated through the Noise Study.</u></p>		10/22/2014 5/7/15	
13-	280	General Plan Conformance - Noise Element	<p>N-1.5 Regional Noise Impacts. Work with local and regional transit agencies and/or other jurisdictions, as appropriate, to provide services or facilities to minimize regional traffic noise and other sources of noise in the County.</p> <p><u>This policy will be evaluated through the Noise Study and Traffic Analysis.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	281	General Plan Conformance - Noise Element	N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	282	General Plan Conformance - Noise Element	N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	283	General Plan Conformance - Noise Element	N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	284	General Plan Conformance - Noise Element	N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	285	General Plan Conformance - Noise Element	N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	286	General Plan Conformance - Noise Element	N-4 Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	287	General Plan Conformance - Noise Element	N-4.1 Traffic Noise. Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	288	General Plan Conformance - Noise Element	N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	289	General Plan Conformance - Noise Element	N-4.3 Jurisdictional Coordination. Coordinate with California Department of Transportation (Caltrans), the City of San Diego, and other adjacent jurisdictions, as appropriate, for early review of proposed new and expanded State freeways, highways, and road improvement projects within or affecting the unincorporated County to (1) locate facilities where the impacts to noise sensitive land uses would be minimized and to (2) develop and include noise abatement measures in the projects to minimize and/or avoid the impacts to noise sensitive land uses. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	290	General Plan Conformance - Noise Element	N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	291	General Plan Conformance - Noise Element	N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	292	General Plan Conformance - Noise Element	N-5 Non-transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	293	General Plan Conformance - Noise Element	N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	294	General Plan Conformance - Noise Element	N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	295	General Plan Conformance - Noise Element	N-6.2 Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	296	General Plan Conformance - Noise Element	N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones. <u>This policy will be evaluated through the Noise Study.</u>		10/22/2014 5/7/15	
13-	297	General Plan Conformance - Noise Element	N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	The project would be required to comply with the County of San Diego Code of Regulatory Ordinances pertaining to hours of construction.	10/22/14	5/7/2015
13-	298	General Plan Conformance - Noise Element	N-6.5 Special Events. Schedule special events sponsored by the County that may generate excessive noise levels to daytime hours when feasible.	The project does not proposed any special events sponsored by the County.	10/22/14	5/7/2015
13-	299	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 1. ACCOMMODATE URBAN DEVELOPMENT IN APPROPRIATE AREAS Because the North County Metropolitan Subregion A. is developing rapidly; and B. contains large areas of developable land with many basic urban services available or located nearby.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	300	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 2. ENCOURAGE LOGICAL CITY ANNEXATIONS Because A. "spheres of influence" boundaries for all five cities have been adopted to facilitate rational city annexations in the future. ENCOURAGE THE ANNEXATION OF UNINCORPORATED LAND WITHIN EACH CITY'S ADOPTED SPHERE OF INFLUENCE.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	301	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 3. PROMOTE AGRICULTURE IN NON-URBAN AREAS Because A. a large portion of the unincorporated territory of the Subregion is in some form of valuable agricultural production; and B. agriculture provides economic benefits to County residents. PROMOTE AGRICULTURE BY PROTECTING SEMI-RURALAND RURAL AREAS FROM URBANIZATION AND INCOMPATIBLE DEVELOPMENT.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	302	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Goal 4. PROTECT ENVIRONMENTAL RESOURCES</p> <p>Because</p> <p>A. the Subregion includes scenic rugged terrain, which is not suitable for urbanization; and</p> <p>B. Resource Conservation Areas have been identified to help protect valuable resources throughout the Subregion.</p> <p>PROTECT NATURAL AND ECONOMIC RESOURCES BY DESIGNATING APPROPRIATE LANDS AS RURAL, SEMI-RURAL, AND ENVIRONMENTALLY CONSTRAINED AREAS.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	303	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 1. INCREASE CITY-COUNTY PLANNING COOPERATION</p> <p>Because</p> <p>A. cities of the Subregion are closely related to the surrounding area in terms of public services, travel patterns, and community identity; and</p> <p>B. the cities and County are generally agreed on the spheres of influence boundaries, which were adopted by the Local Agency Formation Commission (LAFCO).</p> <p>THE COUNTY WILL COOPERATE IN THE PLANNING AND REGULATING OF GROWTH IN THE UNINCORPORATED TERRITORY WITHIN EACH CITY'S SPHERE OF INFLUENCE. FUTURE COUNTY DECISIONS ON PROPOSED PROJECTS IN THE SPHERE AREAS WILL TAKE EACH CITY'S PLANNING OBJECTIVES INTO CONSIDERATION.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	304	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 2. SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS Because A. the cities and County are generally agreed that territory within the city spheres of influence should eventually be annexed; and B. pre-annexation improvement plans, which identify city services available to neighborhoods upon annexation, will encourage public support for annexation.</p> <p>SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS FOR EACH CITY WITHIN THE SUBREGION. ASSIST THE CITIES IN PREPARING PRE-ANNEXATION IMPROVEMENT PLANS TO IDENTIFY CITY SERVICES AND FACILITIES THAT WOULD BE INCENTIVES TO PUBLIC SUPPORT FOR ANNEXATION.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	305	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 3. IDENTIFY POTENTIAL COMMERCIAL LOCATIONS Because A. identification of the potential commercial use of these sites, if annexed to a city, will serve as an incentive for the property owner to seek annexation in order to realize a more intense use of the property; B. these sites should only be developed when sewer service is made available; and C. the relevant city generally concurs that these locations are potentially as described below.</p> <p>THE FOLLOWING ARE IDENTIFIED AS POTENTIAL LOCATIONS FOR COMMERCIAL USES IF ANNEXED TO THE CITY: A. SAN PASQUAL VALLEY ROAD AT BEAR VALLEY PARKWAY - NEIGHBORHOOD SERVING COMMERCIAL USES. B. GAMBLE LAND (CITRICADO PARKWAY) AT FELICITA ROAD - NEIGHBORHOOD SERVING COMMERCIAL USES. PENDING ANNEXATION, THE COUNTY WILL PERMIT REASONABLE RESIDENTIAL USE OF THESE POTENTIAL COMMERCIAL SITES.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	306	General Plan Conformance - North County Metropolitan Subregional Plan	Policy 4. STUDY AMENDMENT OF COUNTY ROAD AND SIGN STANDARDS Because each city is more likely to annex territory within its sphere if roads and signage are developed consistent with the city's own standards.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	307	General Plan Conformance - North County Metropolitan Subregional Plan	Policy 7. LIMIT NEW SUBDIVISIONS EXCEEDING ONE DU/ACRE, OTHER THAN WHERE THE LAND USE MAP SHOWS A HIGHER DENSITY - ESCONDIDO Because A. there is a great amount of unincorporated land within the adopted city sphere of influence that is appropriate for urbanization if annexed to the city; B. a one acre minimum lot size requirement would create an incentive for landowners to annex to the city in order to realize higher densities; C. a one acre minimum policy will minimize the creation of new public service demands; and D. exceptions to a one acre requirement can be considered on a case-by-case basis, if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed. PROHIBIT NEW MAJOR AND MINOR SUBDIVISIONS WITHIN THE ADOPTED ESCONDIDO CITY SPHERES OF INFLUENCE IF THE DENSITY SHOWN ON THE FINAL SUBDIVISION OR PARCEL MAP IS GREATER THAN ONE DWELLING UNIT PER GROSS ACRE, UNLESS: (1) CONSISTENT WITH THE GENERAL PLAN LAND USE MAP; OR (2) THE PROPOSED PROJECT HAS SEWERS AVAILABLE AND CAN OBTAIN SEWER LATERAL CONNECTIONS TO AN EXISTING SEWER MAIN, IN WHICH CASE THIS POLICY SHALL NOT APPLY TO THE PROPERTY.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	308	General Plan Conformance - North County Metropolitan Subregional Plan	<p>AGRICULTURE</p> <p>8. PROMOTE AGRICULTURE - OUTSIDE CITY SPHERES Because</p> <p>A. agriculture is an important commercial activity in the North County Metropolitan Subregion and valuable commercial crops are being raised;</p> <p>B. row crops and nursery production are common to the maritime area climate, while orchards are scattered throughout the eastern portion of the Subregion.</p> <p>C. certain areas have viable commercial agriculture and soil; climate and other conditions are favorable for continuing success; and</p> <p>D. low density Land Use General Plan Designations can be applied to protect agriculture in these outlying and undeveloped locations.</p> <p>DESIGNATE THE TWIN OAKS VALLEY (PORTION OUTSIDE SAN MARCOS SPHERE) AS SEMI-RURAL AND RURAL LANDS REGIONAL CATEGORIES. THESE DESIGNATIONS WILL LIMIT THE INTRUSION OF INCOMPATIBLE LAND USES FROM EXISTING AGRICULTURAL LANDS.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	309	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 13. SEWER SERVICE</p> <p>13. IMPROVE SEWER SERVICE WITHIN THE URBAN AREA Because</p> <p>A. many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista, where the cumulative impact of residential development is causing this problem to worsen over time; and</p> <p>B. need for sewer service will expand greatly as growth continues, particularly within the County Water Authority (CWA) boundary.</p> <p>WHEREVER FEASIBLE, PROVIDE SEWER SERVICE INSIDE THE CWA BOUNDARY AND TO EXISTING DEVELOPED AREAS OUTSIDE THE CWA BOUNDARY, WHERE HIGH RATES OF SEPTIC TANK FAILURES HAVE BEEN EXPERIENCED.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	310	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 14. DESIGNATE RESOURCE CONSERVATION AREAS Because</p> <p>A. it is County policy to protect and manage environmental resources in order to maintain them for future needs; and</p> <p>B. an initial inventory of valuable resources has been completed (refer to Appendix).</p> <p>THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION IS APPLIED TO PROTECT SENSITIVE BIOLOGICAL, ARCHAEOLOGICAL, AESTHETIC, MINERAL, AND WATER RESOURCES. PROJECTS REQUIRING ENVIRONMENTAL ANALYSIS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) THAT OCCUR WITHIN RESOURCE CONSERVATION AREAS SHOULD BE CAREFULLY ANALYZED TO ASSESS THEIR IMPACT ON THE RESOURCE CONSERVATION AREA.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	311	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 15. DIRECT COUNTY RESOURCES TOWARD PARKLAND ACQUISITION AND DEVELOPMENT Because</p> <p>A. priority to acquisition and development protects good park locations from alternative development; and</p> <p>B. acquisition and development by the County facilitates annexation of the park by the city, which is the appropriate entity to manage a recreation program for that locality.</p> <p>DIRECT COUNTY RESOURCES TOWARD PARK LAND ACQUISITION AND DEVELOPMENT; PARK SITES WITHIN AN ADOPTED CITY SPHERE OF INFLUENCE SHOULD BE ANNEXED AND SUBSEQUENTLY OPERATED AND MAINTAINED BY THE CITY. WHEN FEASIBLE, CITY ANNEXATION, OPERATION, AND MAINTENANCE SHOULD BE A REQUIREMENT OF CITY-COUNTY JOINT POWERS PARK AGREEMENTS.</p>	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	312	General Plan Conformance - North County Metropolitan Subregional Plan	Policy 18. IMPLEMENTATION ADOPT GENERAL PLAN CATEGORIES Because A. the North County Metropolitan Subregional Plan, as part of the County General Plan, must conform to the County General Plan; and B. the Land Use Element contains a full description of the Land Use Designations that will be used to implement each of the County's Community and Subregional plans. THE LAND USE DESIGNATIONS CONTAINED IN THE LAND USE ELEMENT ARE HEREBY ADOPTED BY REFERENCE AND WILL BE USED TO IMPLEMENT THIS SUBREGIONAL PLAN.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	313	General Plan Conformance - North County Metropolitan Subregional Plan	The North County Metropolitan Subregional Plan also has a description of the existing Specific Plans within the boundaries of the subregion. The project should also include an amendment to the subregional plan to include a brief description of the proposed project after Chapter 6.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	314	General Plan Conformance - North County Metropolitan Subregional Plan	The North County Metropolitan Subregional Plan has two figures provided in Appendix A. These figures may need to be amended to account for the proposed project.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	315	General Plan Conformance - Safety Element	S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	316	General Plan Conformance - Safety Element	S-2 Emergency Response. Effective emergency response to natural or human-induced disasters that minimizes the loss of life and damage to property, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	317	General Plan Conformance - Safety Element	S-2.6 Effective Emergency Evacuation Programs. Develop, implement, and maintain an effective evacuation program for areas of risk in the event of a natural disaster. <u>This policy will be evaluated through the Fire Protection Plan and Evacuation Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	318	General Plan Conformance - Safety Element	S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	319	General Plan Conformance - Safety Element	S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	320	General Plan Conformance - Safety Element	S-3.2 Development in Hillside and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	321	General Plan Conformance - Safety Element	S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	322	General Plan Conformance - Safety Element	S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	323	General Plan Conformance - Safety Element	S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently. <u>This policy will be evaluated through the Fire Protection Plan and Evacuation Plan.</u>		10/22/2014 5/7/15	
13-	324	General Plan Conformance - Safety Element	S-3.6 "Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire. Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems." <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	325	General Plan Conformance - Safety Element	S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	326	General Plan Conformance - Safety Element	S-4 Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	327	General Plan Conformance - Safety Element	S-4.2 Coordination to Minimize Fuel Management Impacts. Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	
13-	328	General Plan Conformance - Safety Element	S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	329	General Plan Conformance - Safety Element	S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires. This policy will be evaluated through the Fire Protection Plan and WSA.		10/22/2014 5/7/15	
13-	330	General Plan Conformance - Safety Element	S-6.2 "Fire Protection for Multi-Story Development. Coordinate with fire services providers to improve fire protection services for multi-story construction. Multi-story structures are associated with densities of 15 to 30 dwelling units per acre– particularly in areas within the County Water Authority (CWA) boundary. Design features may include safe zones and increased building design features." This policy will be evaluated through the Fire Protection Plan.		10/22/2014 5/7/15	
13-	331	General Plan Conformance - Safety Element	S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	332	General Plan Conformance - Safety Element	S-6.4 Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards). This policy will be evaluated through the Fire Protection Plan.		10/22/2014 5/7/15	
13-	333	General Plan Conformance - Safety Element	S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development. This policy will be evaluated through the Fire Protection Plan.		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	334	General Plan Conformance - Safety Element	S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards. <u>This policy will be evaluated through the Geotechnical Evaluation.</u>		10/22/2014 5/7/15	
13-	335	General Plan Conformance - Safety Element	S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards. <u>This policy will be evaluated through the Geotechnical Evaluation.</u>		10/22/2014 5/7/15	
13-	336	General Plan Conformance - Safety Element	S-8 Reduced Landslide, Mudslide, and Rock Fall Hazards. Minimized personal injury and property damage caused by mudslides, landslides, or rock falls. <u>This policy will be evaluated through the Geotechnical Evaluation.</u>		10/22/2014 5/7/15	
13-	337	General Plan Conformance - Safety Element	S-8.1 Landslide Risks. Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible. <u>This policy will be evaluated through the Geotechnical Evaluation.</u>		10/22/2014 5/7/15	
13-	338	General Plan Conformance - Safety Element	S-8.2 Risk of Slope Instability. Prohibit development from causing or contributing to slope instability. <u>This policy will be evaluated through the Geotechnical Evaluation.</u>		10/22/2014 5/7/15	
13-	339	General Plan Conformance - Safety Element	S-9 Protection of Life and Property. Minimized personal injury and property damage losses resulting from flood events. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	340	General Plan Conformance - Safety Element	<p>S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>		10/22/2014 5/7/15	
13-	341	General Plan Conformance - Safety Element	<p>S-9.3 Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>		10/22/2014 5/7/15	
13-	342	General Plan Conformance - Safety Element	<p>S-9.4 "Development in Villages within the Floodplain Fringe. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans. A higher level of flexibility for floodplain encroachment within Villages is provided where future growth is planned and where fewer options are available for locating development outside the floodplain."</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	343	General Plan Conformance - Safety Element	<p>S-9.5 Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>		10/22/2014 5/7/15	
13-	344	General Plan Conformance - Safety Element	<p>S-10 Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>		10/22/2014 5/7/15	
13-	345	General Plan Conformance - Safety Element	<p>S-10.1 Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	346	General Plan Conformance - Safety Element	S-10.2 Use of Natural Channels. Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>		10/22/2014 5/7/15	
13-	347	General Plan Conformance - Safety Element	S-10.3 Flood Control Facilities. Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>		10/22/2014 5/7/15	
13-	348	General Plan Conformance - Safety Element	S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>		10/22/2014 5/7/15	
13-	349	General Plan Conformance - Safety Element	S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	350	General Plan Conformance - Safety Element	S-10.6 "Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source." <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>		10/22/2014 5/7/15	
13-	351	General Plan Conformance - Safety Element	S-11.4 Contaminated Lands. Require areas of known or suspected contamination to be assessed prior to reuse. The reuse shall be in a manner that is compatible with the nature of the contamination and subsequent remediation efforts. <u>This policy will be evaluated through a Phase II ESA (to be submitted).</u>		10/22/2014 5/7/15	
13-	352	General Plan Conformance - Safety Element	S-11.5 Development Adjacent to Agricultural Operations. Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used. <u>This policy will be evaluated through the Agricultural Analysis.</u>		10/22/2014 5/7/15	
13-	353	General Plan Conformance - Safety Element	S-12 Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County. <u>This policy will be evaluated through the EIR.</u>		10/22/2014 5/7/15	
13-	354	General Plan Conformance - Safety Element	S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	355	General Plan Conformance - Safety Element	S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	356	General Plan Conformance - Safety Element	S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	No additional information is needed at this time. An overall determination of consistency with the General Plan will be made after completion of the environmental review process and prior to public hearings on the project.	10/22/14	5/7/2015
13-	357	General Plan Conformance - Safety Element	S-14 Crime Prevention. Crime prevention through building and site design.		10/22/14	5/7/2015
13-	358	General Plan Conformance - Safety Element	S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible. <u>This policy will be evaluated through the Fire Protection Plan.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	358	General Plan Conformance - Safety Element	<p>S-14.2 "Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime. Examples of design features include the following:</p> <ul style="list-style-type: none"> ■ Avoiding landscaping that might create blind spots or hiding places ■ Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets ■ Designing streets to discourage cut-through or high-speed traffic ■ Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas ■ Installing walkways in locations safe for pedestrians ■ Designing lots, streets, and homes to encourage interaction between neighbors ■ Including mixed land uses that increase activities on the street ■ Siting and designing buildings oriented for occupants to view streets and public spaces" 		10/22/14	5/7/2015
14-	1	Geotechnical Report	<p>A Geologic Investigation Report is required for the project to evaluate potential impacts from geologic hazards including landslide susceptibility/slope stability, rock fall hazards, and liquefaction hazards and subject to the Safety Element of the General Plan. Specifically, grading activities related to new roads, off-site improvements, the 2,135 proposed single family residences and other habitable structures are required to be evaluated for these hazards. The report should also determine if any blasting, drilling or rock crushing would be required to implement the project.</p> <p><u>The Geologic Investigation Report has not been accepted. Please resubmit and address staff's previous comments (see comments 48-1 through 48-3).</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
15-	1	Hydromodification Management Plan	<p>The proposed project is subject to Hydromodification Criteria (HC), because the project proposed is considered a Priority Development Project (WPO Section 67.802(w)). The Final Hydromodification Management Plan (HMP) requirements were implemented in January of 2011. The HC are interim ranges of runoff flow rates. Post-project runoff flow rates and durations cannot exceed pre-project runoff flow rates and durations. Projects subject to the HC must demonstrate that they manage increases in runoff flow rates and durations where these increases are likely to increase erosion of channel beds and banks, sediment pollution, or other impacts to beneficial uses and stream habitat due to erosive force. The HC is available at: http://www.sdcounty.ca.gov/dpw/watersheds/ordinance.html.</p> <p><u>Please submit a revised Hydromodification Managment Plan.</u></p>		10/22/2014 5/7/15	
16-	1	I-15 Design Guidelines	A portion of the property is located within the I-15 Design Review Corridor and requires Site Plan review. Please either submit a Site Plan that complies with the I-15 Design Review Guidelines or address the project's conformance with the I-15 Design Review Guidelines in the proposed Specific Plan. The proposed Rezone should retain the "B" Special Area Designator over the portion of the site visible from I-15.	The proposed Rezone includes a modification to the "B" designator to only areas visable from I-15.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
17-	1	Memorandums of Understanding	<p>The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego's website at: http://www.co.san-diego.ca.us/PDS/procguid.html (item number 4 under "General Guidance"). No list is maintained for hydrology and stormwater management planning. With the exception of minor stormwater management plans, only registered engineers registered in the State of California shall be permitted to submit hydrology/drainage studies and only registered engineers or Certified Professionals in Storm Water Quality certified by CPESC, Inc., or an equivalent entity approved by the Director of Public Works, shall be permitted to submit stormwater management plans.</p> <p><u>Please see Attachment C. MOUs have not been submitted for Air Quality, EIR Preparer, Noise and Visual.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
18-	1	Mineral Resource Report	<p>The project site is on or within 1,500 feet of land that has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Identified Mineral Resource Significance” (MRZ-2).</p> <p>A Mineral Resource Investigation Report shall be prepared to investigate mineral resources on and within 1,500 feet of the site to determine if they are significant, if their access would be permanently lost, and whether the loss would be considered significant under CEQA. The report shall be prepared using the County’s approved Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources which can be found on the World Wide Web at http://www.sdcounty.ca.gov/PDS/docs/Mineral_Resources_Guidelines.pdf (Guidelines) and http://www.sdcounty.ca.gov/PDS/docs/Mineral_Resources_Report_Formats.pdf (Report Formats).</p> <p><u>The Mineral Resource Investigation Report has not been accepted. Please resubmit and address staff’s previous comments (see comments 47-1 though 47-9).</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19-	1	Noise Analysis	<p>The project site is adjacent to multiple nearby roadways and thus is impacted by noise from future ADT along these noise sources. Preliminary noise prediction estimates indicate that without site-specific noise mitigation measures, "noise sensitive" uses at the project site may be impacted by future traffic noise levels that exceed the applicable sound limits of the Noise Element of the General Plan. Additionally, project related traffic contribution on nearby roadways may result in off-site direct and cumulative noise impacts. A noise study would be needed to assess all existing and proposed noise sensitive areas along with the evaluation any on-site exterior noise generators to be used on the project. This includes temporary and permanent noise sources. Project related noise sources must demonstrate they comply with the sound level limits of the County Noise Ordinance (Sections 36.404, 408, 409, and 410). Based on the above information, an acoustical (noise) study for this project is required. The analysis shall follow the County's Guidelines for Determining Significance for Noise available online at http://www.sdcounty.ca.gov/PDS/docs/Noise-Guidelines.pdf and the Report Format and Content Requirements for noise available online at http://www.sdcounty.ca.gov/PDS/docs/Noise-Report-Format.pdf.</p> <p><u>Please submit a Noise Study.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
20-	1	Off-Site Mitigation Information	<p>If off-site mitigation is proposed to mitigate for significant biological impacts, please provide a statement indicating where the off-site mitigation will be located. If the off-site mitigation will be obtained in a mitigation bank, please provide the name of the bank along with evidence that such credits can be allocated for this project. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity. Pre-existing easement areas and tax delinquent areas will not be accepted for mitigation credit.</p> <p><u>The Biological Resources Report has not been accepted. Please resubmit and address staff's previous comments (see comments 46-1 though 46-40).</u></p>		10/22/2014 5/7/15	
21-	1	Open Space Exhibit and Fencing/Signage Exhibit	<p>If biological open space is proposed, please submit a project-scale Open Space and Fencing Exhibit. The Exhibit must show what biological resources are being protected and include a table showing the area (in acres) of land preserved according to vegetation type. All existing and proposed open space easements (Biological Open Space & Limited Building Zone) must be clearly shown on the plans/map and on the preliminary grading plan.</p> <p><u>The Biological Resources Report has not been accepted. Please resubmit and address staff's previous comments (see comments 46-1 though 46-40).</u></p>		10/22/2014 5/7/15	
22-	1	Ownership Verification	<p>Please provide evidence that the applicant can sign on behalf of Newland Sierra LLC. Please provide a recorded copy of all partnership agreements, so that all title interest can be accounted for correctly. In addition, an individual with authority to sign on behalf of the Limited Partnership or Limited Liability Company must sign the application(s) and other required documents (Tentative Map, etc.) or provide authorization that the individual can sign on behalf of the partnership.</p>	An authorization letter was provided.	10/22/14	3/19/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
23-	1	Phase I Environmental Site Assessment (ESA)	<p>A Phase I Environmental Site Assessment (ESA) must be completed for the subject parcels.</p> <p><u>Based on the review of the Phase I ESA, it was determined that a Phase II ESA must be completed. Please submit a Phase II ESA.</u></p>		10/22/2014 5/7/15	
24-	1	Phasing	<p>If the project proposes phasing, a phasing plan will be required. The phasing plan should clearly indicate what portions of the project will be constructed for each phase, including infrastructure, off-site improvements, parks, etc. The proposed phasing plan shall be reviewed and approved by the Deer Springs Fire Protection District, County Fire Authority, Department of Public Works and Department of Parks and Recreation.</p> <p><u>Please submit a detailed phasing plan for review.</u></p>		10/22/2014 5/7/15	
25-	1	Preliminary Drainage Study	<p>A drainage report should be prepared to determine the project's impact on the quantity and pattern of runoff to the surrounding area. The report shall also address siltation and erosion associated with the runoff. The report should describe the drainage amounts falling on the site and show how the drainage is directed on individual lots and on site roads.</p> <p><u>Please address staff's specific comments on the Drainage Study.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
26-	1	Preliminary Grading Plan	A separate Preliminary Grading Plan is required pursuant to Section 81.607 of the County Subdivision Ordinance. The grading plan shall show all grading for construction or installation of improvements to serve the site. The grading plan shall also show grading proposed for the creation of feasible building pads on each lot together with driveway access for each lot. The grading plan shall conform to all requirements of sections 87.201 et seq., but shall not be required to show the estimated starting and completion dates for the grading. The level of detail required for the grading plan may be less than what is required for actual construction, but shall be sufficient to allow analysis of all onsite and offsite environmental impacts and mitigation measures including "best management practices," as that term is defined in section 67.802. Please see DPLU form ZC034 for additional requirements. Also, please inform staff if the grading is to be phased, as the grading plan shall reflect this.	A Preliminary Grading Plan was submitted.	10/22/14	5/7/2015
26-	2	Preliminary Grading Plan	Please indicate the height of all proposed retaining walls.		10/22/14	5/7/2015
26-	3	Preliminary Grading Plan	Please review all the comments on the Tentative Map and make any necessary revisions to the Preliminary Grading Plan.		10/22/14	5/7/2015
26-	4	Preliminary Grading Plan	Please indicate the proposed pad elevations for all proposed lots.		10/22/14	5/7/2015
26-	5	Preliminary Grading Plan	The Preliminary Grading Plan shall indicate all proposed construction staging areas and all stationary equipment proposed to be located in the staging area as part of the construction operations.		10/22/14	5/7/2015
26-	6	Preliminary Grading Plan	The Preliminary Grading Plan shall indicate all offsite facilities, including wastewater treatment plants and all proposed off-site road/utility improvements.		10/22/14	5/7/2015
27-	1	Project Description	The project proposes to rezone a portion of the project site to the RU (Urban Residential) Use Regulations. However, the RU Use Regulations are not consistent with the proposed Semi-Rural 1 (SR-1) Land Use Designation pursuant to Zoning Ordinance Section 2050. Staff recommends that the zone be changed to the RS (Single Family) Residential Use Regulations, which is consistent with SR-1.	The proposed zone was changed to the RS (Single Family) Use Regulations.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
27-	2	Project Description	The project description indicates that a school is proposed within the project. If the proposed school is public, please work with the applicable school district on the proposed design, size, access, etc. Please provide a Project Facility Availability Form from the school district and/or comments on the proposed school.	Project Facility Availability Forms have been provided for San Marcos Unified School District and Escondido Elementary School District and Escondido High School District.	10/22/14	5/7/2015
27-	3	Project Description	The project description indicates that portions of the development may be "age targeted" or "active adult lots." Please clarify whether these would be restricted to specific age groups. The Specific Plan should also clearly define the restrictions associated with portions of the development.		10/22/14	5/7/2015
28-	1	Quitclaim/Easement Abandonment Letters (Private Easements)	Please provide evidence that any existing easement holders consent to the vacation of the existing easements on the project site.		10/22/2014 5/7/15	
29-	1	Request for Modification of Conditions (DPW)	All design exception requests must be approved by the Department of Public Works. Additional information is necessary for review of the Design Exception Requests. Please resubmit and address staff's comments (see comments 52-1 through 52-12).		10/22/2014 5/7/15	
30-	1	Roundabout	A third party review of the roundabouts should be provided. Please coordinate with staff on the scope of work prior to conducting the review.	Roundabouts are no longer proposed.	10/22/14	5/7/2015
31-	1	RPO Open Space/Encroachment Map	Please submit a RPO Open Space Encroachment Map pursuant to PDS Form 374: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/for_mfields/PDS-374.pdf . A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605.		10/22/2014 5/7/15	
32-	1	RPO Slope Analysis	Please submit a RPO Slope Analysis pursuant to PDS Form 374: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/for_mfields/PDS-374.pdf . A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605.		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
33-	1	Sewer Service Analysis	Please submit a Sewer Service Analysis that indicates all the existing and proposed sewer facilities necessary to serve the proposed project. The Sewer Service Analysis should be approved by the Vallecitos Water District prior to submittal to the County of San Diego.		10/22/2014 5/7/15	
34-	1	Site Plan	A Site Plan will be required for the private parks. A Site Plan can be submitted concurrently with the Tentative Map or submitted in the future with a Site Plan for the individual neighborhoods. However, the Specific Plan should include concept plans for the parks, including amenities, etc. The Site Plan will be required to conform to the proposed Specific Plan and requirements of the Park Land Dedication Ordinance (PLDO).	Site Plans will be required for the private parks as part of the future Site Plans for the individual neighborhoods and are not required at this time.	10/22/14	5/7/2015
35-	1	Specific Plan	<p>Please submit a Specific Plan that includes the following:</p> <ul style="list-style-type: none"> • Include the distribution, location and extent of the uses of land, including open space, within the area covered by the plan. • Indicate the proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid-waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. • Include standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable. • Include a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the aforementioned components. • The plan should also include a statement of the relationship of the specific plan to the general plan. 	A Specific Plan was submitted. Please see staff's comments on the draft Specific Plan.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
35-	2	Specific Plan	The Specific Plan should also include a calculation of the proposed density based on the proposed General Plan Land Use Designations. The density should be calculated by the total area in gross acres subject to Land Use designations with density multiplied by the applicable density allowances (SR-1 and SR-10). Please note that the SR-1 and SR-10 Land Use Designations are slope dependent and will require a slope analysis to determine the overall number of dwelling units.	The Specific Plan includes a calculation of the density under the proposed Land Use Designations.	10/22/14	5/7/2015
35-	3	Specific Plan	The Specific Plan should identify the potential designs for the group useable open space ("B" Open Space Designator). The useable open space requirement pertains to all multi-family development within the Village-Core Mixed Use area.	The Specific Plan includes "B" Open Space designators within the Village-Core Mixed Use area.	10/22/14	5/7/2015
35-	4	Specific Plan	The Specific Plan should identify design concepts for the proposed different product types, including elevations, site design, and access.	A Specific Plan was submitted. Please see staff's comments on the draft Specific Plan.	10/22/14	5/7/2015
35-	5	Specific Plan	The Specific Plan should identify the setback requirements for the project pursuant to the "V" Setback Designator. The Specific Plan should identify the setback requirements for each product type that will be implemented through a Site Plan.	A Specific Plan was submitted. Please see staff's comments on the draft Specific Plan.	10/22/14	5/7/2015
35-	6	Specific Plan	Page 1-1. Figure 1 does not show the Planning Area boundaries (North County Metro and Bonsall). We should show the boundaries or reference the Figure elsewhere in the text.		5/7/2015	
35-	7	Specific Plan	Page 1-1. I count 23.8 from Initial Study Description of project section.		5/7/2015	
35-	8	Specific Plan	Page 1-5. North County Metro and Bonsall are not shown on this figure. The figure shows the boundary for the Twin Oaks Subregional Group area. Show same as on Figure 6.		5/7/2015	
35-	9	Specific Plan	Page 1-8. Universal edit: Provide acronyms and abbreviations for each table in this plan, as needed—e.g., ac. = acre. Each table should provide abbreviations so that the table is a stand-alone piece of the document that can be removed without altering any other tables.		5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
35-	10	Specific Plan	Figure 7. Revise figure to show the planning areas as detailed in Figure 12, Specific Plan Land Use Map. However, do not show the specific land uses shown on Figure 12. The conceptual footprint of each planning area should be on each of the proposed land use and zoning figures.		5/7/2015	
35-	11	Specific Plan	Figure 8. Spell out all zoning abbreviations in the legend, similar to Figure 7.		5/7/2015	
35-	12	Specific Plan	Figure 9. 1. Revise figure to show the planning areas as detailed in Figure 12, Specific Plan Land Use Map. However, do not show the specific land uses shown on Figure 12. The conceptual footprint of each planning area should be on each of the proposed land use and zoning figures. 2. Revise "Open Space" in the legend directly under "Project Proposed Zoning" header to replace "(OS)" with "(S80)" and add "(RS)" next to "Residential-Single." 3. Spell out all zoning abbreviations in the legend, similar to Figure 7.		5/7/2015	
35-	13	Specific Plan	Page 2-1. I count 23.8 from Initial Study Description of project section.		5/7/2015	
35-	14	Specific Plan	Page 2-2. How many phases? How many years? Please provide similar to the construction schedule. For example, would this be anticipated in the first year of each construction phase?		5/7/2015	
35-	15	Specific Plan	Page 2-5. Provide a figure naming the seven planning areas similar to Figure 12. Refer to this figure during discussion of each of the neighborhoods below.		5/7/2015	
35-	16	Specific Plan	Figure 34, Page 2-15. This Figure does not show Escondido Union High School District. Please revise.		5/7/2015	
35-	17	Specific Plan	Figure 9, Page 3-11. Update Figure 9 "Open Space" says "OS" and should read "S80."		5/7/2015	
35-	18	Specific Plan	Figures 45 and 46, Page 3-13. These figures have identical images. Provide new images and descriptions for Figure 46.		5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
35-	19	Specific Plan	Page 3-15. If the plan is to claim this as TDM/design features, then this is "shall." Also, Section 2.3.2 includes an electric bike program in the project description.		5/7/2015	
35-	20	Specific Plan	Page 3-31. Please confirm that parks P5, 7, 8, 10, 11a, and 13a will meet this requirement.		5/7/2015	
35-	21	Specific Plan	Page 3-32. Please identify phasing of parks and amenities here. Include an additional table showing phasing.		5/7/2015	
35-	22	Specific Plan	Page 3-32. Figure 67 says this park is private. Please revise.		5/7/2015	
35-	23	Specific Plan	Page 3-32. Figures 65 and 69 says this park is private. Please confirm.		5/7/2015	
35-	24	Specific Plan	Page 3-32. Please add more detail regarding joint use of park. Identify when the site is intended to be for public versus private use.		5/7/2015	
35-	25	Specific Plan	Page 3-34. How will use of composting be enforced? Is this a voluntary program? Please discuss somewhere in this Specific Plan.		5/7/2015	
35-	26	Specific Plan	Page 3-35. The preceding paragraph states that the pathway and trail network would be linked/"united" to each neighborhood. This is "shall" unless you revise the preceding paragraph to say that it may link each neighborhood park.		5/7/2015	
35-	27	Specific Plan	Page 5-1. Why are the Terraces included here? They are more dense than all but the Town Center, but this planning area does not contain commercial uses. Section 2.1 does not include Terraces before describing the range of commercial uses. Please revise.		5/7/2015	
35-	28	Specific Plan	Page 5-2. Describe Semi-Rural and Rural areas of the project as pertains to Guiding Principle 3. Revise to include the following: 1. Development located, scaled, and designed to retain and enhance the qualities of the area (e.g., retaining boulders, slope, vineyards) 2. Discuss recreational opportunities, architecture, etc. that transition from the Site and area unique landscapes. 3. Discuss how areas outside of the Town Center "fit" with character and scale of Twin Oaks Valley.		5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
35-	29	Specific Plan	Page 5-3. This repeats what was said above in 5.1.1.4, and does not address development that accounts for protection against hazards (e.g., FMZs). Please revise section.		5/7/2015	
35-	30	Specific Plan	Page 5-4. This should be discussed in Section 2, and perhaps Section 3.4.1.2. Also, what is the basis for this equation?		5/7/2015	
35-	31	Specific Plan	Page 5-8. Discuss the Park and Ride lot upgrades. Discuss above in Mobility Element conformance.		5/7/2015	
36-	1	Stormwater Management Plan	Based on a review of the project description, your project is required to complete a Major Stormwater Management Plan. The County's Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO) (http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc) implements the San Diego Municipal Stormwater Permit (Order R9-2007-0001) issued by the Regional Water Quality Control Board (RWQCB) on January 24, 2007, effective on March 24, 2008. The Municipal Permit regulates the stormwater and urban runoff management policies of jurisdictions in the San Diego region and details specific requirements for development projects. <u>Please resubmit the Stormwater Management Plan.</u>		10/22/2014 5/7/15	
37-	1	Tentative Map	Please remove the grading contours from the Tentative Map. The Tentative Map should only show the proposed lot lines, limits of right-of-way, and any other easements. The grading contours should be shown on the Preliminary Grading Plan only.	The Tentative Map was revised to remove the grading contours.	10/22/14	5/7/2015
37-	2	Tentative Map	The Tentative Map boundaries do not match the current assessor parcel boundaries. Specifically, APN 182-040-69 does not match the boundaries shown on the assessor map. A Boundary Adjustment with a Certificate of Compliance may be necessary to change the existing property boundaries and would need to be processed concurrently. <u>Please submit a Boundary Adjustment with a Certificate of Compliance as part of the project.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	3	Tentative Map	The proposed lot lines are difficult to distinguish on the Tentative Map. For example, it is difficult to determine where the access is for proposed Lots 1, 17, and 20. Please revise the Tentative Map to clearly show the proposed lot lines.	The Tentative Map was revised to clarify the proposed lot lines.	10/22/14	5/7/2015
37-	4	Tentative Map	The proposed Tentative Map does not conform to the design criteria of the San Diego County Subdivision Ordinance. Please design the Tentative Map to conform to the Subdivision Ordinance or provide specific subdivision requirements within the Specific Plan, which can supersede the Subdivision Ordinance requirements.	The Specific Plan includes design guidelines for the development of the site.	10/22/14	5/7/2015
37-	5	Tentative Map	Please add a list or table to the Tentative Map that indicates the number of condominiums proposed on each of the proposed condominium lots. Please ensure that the number is consistent with the 1,007 condominium units indicated on the Tentative Map.	The Tentative Map has been revised to indicate the number of condominiums on each of the condominium lots.	10/22/14	5/7/2015
37-	6	Tentative Map	The Tentative Map indicates an off-site connection from the project boundary to North Twin Oaks Valley Road. Please indicate the off-site easements (recorded document number) that would allow the proposed improvements. <u>The Tentative Map may need to be updated to reflect the above requirements.</u>		10/22/2014 5/7/15	
37-	7	Tentative Map	Please have the owner and engineer sign the Tentative Map.	The Tentative Map is signed.	10/22/14	5/7/2015
37-	8	Tentative Map	The Tentative Map number will need to be added once a formal application is submitted and a project number is assigned. <u>Please add TM number 5597 to the title of the map.</u>		10/22/2014 5/7/15	
37-	9	Tentative Map	As identified in Major Project Issue #3, the Tentative Map should also include plans and profiles for Option B, which includes the construction of Deer Springs Road to 4-lanes and graded to 6-lanes along the project frontage.	The Tentative Map and Preliminary Grading Plan have been revised to show Option B.	10/22/14	5/7/2015
37-	10	Tentative Map	The Tentative Map should clearly show and label all proposed fire access into brush management areas. Please ensure that that the access locations are consistent with the Fire Protection Plan.	The Tentative Map has been revised.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	11	Tentative Map	The Tentative Map indicates a number of open space lots; however, they are not listed under the "Number of Lots" list. Please add them to the "Number of Lots" list and indicate the purpose of each of the lots. It appears that a number of the lots would be used for fuel management and not for open space conservation.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	12	Tentative Map	The Tentative Map should also indicate the number of lots proposed for parks (public and private). The number of park lots should be added to the "Number of Lots" list on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	13	Tentative Map	Please see the comment regarding the proposed RU zone. Staff recommends that the zone be changed to the RS zone. Please revise the Tentative Map as necessary.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	14	Tentative Map	The Tentative Map indicates a number of existing easements that are proposed to be vacated. Please provide authorization from all existing easement holders that they consent to the vacation or realignment of their existing easements. <u>Please provide authorization from the existing easement holders.</u>		10/22/14	5/7/2015
37-	15	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 182-040-36-00 is included in the project; however, the Tentative Map does not include the parcel within the project boundaries. Please confirm that this parcel is included in the project. <u>Please submit a Boundary Adjustment with a Certificate of Compliance as part of the project.</u>		10/22/2014 5/7/15	
37-	16	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 180-020-29 is included in the project; however, staff was unable to located that parcel number. It appears that the correct parcel is 182-020-29. Please correct the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	17	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 186-611-017 is included in the project. Please revise the parcel number to 186-611-17.	The Tentative Map has been revised.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	18	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 178-100-07 is designated as Rural Lands 20 (RL-20); however, based on the adopted Land Use map, the parcel is designated as Semi-Rural 10 (SR-10). Please revise the Tentative Map as necessary.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	19	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 178-222-14 is designated as Rural Lands 20 (RL-20); however, based on the adopted Land Use map, the parcel is designated as Semi-Rural 10 (SR-10). Please revise the Tentative Map as necessary.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	20	Tentative Map	The existing Zoning boxes for APNs 186-611-15 and 187-540-49 indicate that the zoning is RR.5. Please revise to indicate the existing zoning is RR.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	21	Tentative Map	The draft Fire Protection Plan (FPP) identifies Special Management Areas (fuel modification). These areas should be identified on the Tentative Map and should be placed within a permanent easement that requires the management measures identified in the FPP.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	22	Tentative Map	The proposed Limited Building Zone easement along Deer Springs Road at the southeast corner of the site does not match the draft Fire Protection Plan. Please revise as necessary.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	23	Tentative Map	The Tentative Map indicates a horse staging area in the northwest portion of the project. It is difficult to determine if the facility would be located on a separate lot. Please verify whether the facility would be on a separate lot and add it to the list under "Number of Lots".	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	24	Tentative Map	The proposed trails should include a 20-foot trail easement dedicated to the County of San Diego. The easement should be shown and labeled on the cross-section.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	25	Tentative Map	The proposed trail easements do not appear to connect to one another. Please revise the Tentative Map to indicate connections between the proposed trails (sheet 4).	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	26	Tentative Map	It appears that a number of trails are proposed over existing easements. Please provide authorization for the use of the existing easements for trail purposes. <u>Please provide authorization from existing easement holders.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	27	Tentative Map	The Tentative Map indicates grading within the proposed open space. The Preliminary Grading Plan should be revised to remove any grading from the proposed open space. Staff recommends that the engineer review the use of retaining walls. Please also see the comments regarding the conceptual landscape plan and planted retaining walls. <u>Please address the proposed grading in the Biological Resource Report. The grading may be considered a permanent impact and require mitigation.</u>		10/22/2014 5/7/15	
37-	28	Tentative Map	The Tentative Map includes pockets of brush management that are surrounded by development. Please provide additional details on the use of these areas. Would these areas only be used for fuel treatment? Would access be allowed within the areas?	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	29	Tentative Map	Please label all proposed open space, including the large block of open space located at the north end of the development.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	30	Tentative Map	The project will likely include improvements to the I-15 interchange. These improvements will need to be added to the Tentative Map. Staff recommends that the Tentative Map indicate the different options identified by CALTRANS for the interchange. <u>Discussions with CALTRANS are ongoing. Based on the outcome of those discussions, it will be determined if additional revisions to the Tentative Map are necessary.</u>		10/22/2014 5/7/15	
37-	31	Tentative Map	The Tentative Map indicates the lot areas of all the proposed lots. Please indicate whether the acreage indicated is gross or net. The Zoning Ordinance regulates the "net" lot size.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	32	Tentative Map	The Tentative Map includes a number of lettered lots. Please explain the purpose and proposed use of these lots. These lots will not be included as building sites on the Final Map unless they are numbered on the Tentative Map. In addition, if these lots are intended as building sites they will be required to meet the proposed minimum lot size.	The Tentative Map has been revised.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	33	Tentative Map	Please label the proposed school site on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	34	Tentative Map	Please correct the lot line for Lot 4.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	35	Tentative Map	Please ensure that the proposed utilities are consistent with the requested sewer and water service studies. The location of utilities and any other facilities should be shown on the Tentative Map. <u>Please provide an approval letter from the Vallecitos Water District for the utility studies.</u>		10/22/2014 5/7/15	
37-	36	Tentative Map	The Tentative Map should include the dedication of an IOD/ROW for Twin Oaks Valley Road along its project frontage. The IOD/ROW dedication should be based on the 2.2C Light Collector ME classification. The IOD dedication should consider road ROW and slope rights. The road alignment should be consistent with the Public Road Standards design criteria for a 2.2C Light Collector road.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	37	Tentative Map	The Tentative Map indicates "circles" on some of the proposed lots. For example, see proposed Lot 17. Please clarify the proposed "circles" or remove from the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	38	Tentative Map	Please clearly indicate whether the proposed streets are public or private on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	39	Tentative Map	The Tentative Map includes vacant areas between lots that appear to provide access for vehicles or pedestrians. Please indicate the use of the proposed areas. For example, please see the area between Lots 107 and 108.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	40	Tentative Map	Lot 105 includes a parallel line adjacent to the street right-of-way. Please revise the proposed lot line to match the right-of-way or remove the line from the map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	41	Tentative Map	Please center the lot number for Lot 201.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	42	Tentative Map	The Consolidated Fire Code requires a turnaround for roadways serving more than two lots. Please provide a turnaround for Lots 375-380.	No changes required.	10/22/14	5/7/2015
37-	43	Tentative Map	Please indicate the lot line between Lots 408 and 409. Also, the lot area table indicates that Lot 408 is below the proposed 3,000 square foot minimum lot size. Please increase the lot size of Lot 408 to meet the 3,000 square foot minimum lot size.	The Tentative Map has been revised.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	44	Tentative Map	Staff was unable to locate proposed Lot 270. Please identify the location of Lot 270 on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	45	Tentative Map	Please clearly indicate the lot line on proposed Lot 327.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	46	Tentative Map	Please indicate the use of the area between Lots 347 and 348.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	47	Tentative Map	Lot 557 includes an existing water tank adjacent to a parcel owned by the Vallecitos Water District. If Lot 557 is proposed as a water district lot, please label it as a water district lot under the "Number of Lots" on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	48	Tentative Map	The label for Lot 618 is covered by a grading contour. Please remove the grading contour from the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	49	Tentative Map	On sheet 10, there are a number of lots located below Street "S-3" that have random numbering starting at Lot 1349 and ending at Lot 1742. Please explain why these lots are numbered randomly or revise the Tentative Map to renumber the lots.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	50	Tentative Map	Please revise the proposed lot line for Lot 721.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	51	Tentative Map	Please revise the proposed lot line between Lots 738 and 739.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	52	Tentative Map	The Tentative Map indicates a lot between Lots 747 and 748 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	53	Tentative Map	The Tentative Map indicates a lot between Lots 799 and 800 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	54	Tentative Map	The Tentative Map indicates a lot between Lots 850 and 851 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	55	Tentative Map	The Tentative Map indicates a lot between Lots 904 and 905 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	56	Tentative Map	Please revise the lot line on proposed Lot 928 along the frontage.	The Tentative Map has been revised.	10/22/14	5/7/2015

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-	57	Tentative Map	The lot labeled as "Knoll" should be identified by a number or letter and the use of the lot should be identified. The lot should be listed under the "Number of Lots" shown on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	58	Tentative Map	The Community Park shown on sheet 11, should be identified by a number or letter and added to the "Number of Lots" shown on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	59	Tentative Map	The Tentative Map indicates a lot "AA" on sheet 12. The Tentative Map should identify the use of the proposed site and add it to the "Number of Lots" list on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	60	Tentative Map	Sheet 12 identifies Lots Y and Z; however, staff cannot locate the lots on the Tentative Map. Please identify the lots on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	61	Tentative Map	The Tentative Map indicates an access road between the "Valley" and "Mesa" planning areas. Please label the proposed use of the road on the Tentative Map.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	62	Tentative Map	Please confirm the total number of lots proposed. Based on staff's review, the Tentative Map contains 1,198 lots. The "Number of Lots" identified on the Tentative Map is 1,201.	The Tentative Map has been revised.	10/22/14	5/7/2015
37-	63	Tentative Map	The San Diego County Water Authority has indicated that they do not intend to vacate their existing easements within the project site. Please contact the San Diego County Water Authority and provide authorization or concurrence on the proposal to vacate their existing easements. If the easements are to remain, please provide comments from the San Diego County Water Authority on the proposed improvements within the existing easements. <u>Please provide authorization from the San Diego County Water Authority.</u>		10/22/2014 5/7/15	
38-	1	Title Report	Please submit a Title Report that also includes any off-site right-of-way needed for off-site improvements. <u>Please submit a Title Report.</u>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
39-	1	Traffic Impact Analysis	<p>A Traffic Impact Analysis (TIA) is required to determine if the project will result in significant impacts related to traffic and transportation. The analysis shall follow the guidance included in the County's Guidelines for Determining Significance for Traffic and Transportation available at http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf, and follow the Report Format and Content Requirements available at http://www.sdcounty.ca.gov/dplu/docs/Traffic_Report_Format.pdf. The TIA should also include a sight distance analysis.</p> <p><u>The Traffic Impact Analysis has not been accepted. Please resubmit and address staff's comments (see comments 51-1 through 51-38).</u></p>		10/22/2014 5/7/15	
40-	1	Vector Management Plan	<p>The project involves an equestrian staging facility, which may have potential adverse impacts associated with vectors. A vector is any insect or other arthropod, rodent, or other animal of public health significance capable of causing human discomfort, injury, or capable of harboring or transmitting the causative agents of human disease. To ensure the project would not substantially increase human exposure to vectors that are capable of transmitting significant public health diseases or creating nuisances, a Vector Management Plan must be completed. Guidelines for completing the Vector Management Plan can be found at: http://www.sdcounty.ca.gov/PDS/docs/Vector_Report_Formats.pdf. Additional County Guidance with regard to addressing vector issues is available at http://www.sdcounty.ca.gov/PDS/docs/Vector_Guidelines.pdf.</p> <p><u>Please submit a Vector Management Plan.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
41-	1	Visual Resource Report	<p>The proposed project has the potential to adversely affect visual resources. A Visual Resources Report shall be prepared to assess the impacts that will result from the construction of this project.</p> <p>The report must follow the format given in the County's Report Format and Content Requirements for Visual Resources, which can be found at: http://www.sdcounty.ca.gov/dplu/docs/Visual_Report_Formats.pdf. The report must evaluate potentially adverse impacts to the environment according to the County's Guidelines for Determining Significance for Visual Resources, which can be found at: http://www.sdcounty.ca.gov/dplu/docs/Visual_Guidelines.pdf. The report must be prepared by a visual resources analyst who is on the County's approved consultant list for completing Visual Resource Reports.</p> <p><u>Please submit a Visual Resource Report.</u></p>		10/22/2014 5/7/15	
42-	1	Water Service Analysis	<p>The Vallecitos Water District has required the preparation of a Water Service Analysis and Hydraulic Analysis in order to determine the potential infrastructure improvements required by the project.</p> <p><u>Please provide an approval letter from the Vallecitos Water District on the utility studies.</u></p>		10/22/2014 5/7/15	
43-	1	Water Supply Assessment	<p>As required by Water Code Section 10915 (referred to as Senate Bill 221) and 10631 (referred to as Senate Bill 610), the project is required to complete a Water Supply Assessment (WSA) and Water Verification Report.</p> <p><u>A Water Supply Assessment will be required by the Vallecitos Water District. The WSA should address the Governor's recent mandate in Executive Order B-29-15 and the Vallecitos Water District Urban Water Management Plan provisions for water supply in drought years.</u></p>		10/22/2014 5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Planning & Development Services (PDS) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
44-	1	Health Risk Analysis	The project's Health Risk Analysis (HRA) should be supplemented with an analysis of chronic health impacts from exposure to crystalline silica. The aggregate hazard index (HI) for the respiratory system should be calculated based on the chronic Hazard Quotient (HQ) associated with exposure to diesel particulate matter (DPM) and crystalline silica. OEHHA reports that particles of crystalline silica (quartz, cristobalite, tridymite), of respirable size, have a 50% cut-point at 4 micrometer (µm) particle aerodynamic diameter. Emissions estimates for crystalline silica can be generated based on this or other published size distributions provided the substantiation for their use can be provided. The HQ for crystalline silica should be based on the projected concentration of airborne crystalline silica from dust-generating activities onsite, including, but not limited to, soil cut/fill, blasting (if any), vehicle travel on paved and unpaved roads, and equipment loading/unloading. Concentration values can be generated through dispersion modeling methodologies similar to those currently followed in the HRA.		5/7/15	

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Agricultural Resources Report					
45- 1	Agriculture	Staff has reviewed the Agricultural Resources Report dated September 2014 prepared by Shawn Shamlou and submitted to the County on October, 2014. The report requires revisions as detailed in the following comments.	Informational.	10/30/2014 5/7/2015	
45- 2	Agriculture	Please provide a completed MOU for the Agricultural Resources Report.		10/30/2014 5/7/2015	
45- 3	Agriculture	General Comment: The project description will be reviewed for accuracy after each resubmittal to ensure that the report has been updated to include any possible future changes.	Informational.	10/30/2014 5/7/2015	
45- 4	Agriculture	General Comment: The off-site impacts portion of the report may be subject to change after review of the projects traffic study, etc. Please verify the report analyzes all off-site impacts, including road and infrastructure improvements. Some of these requirements may not currently be known until after the project is submitted and all technical studies and service availability forms have been reviewed.		10/30/2014 5/7/2015	
45- 5	Agriculture	General Comment: Please provide a word document of the report with your next submittal. PDS staff can suggest changes within the word document to better explain the comments below.		10/30/2014 5/7/2015	
45- 6	Agriculture	General Comment: Please revise the figures to outline the project site in yellow instead of black. Currently the site is outlined in black in the figures and is hard to see.		10/30/2014 5/7/2015	
45- 7	Agriculture	Section 1.2: Off-Site Roadway Improvements - Please specify which improvement scenario was analyzed in this report and update the off-site impacts section to analyze all impacts. Note: Once a final determination has been made on which improvement scenario will be required, the report will be reviewed to ensure that the correct scenario was analyzed. Alternatively, the report may analyze each possible road improvement scenarios.		10/30/2014 5/7/2015	

45- 8	Agriculture	Section 1.3: Analysis Methods - Please add a brief definition/explanation of the Zone of Influence and explain how far the ZOI extends.		10/30/2014 5/7/2015	
45- 9	Agriculture	Section 1.4.2: FMMP Designations - The definition for farmland of local importance does not appear to be correct. Based on the definition from http://www.conservation.ca.gov/dlrp/fmmp/Documents/Local_definitions_00.pdf , the definition is: Land that meets all the characteristics of Prime and Statewide, with the exception of irrigation. Farmlands not covered by the above categories but are of significant economic importance to the county. They have a history of good production for locally adapted crops. The soils are grouped in types that are suited for truck crops (such as tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, and cauliflower) and soils suited for orchard crops (avocados and citrus).		10/30/2014 5/7/2015	
45- 10	Agriculture	Section 1.4.2: History of Agricultural Use: Please detail the historical agricultural use of the project site. Based on historic photos, there appears to have been historical agricultural use of the area within the southern portion of the site that is currently designated as Farmland of Local Importance. If a Phase I Environmental Site Assessment (ESA) or a cultural resources report was completed for the site, these are good resources to identify past agricultural uses.		10/30/2014 5/7/2015	
45- 11	Agriculture	Section 1.4.2: Sunset Climate Zone: Based on the County GIS system, the western portion of the project site is located within sunset zone 23. Please update this section accordingly.		10/30/2014 5/7/2015	
45- 12	Agriculture	Section 1.4.2: Water: Please specify if there are any wells located on the subject property to allow PDS staff to determine the final water rating.		10/30/2014 5/7/2015	
45- 13	Agriculture	Section 1.4.2: LAFCO:(Prime Agricultural Land) - Please provide documentation on if the project will include a LAFCO Action that involves extension of water or sewer service into previously unserved areas (please refer to page 9 of the Report Format and Content Requirements). If it does, please include a discussion as required by the Report Format and Content Requirements. If it does not, this section can be left out of the report.		10/30/2014 5/7/2015	

45- 14	Agriculture	Section 1.4.3: Off-Site Agricultural Resources - Pursuant to page 10 of the guidelines, agricultural operations within one mile from the project site must be identified if the project proposes a school. Therefore, please update this section to identify ag. operations within one mile.		10/30/2014 5/7/2015	
45- 15	Agriculture	Section 2.1 LARA Model - Please revise Section 2.1 to indicate that the Lara Model Factor Ratings are in Table 5 instead of table 4.		10/30/2014 5/7/2015	
45- 16	Agriculture	Section 2.1 Land Use Consistency - Please provide documentation on how the median parcel size of the project was obtained. Based on the lot sizes proposed, it appears the median parcel size would be less than 21.26 acres.		10/30/2014 5/7/2015	
45- 17	Agriculture	Section 2.1: Slope - A slope map has not been provided for the project. The slope will be verified once one it is provided.		10/30/2014 5/7/2015	
45- 18	Agriculture	Section 2.3: Analysis of Direct Project Effects - Please revise this section to briefly discuss that the project is not an important agricultural resource as discussed above and determined by the LARA Model results. Some of this response from the second paragraph could be included in off-site agricultural resource analysis. Also, the third paragraph is not consistent with the Guidelines and should be revised or removed. Please provide documentation on if the LAFCO consistency portion of the Report Format and Content Requirements should be included in the report.		10/30/2014 5/7/2015	
45- 19	Agriculture	Section 3.2 - Analysis of Project Effects - Please expand on this section by answering each of the three different questions separately under Section 3.2. Please note that the development appears to be directly adjacent to agricultural uses along the western portion of project. Please indicate the distance from the proposed lots to the surrounding agricultural uses.		10/30/2014 5/7/2015	

45- 20	Agriculture	Section 3.2 - Analysis of Project Effects - Please substantiate and expand on the statement that the proposed project is not anticipated to change the existing environment, which due to its location or nature, could result in the conversion of off-site agricultural resources, including contract land, to non-agricultural use or could adversely impact the viability of agriculture on land under contract. Note: Staff will make edits to this section once a word document is provided.		10/30/2014 5/7/2015	
45- 21	Agriculture	Section 3.2 - Analysis of Project Effects - Please discuss all road improvements, traffic impacts, and other potential off-site impacts as discussed on page 38 of the Guidelines in this section to analyze offsite and indirect impacts. In addition, please clearly analyze all road improvements within this section. Note: Depending upon what type of road improvements are required, the improvements may impact an agricultural resource. If this occurs, a separate LARA Model would be required for each lot being impacted that contains an agricultural resource.		10/30/2014 5/7/2015	
45- 23	Agriculture	Table 7 - Please revise the report to indicate that the general plan policy conformance table is located within a separate table within the EIR and please be sure to remove all Star Ranch labels from the report. Also, several of the answers indicate that agriculture from surrounding parcels encroach onto the project site. Please provide some discussion on if this would remain as part of this project or if it would be removed.		10/30/2014 5/7/2015	
45- 24	Agriculture	Section 5.2 - The cumulative projects should only include projects with agricultural resources onsite and should list all projects and project numbers. It appears that several of the projects shown on figure 13 may not need to be included. Also, please note that according to page 44 of the guidelines, a project that is determined not to be an important agricultural resource under the LARA model, that would not have significant indirect impacts to agricultural resources, and that would not conflict with agricultural zoning or a Williamson Act Contract would not have the potential to contribute to a cumulative impact.		10/30/2014 5/7/2015	

45- 25	Agriculture	Section 5.2 - Please revise the cumulative project list to substantially comply with the cumulative project list on page 19 of the Report Format and Content Requirements. Also, please indicate the project numbers.		10/30/2014 5/7/2015	
45- 26	Agriculture	Figure 13 - Please indicate the project site on figure 13. Also, please provide justification for the current cumulative area. Currently, it appears that the cumulative impact area is too far north and should be more centered on the project site.		10/30/2014 5/7/2015	
45- 27	Agriculture	Please revise the summary of impacts to be consistent with the corrections listed above.		10/30/2014 5/7/2015	

Biological Resources Report

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
46- 1	Biological Resources Report	A full Biological Resource Report must be prepared in accordance with the County's Report Format and Content Requirements Biological Resources, which can be found on the PDS website. The report shall provide a qualitative and quantitative analysis of all on and off-site biological impacts (both direct and indirect) related to all phases of the project. The report must include a Biological Resources Map showing the location of all vegetation types and sensitive habitats and species of the project site and off-site areas being altered as a result of project implementation. The mapping guidelines are included in the Report Format and Content Requirements. In order to evaluate impacts to sensitive resources, the most current project plot plan or preliminary grading plan must be included on the map along with proposed open space and limited building zone easements. 12/8/14: A full-scale biological resources map must be submitted (See Report Requirements).	Please see the comments below on the Biological Resources Report (comments 46-2 through 46-40).	10/22/2014 12/8/2014	5/7/2015
46- 2	Biological Resources Report	Staff has reviewed the Biological Technical Report (BTR) dated October 2014 prepared by Dudek and submitted to the County on November 7, 2014. The report requires revisions as detailed in the following comments.		12/8/2014	N/A
46- 3	Biological Resources Report	Staff biologists Maggie Loy and Bobbie Stephenson conducted a site visit along with the biology consultants on March 29, 2014 and the comments below reflect the results of that site visit.		12/8/2014	N/A

46- 4	Biological Resources Report	The proposed location of the off-site mitigation if part of the hardline agreement was not provided in the Biological Resources Report. Staff does not know where such mitigation credits are currently available. Prior to the next iteration, please provide a statement indicating where the off-site mitigation will be located. If the off-site mitigation will be obtained in a mitigation bank, please provide the name of the bank along with evidence that such credits can be allocated for this project. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity.		12/8/2014 5/7/2015	
46- 5	Biological Resources Report	All changes to the document must be in strikeout/underline format.		12/8/2014 5/7/2015	
46- 6	Biological Resources Report	All existing and proposed open space easements (biological resource & limited building zones) must be clearly shown on the plans/map and on the preliminary grading plan.		12/8/2014 5/7/2015	
46- 7	Biological Resources Report	The open space fencing/signage plan for the proposed biological open space easement must be clearly shown on the preliminary grading plan and on the Open Space Map.		12/8/2014 5/7/2015	
46- 8	Biological Resources Report	The project numbers must be added to the title page.		12/8/2014 5/7/2015	
46- 9	Biological Resources Report	Correct to Planning & Development Services and PDS, not DPDS.		12/8/2014 5/7/2015	
46- 10	Biological Resources Report	Correct to the North County Plan or NC Plan, not NCMSCP.		12/8/2014 5/7/2015	
46- 11	Biological Resources Report	The figures must be readable.		12/8/2014 5/7/2015	
46- 12	Biological Resources Report	Without including the appendices for the report, only a limited review could be completed. It limits the ability to review this report for accuracy in the areas of jurisdictional wetlands, special status species, mapping, and baseline resources, and in policy compliance.		12/8/2014 5/7/2015	

46- 13	Biological Resources Report	Project Description: Remove pro-project language and project description information that is not related to physical impacts.		12/8/2014 5/7/2015	
46- 14	Biological Resources Report	Project Description: the open space design description assumes completion of hardline and the impact analysis that is supposed to be done as part of this BTR. It would be beter to have the open space design analysis in the referenced Appendix A and staff can review and comment on it separately.		12/8/2014 5/7/2015	
46- 15	Biological Resources Report	Since the project includes a proposal for a MSCP Hardline Agreement, it should be fully examined in a separate document (an appendix). Whether or not the project become a hardlined project will not have any effect on the impact evaluation or mitigation measures required in the BTR. If the North County Plan is adopted, the mitigation measures would be reduced in accordance with the hardline agreement.		12/8/2014 5/7/2015	
46- 16	Biological Resources Report	Separate the discussion of RPO and MSCP. They are not related. If the project proposed RPO impacts that are not exempt under the ordinance, a legislative amendment to the ordinance may be proposed and considered by the Director. Since this is a major issue, it should be fully examined by staff and the applicant prior to the next submittal.		12/8/2014 5/7/2015	
46- 17	Biological Resources Report	Table 1-3: Add <i>Arctostaphylos peninsularis</i> . A handful of shrubs were recorded on a chaparral slope of the Merriam Mountains, west of Interstate 15 and Windsong Lane; this is south of all other reported sites (NC Plan, in preparation). In addition, two species of <i>actostaphylos</i> were observed on the project site on the March 29, 2014 field visit.		12/8/2014 5/7/2015	
46- 18	Biological Resources Report	Table 1-3: Cleveland sage has been seen on site; has the identification of Munz's sage, been verified?		12/8/2014 5/7/2015	
46- 19	Biological Resources Report	Page 1-34 states that three populations of <i>Ramona Horkelia</i> were observed. Since the populations were detected in southern mixed chaparral, could this species also be found more universally through the site? Was each population evidenced by single individuals?		12/8/2014 5/7/2015	
46- 20	Biological Resources Report	Western spadefoot was verified by County biologists Loy and Stephenson on the March 29, 2014 field visit in substantial numbers in a large artificial puddle at the quarry.		12/8/2014 5/7/2015	

46- 21	Biological Resources Report	The idea that all the temporary impacts will be restored to their previous habitat and viability needs to be considered. If these areas are easements they can and should be considered permanently impacted. Temporary impacts that involve cut slopes with fractured rock will not be restored to the previous vegetation communities within the 5-year revegetation plan requirement. Any revegetation areas that will not return to the previous habitat within 5-years should also be considered permanent impacts.		12/8/2014 5/7/2015	
46- 22	Biological Resources Report	The temporary impact figure(s) needs to show each impact at a clear scale, with resources and underlying easements mapped.		12/8/2014 5/7/2015	
46- 23	Biological Resources Report	Table 2-2: RPO impacts, if allowed, need special findings. This should be noted in the table. The analysis cannot assume that the RPO Amendment will be approved.		12/8/2014 5/7/2015	
46- 24	Biological Resources Report	Table 2-2: Footnote 3 is incorrect: Project impacts to oak woodland and oak root zone along TOV Road must still be included as a project impact.		12/8/2014 5/7/2015	
46- 25	Biological Resources Report	Offsite impacts including road improvements and impacts due to other service requirements must be identified and addressed in the BTR.		12/8/2014 5/7/2015	
46- 26	Biological Resources Report	Table 2-4: Add a column for the percent of habitat impacted.		12/8/2014 5/7/2015	
46- 27	Biological Resources Report	Table 4-1: See the County Guidelines and Report Requirements for correct mitigation ratios outside of the adopted MSCP.		12/8/2014 5/7/2015	
46- 28	Biological Resources Report	For Impact SP-2: The Guideline is preservation of 80 percent of the onsite population. The rationale is not supported by the facts.		12/8/2014 5/7/2015	
46- 29	Biological Resources Report	The cumulative analysis should be done as part of the BTR with the biologist's signature because avoiding considerable contributions to potential cumulative biological impacts are important to the hardline negotiations.		12/8/2014 5/7/2015	
46- 30	Biological Resources Report	For MM-6 (revegetation plan): this may be better suited to Impact W-2. Consider using it as compensation for habitat impacts.		12/8/2014 5/7/2015	
46- 31	Biological Resources Report	For Analysis under 4.4.A: there should be an evaluation of the water sources and reproductive areas that may be impacted in the 781 acres of impact. Would access to Deer Springs Creek be substantially reduced?		12/8/2014 5/7/2015	

46- 32	Biological Resources Report	For Analysis under 4.4.B: Provide a clear analysis of project impacts prior to considering design features that may lessen impacts. Provide an analysis of the project impacts. Then consider the project design features that may lessen impacts or if mitigation is necessary. Add an evaluation of potential limitations or effects on wildlife crossing of DS or TOV Rds. or the eastern onsite road between the interior and I-15 block of habitat. This could be a major issue.		12/8/2014 5/7/2015	
46- 33	Biological Resources Report	For Guideline 4.4.C: Discuss the viability of the interior block of habitat considering the project's human population.		12/8/2014 5/7/2015	
46- 34	Biological Resources Report	For Guideline 4.4.E: Discuss the impact of removal of 386 acres of habitat and alteration of 395 acres in the fuel management zone. Would this loss of habitat be significant for migration of any smaller animals? What habitats are removed? Are any considered destinations for the smaller animals?		12/8/2014 5/7/2015	
46- 35	Biological Resources Report	For Guideline 4.5.C Sensitive Habitat Lands must be evaluated for impacts.		12/8/2014 5/7/2015	
46- 36	Biological Resources Report	The impact analysis must look at the impact footprint not the preserve proposal.		12/8/2014 5/7/2015	
46- 37	Biological Resources Report	The impact significance determinations need quantification and additional factual support.		12/8/2014 5/7/2015	
46- 38	Biological Resources Report	The conclusions need additional information to describe why it is clear the measures will mitigate the impact to less than significant.		12/8/2014 5/7/2015	
46- 39	Biological Resources Report	The conclusion for P-1 should be significant and avoidable through a legislative amendment to RPO.		12/8/2014 5/7/2015	
46- 40	Biological Resources Report	The conclusion for P-1 must explain why the project's avoidance of the RPO wetlands and wetland buffers is infeasible.		12/8/2014 5/7/2015	

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Mineral Resources Report and Geotechnical Study

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
47- 1	Mineral Resources	Because the project involves a use that would effectively preclude future extraction of the identified mineral resources, it is subject to the special noticing procedures and coordination with State agencies required by the Surface Mining and Reclamation Act (Public Resources Code) Section 2762(d). This section requires that prior to permitting a use that would threaten the potential to extract minerals in a MRZ-2 area, the County shall prepare a statement specifying the reasons why it may permit the proposed use and forward this statement to the State Mining and Geology Board and the State Geologist for review as well as circulate these reasons for public review for a period of not less than 60 days. Upon release of the project's environmental document for public review, the County will concurrently circulate these statements for Public Review as required by SMARA.	N/A	5/7/2015	N/A
47- 2	Mineral Resources	Staff has reviewed the Mineral Resource Report, Newland Sierra Property, San Diego County, California dated January 15, 2015 prepared by Leighton and Associates, Inc. The report requires revisions as detailed in the following comments.	N/A	5/7/2015	N/A
47- 3	Mineral Resources	The Mineral Resource Report does not follow the County Report Formats for Mineral Resource Reports. Please revise to follow the report format.		5/7/2015	
47- 4	Mineral Resources	The Mineral Resource Report does not provide adequate detail in regard to evaluation of potential impacts to mineral resources in accordance with County Guidelines. The analysis must take into consideration the following:		5/7/2015	

47- 5	Mineral Resources	<p>Existing On- and Off-Site Areas Already Lost to Potential Mining: The first analysis to be performed should be to look at the existing land uses both on- and off-site to determine areas that are already incompatible to mining. Incompatible uses include residential and commercial development as well as existing easements which have placed land in permanent open space for the protection of sensitive environmental resources. A 1,300-foot radius should be drawn from the property boundaries of all incompatible land uses. Land within 1,300-feet would be considered incompatible to mining due to environmental constraints such as noise and air quality from a potential mining operation.</p>		5/7/2015	
47- 6	Mineral Resources	<p>Onsite Impacts from Proposed Onsite Land Use: After taking into consideration land that is already lost from incompatible land uses, the analysis should indicate the impact of the proposed project and its existing and intended land uses on onsite mineral resources for land that has not already been lost from incompatible land uses. Projects proposing land uses such as dense residential are incompatible with mining. If the project proposes onsite permanent open space for the protection of sensitive environmental resources, the land within the open space may be considered to be permanently inaccessible for future mining activities and could contribute to mineral resource loss. The total dollar amount loss from the loss of MRZ-2 designated land should be included. The loss of any potential PCC-grade aggregate from MRZ-3 land should also be discussed in the text.</p>		5/7/2015	

47- 7	Mineral Resources	<p>Offsite Impacts from Proposed Onsite Land Use: After taking into consideration land that is already lost from existing incompatible land uses, the analysis should indicate the impact of the proposed project and its intended land uses on offsite mineral resources. Existing land uses adjacent and up to 1,300 feet from the project site should be analyzed to indicate whether any land use compatibility issues currently exist to a known existing or potential offsite mining operation. A 1,300 foot radius from the property lines of the project's sensitive land uses (proposed residential units) should be drawn to show offsite impacts to mineral resources from the project's intended land uses. The total dollar amount loss from the loss of MRZ-2 designated land should be included. The loss of any potential PCC-grade aggregate from MRZ-3 land should also be discussed in the text.</p>		5/7/2015	
47- 8	Mineral Resources	<p>Marketability and Dollar Value: After the acreage of total onsite and offsite impacts, marketability of onsite and mineral resources within the vicinity of the project shall be conducted. The dollar value of mineral resource deposits (construction materials) which could potentially be mined shall be revised to take into consideration onsite and offsite impacts to mineral resources caused by implementation of this project. The dollar value should only include land which has been deemed not to have been lost from existing incompatible land uses. The depth of materials that could be mined should be discussed to determine a reasonable loss of materials by implementation of the project. Costs should then be estimated based on volumes of MRZ-2 materials that would be lost. The loss of any potential PCC-grade aggregate from MRZ-3 land should also be discussed in the text.</p>		5/7/2015	

47- 9	Mineral Resources	<p>Conclusions: The conclusions should include the total amount of acres and dollar amount of MRZ-2 land that would directly be impacted by the footprint of the project after taking into consideration existing incompatible land uses. Direct impacts would include residences being placed directly on MRZ-2 land and any permanent easements for sensitive environmental resources that are proposed directly on MRZ-2 land. Additionally, conclusions section should then add the amount that would indirectly be lost due to being within 1,300 feet of the footprint of the proposed residences at the site after taking into consideration existing incompatible land uses that may already have caused land to be lost to potential mining.</p>		5/7/2015	
48- 1	Geology & Soils	<p>Staff has reviewed the Geotechnical Update Letter, Newland Sierra Property, San Diego County, California dated January 12, 2015 prepared by Leighton and Associates, Inc. The report requires revisions as detailed in the following comments.</p>	N/A	5/7/2015	N/A
48- 2	Geology & Soils	<p>A revised geotechnical investigation is required to take into account the new footprint of the Newland Sierra project. The new development plans should be provided to the geotechnical consultant to provide an updated geotechnical investigation per their recommendation within the geotechnical update letter.</p>		5/7/2015	

48- 3	Geology & Soils	<p>Rockfall Hazards Must Be Fully Identified and Specific Mitigation Measures Identified Now: The Merriam Mountains project contained slopes above portions of the development where boulders were potential susceptible of rolling downslope and represented a potential hazard to the proposed development. Additional geotechnical investigation occurred in which specific boulders were identified and specific mitigation measures were provided for specific boulders. The geotechnical report needs to be augmented to identify the specific proposed lots and structures that are subject to the hazard, the specific boulders that are susceptible to creating a rockfall hazard, and identification of specific feasible measures that would reduce the hazard to less than significant. The EIR is required to include specific rockfall mitigation measures that would reduce impacts to levels that are less than significant. Based on the revised geotechnical report with the information requested in this comment, the project would be conditioned to ensure the mitigation measures identified are implemented. While this is unlikely based on past investigation of site, If no feasible mitigation is available for any portion of the project, redesign of the project would be necessary to ensure all impacts to rockfall are reduced to less than significant.</p>		5/7/2015	
-------	-----------------	--	--	----------	--

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597

Hazards

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
49- 1	Hazards	A Phase II ESA shall be completed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase II ESA Processes and the 2004 DEH SAM Manual (http://www.sdcounty.ca.gov/deh/water/sam_manual.html). Soil testing shall be completed in the locations identified in the Phase I ESA as having the highest likelihood of contamination: 1) sites identified as illegal shooting sites involving lead contaminated soil; 2) above ground storage tank (AST) containing used oil and surrounding stained soil; 3) areas of historic agricultural use. A collection depth of six inches and 2-3 feet is recommended. If significant contamination is discovered at these depths, further sampling for delineation of the extent of contamination would be recommended.		5/7/2015	
49- 2	Hazards	Should soil testing identify contamination in excess of regulatory screening levels, the project will be required to remediate the site under the oversight of San Diego County Department of Environmental Health (DEH) Voluntary Assistance Program (VAP). See http://www.sdcounty.ca.gov/deh/lwq/sam/voluntary_assistance_program.html for more information regarding participation in the Voluntary Assistance Program.		5/7/2015	

49- 3	Hazards	Review of the project site indicates that one or more of the onsite buildings may have been constructed prior to 1980, prior to the ban on the use of lead-based paint and asbestos-containing materials in construction, and therefore the structures may contain these substances. If hazardous building materials could be disturbed during project development (e.g. from building demolition), surveys are required to determine the location, presence and quantities of these materials. Proper handling and treatment or disposal of hazardous building materials is essential to minimize risks during site development. The project will be conditioned for the surveys.		5/7/2015	
49- 4	Hazards	The Phase I ESA for this project identified the presence of existing ground water wells on the property. Provide information as to whether the wells will be destroyed or will remain in use. The project will be conditioned for the wells identified as being destroyed.		5/7/2015	
49- 5	Hazards	The Phase I ESA identified several areas of waste and debris. The project will be conditioned for clean-up of the site and debris removal unless the areas identified have been cleaned up prior to Hearing/Decision .		5/7/2015	
49- 6	Hazards	The project will be conditioned to destroy the existing septic systems on site per DEH Guidelines.		5/7/2015	

PROJECT NAME: Newland Sierra

**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001,
PDS2015-REZ-15-001, & PDS2015-TM-5597**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Landscape					
50- 1	Landscape Specific Plan	Section 3.4.2.1 (3) - add to this strategy that all irrigation systems shall be designed to meet or exceed an average landscape irrigation efficiency rating of 0.71 as established through the Water Efficient Landscape Worksheet.		5/7/2015	
50- 2	Landscape Specific Plan	Section 3.4.2.1 (5) - clarify if this strategy will also include the use of greywater for residential landscape irrigation and verify with the County's Department of Environmental Health that this source of water is applicable and will not require a seperate permit application by homeowners.		5/7/2015	
50- 3	Landscape Specific Plan	Section 3.4.2.4 (4) - in order to enforce the design standards of the Specific Plan on future development, replace 'should' with 'shall'.		5/7/2015	
50- 4	Landscape Specific Plan	Section 3.4.2.6 (2.i) - change 'should' to 'shall' in the last two sentences.		5/7/2015	
50- 5	Landscape Specific Plan	Section 3.4.2.6 - add to this section that all walls and fences used for screening, and those solid walls and fences over 3 feet high which face a public street, shall provide a fully landscaped buffer at least 5 feet deep on the street-facing side of the wall or fence.		5/7/2015	
50- 6	Landscape Specific Plan	Section 3.4.2.6 (2.ii) - describe the height and type of materials to be used for heat deflecting walls. Clarify which plan type (grading, TM, STP) these walls will show up on.		5/7/2015	
50- 7	Landscape Specific Plan	Section 3.4.3.2 (1, 2, 4) - replace 'should' with 'shall'.		5/7/2015	
50- 8	Landscape Specific Plan	Section 3.4.3.6 (1) - replace 'should' with 'shall'.		5/7/2015	
50- 9	Landscape Specific Plan	Section 3.4.3.7 (3) - replace 'should' with 'shall'.		5/7/2015	
50- 10	Landscape Specific Plan	Section 3.4.4.2 (3) - replace 'should' with 'shall'.		5/7/2015	
50- 11	Landscape Specific Plan	Section 3.4.4.3 (2) - replace 'should' with 'shall'.		5/7/2015	

50- 12	Landscape Specific Plan	Section 3.5.1 (5th, 6th, and 7th bullets) - replace 'should' with 'shall.'		5/7/2015	
50- 13	Landscape Specific Plan	Section 3.5.2 (Vineyards) - if not discussed here in this section, adequate explanation shall be provided elsewhere in the Specific Plan that demonstrates how the slopes containing vineyards will be protected for soil erosion and meet the intent of the Grading Ordinance, specifically, Section 87.417 and Section 2.D (8) of the County's Water Efficient Landscape Design Manual. Response to this comment shall indicate where in the Plan it is discussed.		5/7/2015	
50- 14	Landscape Specific Plan	All Figures referred to in Section 3.5 shall be provided.		5/7/2015	
50- 15	Landscape Specific Plan	Section 3.5.2 (2) - please clarify that this document is produced by the San Diego Chapter's of ASLA and the California Native Plant Society. The County of San Diego recognizes the California Invasive Plant Council Inventory of California Invasive Plants. All references are applicable, just need clarification to sources of information.		5/7/2015	
50- 16	Landscape Specific Plan	Section 3.5.2 (4) - clarify that plant factors of 0.2 or lower are based on the latest version of the State of California's Department of Water Resources guide, Water Use Classifications of Landscape Species (WUCOLS) for Region's 3 and 4.		5/7/2015	
50- 17	Landscape Specific Plan	Section 3.5.2 (4.c.2, 3, and 5) - replace 'should' with 'shall.'		5/7/2015	
50- 18	Landscape Specific Plan	Section 3.5.2 (4.e.iii) - explain what Special Management Areas are.		5/7/2015	
50- 19	Landscape Specific Plan	Section 3.5.2 (4.e) - add another category to explain what shows up on the tentative map as Brush Management Access Easements. Describe how they will be laid out, what type of materials will be used, and who maintains them to Fire District standards. Show these locations on any subsequent Figures to be included with the next iteration submittal and coordinate their graphic description in Appendix H1 and H2 of the Fire Protection Plan.		5/7/2015	

50- 20	Landscape Specific Plan	Section 3.5.2 (4.e) - reference the Fire Protection Plan's Appendix I (Prohibited Plant List) and J (Fuel Management Zone Plant List) as it relates to Figure 62. Reference Appendix H1 and H2 of the Fire Protection Plan as it relates to Fuel Modification Zones 1, 2, and Special Management Areas.		5/7/2015	
50- 21	Landscape Specific Plan	Add a category within Section 3.5 that discusses in detail, parkway/streetscape planting and coordinate with street cross sections shown on the tentative map. Coordinate with Section's 3.2.2 (third bullet), 3.2.2.1, 3.2.2.2, and 3.2.2.3 of the Specific Plan. Include both public and private roadways. Coordinate maintenance responsibilities with Section 4.3 of the Specific Plan. Discuss planting within, and adjacent to utility easements and trail easements. Consider theme trees and specific plant palettes for each road segment.		5/7/2015	
50- 22	Landscape Specific Plan	Add a category within Section 3.5 that addresses slope planting. Specifically, erosion control, aesthetic's, fuel management, and blending in with the surrounding native vegetation. Provide a typical plant palette and coordinate with Fire Protection Plan. Refer to Section 6.7 (Slope Stability) of the November 2006 Geotechnical Report, or any updated information since then, and provide recommended planting and irrigation techniques.		5/7/2015	
50- 23	Landscape Specific Plan	Add a category within Section 3.5 that discusses what the school site landscape would entail if the area does not revert back to residential.		5/7/2015	
50- 24	Landscape Specific Plan	Section 3.5.3 (1st, 4th, and 7th bullet) - replace 'should' with 'shall.' 4th bullet - add to the end of the sentence: "in order to meet lower plant factor requirements."		5/7/2015	
50- 25	Landscape Specific Plan	Section 3.5.5 - provide typical plant palettes for each Park Type.		5/7/2015	
50- 26	Landscape Specific Plan	Section 4.1.1 (a) - between this section and 4.1.2.2, clarify that conceptual landscape plans will be required of all site plans to be in compliance with the Specific Plan prior to final landscape plans being submitted and approved.		5/7/2015	
50- 27	Landscape Specific Plan	Section 4.3 (5th bullet) - clarify how enforcement of homeowner responsibilities for on-going brush management will be attained as turn-over of lot ownership occurs over the years.		5/7/2015	

50- 28	Landscape Specific Plan	Section 4.3 (6th bullet) - describe who will be responsible for forming the Landscape Maintenance District as development of the site occurs in phases.		5/7/2015	
50- 29	Landscape Specific Plan	All proposed parking areas within the Specific Plan for commercial (3.4.3.2), residential (3.4.4.2), and neighborhood parks (3.5.5) shall be in compliance with the landscape requirements found in Section 7 of the County's Parking Design Manual and the County's Low Impact Development Handbook relating to storm water runoff. Provide additional language in each of these Sections to reflect these requirements.		5/7/2015	

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

TRAFFIC IMPACT ANALYSIS (TIA) & DESIGN EXCEPTIONS

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
51- 1	TIA	Staff's comments are draft in nature and subject to change due to the incomplete submission of all project traffic-related information. The Caltrans Project Study Report (PSR) has additional interchange issues which will effect project design features and mitigation. The Caltrans report could alter the future volumes, trip generation, and distribution assumptions used in the traffic study. Additional staff comments will be provided upon the project's official project application and after Caltrans has completed the I-15/Deer Springs Road interchange report.	Pending results of Interchange PSR	12/5/2014 5/7/2015	
51- 2	TIA	The TIA describes several potential I-15/Deer Springs Road interchange configurations. The interchange configurations will directly affect traffic operations along the adjacent County roads. Subsequently, the project's traffic impact and mitigation findings are subject to change until a final interchange configuration/design is chosen. The TIA itself (Pg. 155) notes that the Caltrans PSR could change the findings for the Deer Springs Road/I-15 NB ramp findings and at Mesa Rock Road.	Pending results of Interchange PSR	12/5/2014 5/7/2015	
51- 3	TIA	Option A proposes to retain the segment of Deer Springs Road from Sarver Lane to Mesa Rock Road as a two-lane road. Staff has repeatedly advised the applicant in written comments and in meeting discussions that staff does not support a downgrade in the Mobility Element classification of Deer Springs Road to a 2-lane or 4-lane road at this time. We recommend moving forward with a project that includes the construction of Deer Springs Road as a 4-lane road with a graded width of 6-lanes along the project frontage and retaining the current 6-lane road Mobility Element classification as the preferred project.	Informational	12/5/14	5/7/15

51- 4	TIA	The differences in the projected Deer Springs Road traffic volumes in some cases (Tables 11-2/3) varies by several thousand daily trips (up to 25K ADT difference) depending on the option and the Mountain Meadows Road assumptions. Tables 11-4 and 11-5 show that Option A results in a substantial redirected traffic onto the I-15 corridor. <i>The TIA should clarify the added LOS deficiencies congestion along I-15 or other major regional arterials in the long-range scenarios that result from the Option A alternative. The TIA should add to table 11-2 a summary of the I-15 mainline volume Option A and B (and C) comparison.</i>	2nd Request: see bold for additional language	12/5/2014 5/7/2015	
51- 5	TIA	2nd Request: The TIA should not describe or advocate the potential non-traffic benefits of the proposed Deer Springs Road option such as reduced biological impacts. The TIA should be an unbiased technical analysis of the project's traffic impacts and mitigation findings. The project's DEIR can identify a preferred project option/alternative. Remove Section 15.6 and Table 15-5.	2nd Request: see bold for additional language	12/5/2014 5/7/2015	
51- 6	TIA	The TIA should not identify a preferred applicant option for the proposed Deer Springs Road classifications (Pg.8). The TIA should be an unbiased technical analysis of the project's traffic impacts and mitigation findings. The project's DEIR can identify a preferred project option/alternative.	Complete	12/5/14	5/7/15
51- 7	TIA	The TIA (Pg. 8) describes off-site roadway improvements to Deer Springs Road and that improvements would be consistent with County standards. However, this is not the case and the road improvements have submitted design exceptions that modify the capacity assumptions for the proposed classifications.	Complete	12/5/14	5/7/15
51- 8	TIA	2nd Request: The TIA (pg. 8) includes General Plan consistency language about policy that is not appropriate for the technical document. Remove Section 15.4 the TIA is not the place for General Plan Goal discussion.	2nd Request: see bold for additional language	12/5/2014 5/7/2015	
51- 9	TIA	The TIA (pg. 9) describes I-15 alternatives but does not present information on how an alternative will be selected by the Caltrans PSR and what impact that may have on intersection configurations.	Complete	12/5/14	5/7/15
51- 10	TIA	The TIA (pg. 18) describes that sidewalks will be constructed the length of the roadway, however, the design exceptions only include a pathway along one side of the proposed Deer Springs Road improvements.	Complete	12/5/14	5/7/15

51- 11	TIA	The TIA (Pg. 41) should acknowledge the first note of Table 5-3 that the capacity assumption values are based "on the geometry of the roadway...and other relevant factors as determined by the Director of Public Works". With the proposed design exceptions a reduced capacity should be assumed for study area segments. Following the logic of Table 12-1 a 10% reduction should be the starting point. Staff will also evaluate and propose a % reduction based on the proposed geometry.	Complete	12/5/14	5/7/15
51- 12	TIA	The TIA should note that with the revised capacity assumptions, several LOS findings are different that presented. See conclusions on page 130 and summarized in Table 11-2.	Complete	12/5/14	5/7/15
51- 13	TIA	The TIA (pg. 45) should note that the County's Report Format and Content Requirements have been updated as of August 2011.	Complete	12/5/14	5/7/15
51- 14	TIA	Figure 8-1 and Figure do not show any trips distributing to Gopher Canyon Road, however the Select Zone Plots in the Appendix show 3 and 8% respectively for the residential and commercial uses, which would meet the County's 25 peak hour threshold. The TIA should include segment analysis for Gopher Canyon Road.	Complete	12/5/14	5/7/15
51- 15	TIA	The TIA (Pg. 75) should not consider the Mirar De Valle/Mountain Meadow Road extension as 'speculative' but rather unbuilt. There is no planned GPA that would delete or reclassify Mirar De Valle/Mountain Meadow Road extension	Complete	12/5/14	5/7/15
51- 16	TIA	The TIA (Pg. 127) should note which Series Model are referenced by the GP 2030 model.	Complete	12/5/14	5/7/15
51- 17	TIA	The TIA (pg. 147) should note that the reduced shoulder widths are serving as Bike Lanes with Parking restrictions within the project site.	Complete	12/5/14	5/7/15
51- 18	TIA	The TIA (Pg. 151) should note that by the logic presented on Table 13-1, because the Option B performs better (less travel time) it would be the preferred option, which contradicts the conclusion found on page 130.	Complete	12/5/14	5/7/15
51- 19	TIA	The TDM program should quantify the number of trips it seeks to reduce.	Complete	12/5/14	5/7/15
51- 20	TIA	The TDM program should cite examples of existing neighborhood electric bike share. Staff is not aware of any such programs.	Complete	12/5/14	5/7/15

51- 21	TIA	The TDM program should describe the funding and time commitment levels of the proposed ride share and shuttle services.	Pending per final conditions	12/5/2014 5/7/2015	
51- 22	TIA	The TIA (Pg. 157) should note the amount or percentage of fair share contribution towards the City of San Marcos project.	Pending	12/5/2014 5/7/2015	
51- 23	TIA	The TIA (Pg. 157) should provide additional rationale how the segment impacts are reduced by intersection improvements.	Complete	12/5/14	5/7/15
51- 24	TIA	The TIA (Pg. 157) should note that for all cumulative impacts within the County, payment of the updated TIF program rates should be noted as mitigation.	Complete	12/5/14	5/7/15
51- 25	TIA	The TIA indicates (Pg.9) that no improvements are planned for Twin Oaks Valley Road north of Deer Springs Road. It should be noted that improvements to Twin Oaks Valley Road may be required in order to provide enhanced access and/or improve the road to Public Road Standards. Staff's review will determine whether or not improvements to Twin Oaks Valley Road will be required.	Complete	12/5/14	5/7/15
51- 26	TIA	At this time, Option C (4-lane Deer Springs Road) should remain one of the Deer Springs Road alternatives analyzed in the revised traffic study.	Complete	12/5/14	5/7/15
51- 27	TIA	The TIA should clarify the reason why the project's trip generation estimate differs from the Proposed Project GPA trip generation (23,876 vs 24,241 ADT)	Complete	12/5/14	5/7/15
51- 28	TIA	The TIA should describes how the project's internal trip distribution was derived as reflected in Figure 12-1.	Complete	12/5/14	5/7/15
51- 29	TIA	The TIA should provide analysis to demonstrate the effectiveness of the project's proposed direct impact mitigation measures.	Complete	12/5/14	5/7/15
51- 30	TIA	The TIA should clarify if the project's internal and external trip distribution assumptions were adjusted based on the Deer Springs Road options.	Complete	12/5/14	5/7/15
51- 31	TIA	2nd Request: The Project Description and TIA does not discuss project phasing. If a phased development is not analyzed, all require road improvements will need to be completed prior to the first Final Map.	2nd Request	12/5/2014 5/7/2015	
51- 32	TIA	The TIA should incorporate all DSR options (A:4/2, B:6, C:4) into the main TIA body. Appendix section H including tables and sections should be brought into the main body of the TIA for equal discussion of all possible options.		5/7/15	

51- 33	TIA	The TIA should remove the extra language of page 77 (Sec. 9.1) describing the funding and timing of Mountain Meadow Road connections. The TIA can analyse a without Mountain Meadow connection but is advised this can be placed in the appendix. A buildout analysis includes all ME roads as currently classified.		5/7/15	
51- 34	TIA	The TIA should further explain the proposed overlap phasing of Mitigation D4 for Deer Springs Road and Sarver Lane.		5/7/15	
51- 35	TIA	Appendix H does not state the methodology used to obtain 2030 projected traffic volumes. Appendix H should discuss how the 2030 volumes were obtained and provide the volume plot for the long-term model run with Deer Springs Road as 4.1A Major Road.		5/7/15	
51- 36	TIA	The TIA should provide an analysis of internal circulation intersection analysis of the various internal intersections as they may require additional/dedicated turn-lanes and/or signalization. The resultant table 12-2 should provide LOS operations of the internal intersections.		5/7/15	
51- 37	TIA	The TIA Figures 11-2 through 11-5 detail volume differences between Options A and B on Deer Springs Road, but do not show the corresponding changes in volumes on I-15. The Figures should be consistent with the tables showing the Freeway Mainline traffic volumes.		5/7/15	
51- 38	TIA	The travel time analysis should include an assessment of the Options (A, B, C) on modeled traffic using the I-15 Freeway and SR-78 versus using Deer Springs Road to points west along SR-78.		5/7/15	
52- 1	DER	DER's should note that per PRS BL next to 4 lane roads are 6'.		12/5/2014 5/7/2015	
52- 2	DER	Section B1 should include a note for parking restriction.		12/5/2014 5/7/2015	
52- 3	DER	Section F1 should explain the extra pavement width (32' vs 28') and the reduced parkway. The section should explore continuing the Camino Mayor pathway on one side within a shifted pathway		12/5/2014 5/7/2015	
52- 4	DER	Section H1 should note that is also seeking no pedestrian provision on the south side, a shift of parkway 2' to the north, and a parking restriction.		12/5/2014 5/7/2015	
52- 5	DER	Section H1 should include a sidewalk or pathway within the south side parkway.		12/5/2014 5/7/2015	
52- 6	DER	It is unclear what purpose the composite of Deer Springs Road Alternatives figure demonstrates.		12/5/2014 5/7/2015	

52- 7	DER	Section H2 should include a sidewalk or pathway within the south side parkway.		12/5/2014 5/7/2015	
52- 8	DER	Section H2 should note it is also seeking no pedestrian provision on the south side, and a parking restriction.		12/5/2014 5/7/2015	
52- 9	DER	Section H2 description of Hardship should remove the statement that the 'ability to provide the pathway would be reduced'. The pathway is part of the roadway standard as much as any other component.		12/5/2014 5/7/2015	
52- 10	DER	Section H3 should note it is also seeking no pedestrian provision on the south side, and a parking restriction.		12/5/2014 5/7/2015	
52- 11	DER	Section H3 should include a sidewalk or pathway within the south side parkway.		12/5/2014 5/7/2015	
52- 12	DER	Section H1, H2, and H3 should note that the reduced horizontal radius and design speed effect the theoretical capacity of the roadway segments. This has cascading effects in the TIA and build-out analysis, the DER should consider the full suite of Public Road Standard Classifications available for design implementation.		12/5/2014 5/7/2015	
53- 1	Memo Option C	The Memo regarding the 4 lane Deer Springs Road (3rd option) does not make a compelling case for exclusion in the EIR. The TIA acknowledges that a 4-lane Deer Springs Road from I-15 to the City of San Marcos would fully mitigate the project's significant direct impacts.		12/5/2014 5/7/2015	
53- 2	Memo Option C	The objective of the EIR and CEQA studies is to identify and disclose impacts and potential mitigation. Just as this memo does, by including the 3rd option, the additional information helps to evaluate the project and alternatives based on all facts available.		12/5/2014 5/7/2015	
53- 3	Memo Option C	Additionally, the logic used by the memo fails to consider that "failing" segments is the only concern. As expected the 4 lane option carries more vehicles than the 2 and less than the 6, and thus, in this case operations are lesser, but volume carried is higher.		12/5/2014 5/7/2015	
53- 4	Memo Option C	The memo should also note that with the reduced geometry of the proposed road improvements in Option A, the reduced capacity of even 10% (best case) would increase the number of LOS impacts to Deer Springs Road.		12/5/2014 5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
54 - 1	Traffic	The project may need to include a third GPA Mobility Element scenario/option (C) which proposes to downgrade Deer Springs Road from I-15 to the City of San Marcos from a 6-lane Prime Arterial to a 4-lane Major Road. A determination on this potential option will be made after review of the Traffic Impact Study.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54- 2	Traffic	The project's comprehensive Traffic Impact Analysis (TIA) will need to demonstrate the adequacy of the projected Deer Springs Road LOS operations for each alternative and the lane configuration for the Sarver Lane and Mesa Rock Road intersections as discussed in the Project Description (Pgs.14-15).	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54- 3	Traffic	The TIA should address the potential regional traffic impacts resulting from the 2 and 4-lane Deer Springs Road alternatives if traffic is discouraged from using Deer Springs Road and redistributes to other regional routes/corridors like I-15.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54 - 4	Traffic	The project's TIA will need to determine if leaving Deer Springs Road as a 2-lane road between Sarver Lane and Mesa Rock Road will 1) provide adequate mitigation for the project's direct impacts and 2) adequate long-term traffic operations. An EIR Finding of Overriding Considerations and the acceptance of the deficient LOS operations will likely both be needed if the 2-lane road option (A) is chosen	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54 - 5	Traffic	The Project Description indicates that no improvements are planned for the Twin Oaks Valley Road. The TIA findings and staff's review will determine whether or not the project will be required to improve Twin Oaks Valley Road in order to enhance traffic operations and safety and project access.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54 - 6	Traffic	The TIA should analyze the construction traffic impacts that would occur during the improvements to Deer Springs Road and the I-15/Deer Springs Road interchange. The assessment of construction impacts should consider the possibility of concurrent road and interchange improvements and the overlapping of the road construction with the early phases of the proposed project coming online.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
54 - 7	Traffic	The traffic consultant and Caltrans should coordinate closely with County staff for the assessment of all proposed I-15/Deer Springs Road ram interchange alternatives (Pg.15) because of their direct effect to traffic operations along the adjacent roads such as Deer Springs Road and Mesa Rock Road. The project's TIA must analyze the impacts to traffic operations along Deer Springs Road and Mesa Rock Road that will result from the various ramp interchange alternatives.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54 - 8	Traffic	The Project Description discusses (Pg.15) the potential added benefits associated with the 2-lane Deer Springs Road alternative. The project's TIA must analyze traffic operations for each of the Deer Springs Road alternatives and the project's EIR must assess both the advantages and disadvantages associated with each road design alternative.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54 - 9	Traffic	The project engineer should provide design exception requests for all proposed onsite and offsite road designs that do not conform to the County's Public Road Standards. Staff's recommendations to approve or deny the proposed design exception requests will not occur until the TIA has been finalized and accepted by staff.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
54 - 10	Traffic	The Project Description does not discuss project phasing. If a phased development is not analyzed, all require road improvements will need to be completed prior to the first Final Map.	Please refer to the specific comments on the Traffic Impact Analysis.	10/22/14	5/7/15
55 - 1	Road Sections	The Multi-use Trail through the open space will not require an easement, unless the Open Space is not dedicated to the County. However the 3' trail tread should only have minor clearing (not 12' as shown) around the tread.		10/22/14	5/7/15
55 - 2	Road Sections	Section F1 should have an extension of the pathway as in Section F2. Please discuss possible design solutions with staff due to the existing grade limitations in the area.		10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
55 - 3	Road Sections	The Road Sections identify landscaping parkways often along both sides of the pathways. The road sections should identify the location of utilities when adjacent to roadways. Pathways shall be kept free and clear of above ground utility encroachment.		10/22/14	5/7/15
55 - 4	Road Sections	2nd request: The multiuse-trail (pathway) along the main road is only provided on one side of the road. The current size is proposed at 8'. The project should consider increasing the size to 10' as there will be two-way traffic on the facility. 8' is the minimum recommended pathway size, 10' and 12' are allowed for pathways. 10 or 12' is recommended because both sides of the street are not provided with walk/pathway provisions for section A1, A2, B1, B2, H2.		10/22/2014 5/7/15	
56 - 1	TM/Trail Section	Section K2 should show a 20' trail easement around the existing dirt roads that are proposed for trail use.		5/7/15	
56 - 2	TM/Trail Section	Section A1 should show a 15' right turn lane, 5' Bike Lane, then the 12' travel lane, and two 10' turn lanes, for southbound Mesa Rock Road		5/7/15	
56 - 3	TM/Trail Section	Sheet 4/14 Camino Mayor shows trail symbology when pathway (within ROW) is facility type		5/7/15	
57- 1	Trails	The Park and Trail Plan should identify the Multi-use Trail as a Pathway since it is proposed to be within the ROW of Deer Springs Road and other internal roads.		10/22/14	5/7/15
57- 2	Trails	The Park and Trail Plan should identify the Internal Trail within Neighborhoods as a pathway also, as they are within the ROW.		10/22/14	5/7/15
57- 3	Trails	The Park and Trail Plan should devise a different symbology for the trails that are not within the road ROW. As these are more accurately described as 'trails' as they need easements across private property.		10/22/14	5/7/15
57- 4	Trails	The Park and Trail Plan should provided revised symbology for the different trail, pathway and other network alignments.		10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
57- 5	Trails	The Park and Trail Plan should not combine Internal Trail/Pathway mileage that is not within the neighborhood streets. They should differentiate those that are outside of the neighborhood and actual trail experiences.		10/22/14	5/7/15
57- 6	Trails	The Park and Trail Plan should add a symbol for sidewalk provision to show connectivity to the parks (example Terraces neighborhood).		10/22/14	5/7/15
57- 7	Trails	Please provide conceptual park plans that identify pedestrian access, including crosswalks, sidewalks, and pathways. <u>Please add this information to the Specific Plan.</u>		10/22/2014 5/7/2015	
58- 1	Tentative Map Sheets	Sheet 1 should add a pathway symbology in addition to the trail symbology.		10/22/14	5/7/15
58- 2	Tentative Map Sheets	Sheet 2, Section H2 Deer Springs Road should identify proposed parkway improvements (DG pathway or sidewalk).		10/22/14	5/7/15
58- 3	Tentative Map Sheets	Sheet 4 has a section S 2 but that is not found on the section sheet #2.		10/22/14	5/7/15
58- 4	Tentative Map Sheets	Sheet 4 identifies the use of the existing dirt roads as the main open space trail (8') however, staff should assist in consultation on the continued use of these roads for sustainability of the trails and the need for potential re-routes due to grade/erosion etc.		10/22/14	5/7/15
58- 5	Tentative Map Sheets	2nd request: Sheet 4 open space trails appears to be missing some of the segments/symbology of the Park and Trail Plan. TM/Grading sheet 4 missing segment of trail shown on SP Figure 56 (east of equestrian staging toward overlook).		10/22/2014 5/7/15	
58- 6	Tentative Map Sheets	Sheet 5 is missing the pathway symbology on Sarver Lane before and after the proposed roundabout.		10/22/14	5/7/15
58- 7	Tentative Map Sheets	Sheet 6 should provide some stairs to the Park from the Town Center across Street TC-2.		10/22/14	5/7/15
58- 8	Tentative Map Sheets	Sheet 8 identifies the 'trail' (in the Park and Trail Plan) as a 24' utility access road. If it is such it should not be counted as trail mileage.		10/22/14	5/7/15
58- 9	Tentative Map Sheets	Sheet 9 has trails that are over 19% slope. If existing, they should be evaluated for re-routes. If proposed, they should be evaluated for re-routes.		10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
58- 10	Tentative Map Sheets	Sheet 9 should provide pathways on both sides of Street M-1 & 2 from Street M-3 to Sierra Parkway		10/22/14	5/7/15
58- 11	Tentative Map Sheets	2nd request: Sheet 9 shows a trail alignment over a proposed brow ditch. Trails shall be kept free an clear of above ground utilities and other structures. They can cross brow ditches at right angles and with a short bridge deck.		10/22/2014 5/7/15	
58- 12	Tentative Map Sheets	Sheet 11, Sierra Parkway needs walking provisions on the south side of the street adjacent to the community park.		10/22/14	5/7/15
58- 13	Tentative Map Sheets	Sheet 11, trails within the brush management area will require easements since the brush management areas are presumably HOA owned and maintained areas.		10/22/14	5/7/15
58- 14	Tentative Map Sheets	Sheet 12, Street V1 (section E1) is a private road with pathway, since it connects to public parks and the utility road 'trail' the private road trails should have public access easements connecting all the publically accessible trail/park network.		10/22/14	5/7/15
58- 15	Tentative Map Sheets	Sheet 13, is missing the pathway symbology on Sarver Lane before and after the proposed roundabout		10/22/14	5/7/15
58- 16	Tentative Map Sheets	Sheet 14 should provide more detail of the proposed park at the equestrian trailer staging area.		10/22/14	5/7/15
58- 17	Tentative Map Sheets	Sheet 15 appears to show the full relocation of existing Sycamore Road when connecting to improved Deer Springs Road.		10/22/14	5/7/15
58- 18	Tentative Map Sheets	2nd request: Deer Springs Road alignment study should show through bike lanes adjacent to right turn lane and through lanes when dedicated right turn lanes are present.		10/22/2014 5/7/15	
58- 19	Tentative Map Sheets	Deer Springs Road Alignment study should consider a 2.1B classification as there are over 15 intersection/driveways from STA 45+00 to 75+00.		10/22/14	5/7/15
58- 20	TM	Sheet 6 intersection of Deer Springs Road and Mesa Rock Road missing through bicycle lanes adjacent to through and turn lanes		5/7/15	
58- 21	TM/Grading Plan	Sheet 9 typical section of brow ditch 'bridge decks/covers' should be provided on typical section sheet with greater detail than text.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
59- 1	Project Description	2nd request: Greater details of the electric bike share system should be provided. This level of detail (i.e., approximately 10 electric bikes at each kiosk, and a kiosk within each of the seven planning areas) was not included in the Specific Plan or in the Project Description.		10/22/2014 5/7/15	
59- 2	Project Description	The Sierra Town Center neighborhood lists 95 residential units, but counts on the TM sheets identify only 82 condos.		10/22/14	5/7/15

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
60- 1	Specific Plan	Page 2-9, should remove the language of a 'significant reduction' in cut-through trips due to the proposed design of Deer Springs Road. Further, the SP should be a place for project description not justification of GP policies about growth inducement (especially considering a GPA project).		5/7/15	
60- 2	Specific Plan	Page 2-11; biological open space provides #2 for non-motorized recreation (not passive)		5/7/15	
60- 3	Specific Plan	Page 3-34 include statements that trails within neighborhoods and open space are located within easements.		5/7/15	
60- 4	Specific Plan	Figure 77: should show a pedestrian entrance to the park 11 c? or b? to the dog park from the street (NW corner).		5/7/15	
60- 5	Specific Plan	Figure 82; secondary trail through neighborhoods and open space should show the 20' easement and eliminate the 12' clear.		5/7/15	
60- 6	Specific Plan	Figure 83; multi-use trail and secondary trail through open space, show 20' trail easement and eliminate the 12' clear.		5/7/15	
60- 7	Specific Plan	The Specific Plan identifies Option A as the applicant's preferred option. The recommendations for the project's Deer Springs Road improvements will not be finalized until staff has completed their review of all of the project's transportation analysis documents		5/7/15	
60- 8	Specific Plan	It should be noted that any assumption regarding future roadway and intersection configurations such as the seven-lane entry road (Pg.2-7) will not be final until staff has completed their review of all of the project's transportation analysis documents. The Caltrans I-15/Deer Springs Road interchange PSR findings will also determine the future roadway and intersection configuration requirements (Ex. Deer Springs Rd/Mesa Rock Rd intersection).		5/7/15	
60- 9	Specific Plan	The Specific Plan indicates that no improvements are planned for Twin Oaks Valley Road north of Deer Springs Road. It will not be determine whether or not improvements are needed to Twin Oaks Valley Road until after has completed their review of all of the project's transportation analysis documents.		5/7/15	

60- 10	Specific Plan	The preparers of the Specific Plan should coordinate closely with the project's traffic consultants in order to make sure the transportation discussion in both reports is consistent. The project's traffic study is currently in draft form and subject to multiple revisions as the project goes through the planning review process.		5/7/15	
--------	---------------	--	--	--------	--

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
61- 1	Flood Control	The FEMA-mapped floodplain for Stevenson Creek runs adjacent to Deer Springs Road, which is proposed to be widened with the project.		10/22/2014 5/7/2015	
61- 2	Flood Control	Any proposed work within the Special Flood Hazard Area that will result in changes to the base flood elevation is required to submit a CLOMR and LOMR in accordance with Section 811.503(b) of the County Flood Damage Prevention Ordinance.		10/22/2014 5/7/2015	
61- 3	Flood Control	Any proposed work within the Floodway requires an analysis and "No-Rise" certification demonstrating that the proposed use shall not result in any increase in flood levels or the volume or velocity of flood flows during the occurrence of the base flood discharge in accordance with Section 811.506(a) of the County Flood Damage Prevention Ordinance.		10/22/2014 5/7/2015	
61- 4	Flood Control	Sheet 2 – Access road for any publically maintained drainage facilities should have a minimum width of 15-feet if there are obstructions (private fences, walls, etc.) immediately adjacent to the road. 10-12 feet would be acceptable depending on terrain, slope, surface and adjacent clear area.		10/22/2014 5/7/2015	
61- 5	Flood Control	Sheet 2 – Access road surface for any publically maintained drainage facilities will be dependent on slope and the size of equipment needed to maintain the facilities. DG will likely not be acceptable due to damage caused by heavy equipment and the potential for erosion. Suggest asphalt, concrete, or if necessary some other more permeable surface like Armor-Flex or other alternatives.		10/22/2014 5/7/2015	
61- 6	Flood Control	Sheets 6, 7 and 11 – There are Basin facilities located within a Park and a Joint-Use Park. If these are proposed to be public parks, has the Parks Dept. been involved with design and maintenance requirements of the basin facilities. If they are unable to maintain the basins a funding mechanism will need to be established for maintenance and eventual replacement or they will need to be privately maintained.		10/22/2014 5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
61- 7	Flood Control	Overall – There are another 10-15 basins (some identified, some not) throughout the project. If those are intended to be publically maintained, a detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained.		10/22/2014 5/7/2015	
61- 8	Flood Control	Overall – Identify any other drainage or treatment control facilities proposed outside the public right-of-way that are intended to be publically maintained. A detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained.		10/22/2014 5/7/2015	
61- 9	Flood Control	Sheet 11 – There are storm drains shown in an area between residential lots (Lots S, T and U). What is this area intended to be. If it is a natural area (Open Space), or an area where access will be limited or restricted, the facilities should be relocated outside this area, or they will need to be privately maintained (typical for other similar areas).		10/22/2014 5/7/2015	
61- 10	Flood Control	Sheets 13 and 15 – Show FEMA 100 year floodplain and floodway in relation to proposed improvements. Show both pre and post floodplain/floodway if impacts or revisions are proposed due to road widening.		10/22/2014 5/7/2015	
61- 11	Flood Control	The report needs to include exhibits for each basin including contours at a scale sufficient to verify stage storage relationships. Supporting area/volume calculations need to be included in the report.		5/7/15	
61- 12	Flood Control	For the existing detention basins that are proposed to have aprons on the Caltrans pipes, confirmation is required that Caltrans has reviewed and allows these facilities, and maintenance details will need to be specified. (2nd request)		5/7/15	
61- 13	Flood Control	The detention outlet works need to include appropriate tailwater in the calculations.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
61- 14	Flood Control	The time interval in the control specifications does not need to be set at or near the hydrograph time step. This value should be set to 1 minute to ensure that peak flows are not missed in the calculations (this is happening for some of the analyses).		5/7/15	
61- 15	Flood Control	For several of the analyses the RatHydro hydrograph incremental time values don't match what is input into HEC-HMS (i.e. 11 minutes changed to 12, 13 changed to 12. 14 changed to 15). These values need to match.		5/7/15	
61- 16	Flood Control	The volume below the orifice of basins 25, 26, 27 (and any others that this pertains to) should not be included in the peak flow detention analyses.		5/7/15	
61- 17	Flood Control	The report should include the Caltrans plans for existing outlet pipes.		5/7/15	
61- 18	Flood Control	The final design of each detention basin will need to include: a. Design and analyses of an emergency spillway in accordance with Hydraulic Design Manual Section 6.2.4.3. b. Fencing if ponding is greater than 3 feet in accordance with Hydraulic Design Manual Section 6.2.3. c. Maintenance criteria to satisfy Hydraulic Design Manual Section 6.2.6.	Comment for information only	5/7/15	5/7/15
62- 1	Pre-Development Hydrology	Please show all sub-basin areas on the Hydrology Maps for clarity. Please add sub-basin numbers to Hydrology Maps for clarity. Proposed Basin 13 data table does not match AES summary table/calcs (node 1349 in AES not shown on hydrology map). Need area/elevation/flowlength map data table for Subareas 22, 23, and 24.		5/7/15	
62- 2	Post-Development Hydrology	Elevations cannot be verified based on the Hydrology Maps provided. For a complete review, please show legible elevations and contours, and subareas on all of the Hydrology Maps. Some data tables/calcs. are missing from the Hydrology Maps (i.e. subbasin 21 – 35.5 acres, 41 cfs). Basin C AES calcs / data do not match the Map data (i.e. node 2618 – 2617, etc.)		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
62- 3	Post-Development Hydrology	Node summary outflows on the Hydrology Map do not match AES calculations (i.e. Basin 13: Node 13 - Map shows an area of 135.6 acres, Q of 63.12 cfs and Tc of 17.87 min., while calcs. shows an area of 141.5 acres, Q of 65.48 cfs and Tc of 17.51 min., Basin 20: Node 20 – Map shows an area of 13.60 acres, while calcs. show an area of 13.70 acres, Basin 21; node 21 – Map shows Q of 44.63 cfs, and Tc of 10.34 min., while calcs. show Q of 41.24 cfs and Tc of 10.39 min. Proposed Basin D: Node 29 – Maps shows a Tc of 9.47 min. while calcs. show Tc of 20.49 min.) Summary at Proposed Node 32 (Q = 136.24) does not match AES calcs. (Q = 231.83 cfs). Summary at Proposed Node 21 does not match AES calcs. (A = 35.5 acres).		5/7/15	
62- 4	Post-Development Hydrology	User specified Hydrology for Detention 21 East (node 2123) does not agree with the detention calculations (Qout = 4.6 cfs per detention modelling).		5/7/15	
62- 5	Post-Development Hydrology	User specified Hydrology for Detention 21 West (node 2120) does not agree with the detention calculations (Qout = 4.1 cfs per detention modelling).		5/7/15	
62- 6	Post-Development Hydrology	Detention modelling appears to be missing for User specified Hydrology input (detention) at Node 2118.5.		5/7/15	
62- 7	Post-Development Hydrology	Data table is missing in the AES calculations for Basins 25-1,2,3.		5/7/15	
62- 8	Post-Development Hydrology	Text on the overall Hydrology Exhibits and Vol. 1 Exhibits is illegible.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
63- 1	Drainage Study	Volume 1 – Section 1.1 Significance Thresholds states that there will be no impacts to a mapped floodway/floodplain, however no analysis was done. The project's offsite improvements are within the FEMA-mapped floodway/floodplain of Stevenson Creek and will require a detailed analysis to: redefine the floodplain; ensure that flows are not redirected, and; demonstrate that there will be no negative impacts downstream. <i>[Informational Comment Only: A LOMR/CLOMR, and No-Rise Analysis and certification in accordance with Section 811.503(b) and 811.506(a) of the Flood Damage Prevention Ordinance will also be required.]</i>		5/7/15	
63- 2	Drainage Study	The trapezoidal channel analyses for the floodplain channelization utilize a Manning's "n" value of 0.035. The analyses are required to follow the guidance of Section 5.3.7 of the Hydraulic Design Manual. Use of low "n" values for channelized sections requires assurance of maintenance of vegetation levels lower than the value used through agreements that are officially recorded and enforceable.		5/7/15	
63- 3	Drainage Study	Volume 1 – Section 10, Basin E Exhibit, Summary data at node 32 does not match AES results. Basin B Exhibit Summary data does not match AES results.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
64- 1	Preliminary Grading Plan/Tentative Map	Overall - There are another 10-15 basins (some identified, some not) throughout the project. If those are intended to be publically maintained, a detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained. Eight Basins are clearly identified on the Tentative Map, but the Grading Plan still shows many more basin facilities. Please clarify function and proposed maintenance responsibility for all basins. Any flood control facilities that will be owned or operated by the County need to have a private funding mechanism in place that is adequate to cover their perpetual operation, maintenance and eventual replacement.		5/7/15	
64- 2	Preliminary Grading Plan/Tentative Map	Overall - Identify any other drainage or treatment control facilities proposed outside the public right-of-way that are intended to be publically maintained. A detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained. Any flood control facilities that will be owned or operated by the County need to have a private funding mechanism in place that is adequate to cover their perpetual operation, maintenance and eventual replacement.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
64- 3	Preliminary Grading Plan/Tentative Map	Overall – It is difficult to determine storm drain layout on either the Tentative Map or Grading Plan due to the size of the project and the scale of the plan sheets. A color-coded exhibit would be useful in the review process. It should include the entire storm drain system (Bypass and treated), and all basins and treatment control facilities. The exhibit should show public versus private facilities including any other services that might be included in a Community Facilities District (Parks, Fire, Wastewater, Roads, etc.). A table with proposed maintenance responsibilities would also be helpful (HOA, County Parks, County Field Operations, County Flood Control District, etc.)		5/7/15	
64- 4	Preliminary Grading Plan/Tentative Map	Overall – Easements for facilities outside the public right-of-way, including access, should be shown on the Tentative Map so that lot sizes and configurations are not negatively impacted during Final Engineering.		5/7/15	
64- 5	Preliminary Grading Plan/Tentative Map	Overall – How are Parks going to be designed for drainage access (for example Grading Plan Sheet 9 – Parks P15-b and c). If these facilities are to be publically maintained, access needs to be separately dedicated, unobstructed, and improved to allow for vehicles and other maintenance activities.		5/7/15	
64- 6	Preliminary Grading Plan/Tentative Map	Grading Plan Sheet 11 – No outlet shown for Basin AA. Is this an infiltration basin?		5/7/15	
65- 1	Public Road Sections	Modifications to Public Road Sections must be approved by Field Ops, Traffic Engineering, Land Development and the Fire Agency.	Please see the specific Design Exception Request comments.	10/22/14	5/7/15
66- 1	Private Road Sections	Modifications to Private Road Sections must be approved by Land Development and the Fire Agency.	Please see the specific Design Exception Request comments.	10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
68- 1	Drainage	Based on the amount of impervious surfaces that are being created, the project is required to prepare and submit a Drainage Study in compliance with the documents shown below. Hydrology Manual: http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html Drainage Design Manual: http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html	Please see the specific Drainage Study comments.	10/22/14	5/7/15
69- 1	SWMP	The project will be considered a Priority Development Project (PDP), and therefore a Major Storm Water Management Plan (SWMP) will be required. The form can be found in the following link: http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html	Please see the specific SWMP comments.	10/22/14	5/7/15
70- 1	Hydromod (HMP)	The project will be considered a Priority Development Project (PDP), and therefore a Hydromodification Management Study (HMS) will be required. Calculations can be performed using the BMP Sizing Calculator in the link below or other County approved software for continuous simulation. http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html	Please see the specific Hydromodification Study comments.	10/22/14	5/7/15
71- 1	Low Impact Development (IMP)	Please refer to the County of San Diego LID Handbook for reference on accepted LID Measures. The LID Handbook can be accessed through the following link: http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf	Comment for information only	10/22/14	5/7/15
72- 1	Sight Distance	Intersections with a public road may need to be evaluated for sight distance requirements based on County Public Road Standards, section 6.1.E. This includes future public roads. Below is a link to the Public Road Standards: http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf		10/22/2014 5/7/2015	
73 - 1	General	Where shown, label both Sarver Lane and Mesa Rock Road.	Tentative Map was revised.	10/22/14	5/7/15
74 - 1	1	Add Sheet Index.	Tentative Map was revised.	10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
74 - 2	2	On street sections label them as "Public" or "Private." All sections should have a the designation.	Tentative Map was revised.	10/22/14	5/7/15
74 - 3	3	If proposed, identified which easements are to be vacated, quit claimed, etc.	Tentative Map was revised.	10/22/14	5/7/15
75- 1	TM	Lot lines must conform to Ordinance 81.401H and be less than 10° from radial or perpendicular.	Tentative Map was revised.	10/22/14	5/7/15
76- 1	PGP	Label Q ₁₀₀ and V ₁₀₀ at all drainage outfall locations. Show rip rap aprons.	Preliminary Grading Plan was revised.	10/22/14	5/7/15
76- 2	PGP	Show and Label all drainage easements. Identify the easements as private or public.		10/22/14	
76- 3	PGP	Show maintenance access roads, and easements if required, to all proposed basins.		10/22/14	
76- 4	PGP	Label slope ratios on proposed slopes.		10/22/2014 5/7/2015	
77- 1	Roundabout	Roundabout design must be to the satisfaction of DPW Traffic Engineering.	Roundabouts no longer proposed.	10/22/14	5/7/15
78- 1	Off-Site Improvements	Off-site improvements will be determined based on project TIS.	Informational	10/22/14	10/22/14
79- 1	Geotechnical	Provide Geotechnical Report.	Geotechnical Report was submitted.	10/22/14	5/7/15
80- 1	Retaining Walls	Identify non-standard retaining walls on TM.		10/22/2014 5/7/2015	
81- 1	Brow Ditches	Cross lot drainage should be HOA maintained and an easement provided.		10/22/2014 5/7/2015	
82- 1	Road Sections	Sections A2, B2, and C2 should be crowned in the center of the road per current public road standards. Cross-street flow is not allowed except where the road is super elevated. Also revise per comments above;		10/22/2014 5/7/2015	
82- 2	Road Sections	Sections A1, A2, B1, and B2 - Provide a foot between slope daylight and right-of-way line pursuant to San Diego County Design Standard 11 (DS-11). Show the slope ratio adjacent to the right-of-way (typical for all public streets sections). Provide structural section below curb & gutter.		10/22/2014 5/7/2015	
82- 3	Road Sections	Sections B1 and B2 – Revise parkway and slopes per comments above.		10/22/2014 5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
82- 4	Road Sections	Sections: A1, A2, B1, and B2 should consider pedestrian paths on both sides of a roadway. Pedestrian paths on one side of the roadway may be considered where low pedestrian demand warrant the provision of pedestrian facilities on one side of the roadway. Coordination with the local fire authority will be required prior to implementation of one side walkway. Also if pedestrian facilities are on one side of the roadway, pedestrian crossing should be considered to meet the County Public Road standards. Traffic section should review the need for pedestrian facilities.		10/22/2014 5/7/2015	
82- 5	Road Sections	Sections: A1, A2, B2, and C2 should include a concrete barrier between bio retention basins/ infiltration basins/ bio swale and roadway bed.		10/22/2014 5/7/2015	
82- 6	Road Sections	Sections F1 and F2 shall meet County Design Standard Drawing DS-2, DS-3, DS-4 and Sec. 4.5L of these standards.		10/22/2014 5/7/2015	
82- 7	Road Sections	Trees in the right-of-way must be located and maintained properly, and must not impair corner sight distance.		10/22/2014 5/7/2015	
82- 8	Road Section A2	Road Section A2 has longitudinal slope of 12% except for the intersections of 8%. A design exception for grade slope should be considered. Note that maximum desirable grade for Boulevard Road is 9%.		5/7/15	
82- 9	Road Section A2	Provide the overland sheet flow that is allowed to flow across the road with longitudinal slope of 12% and out-sloped road surface of 2%. Please specify standards and specifications such as HDM, Caltrans, AASHTO or others that would be met for the design of this street.		5/7/15	
82- 10	Road Section A2	The plan shows a ditch along the cut slopes. However the profile of the road section does not show ditch along the cut slopes. The ditch to receive slope drainage shall be required to prevent cross-street flow. The ditch design should consider 12% grade in the design to prevent erosion of the ditch itself.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
82- 11	Road Section A2	Provide flow-depth analysis to show how sheet flow on the road surface with 12% longitudinal slope and 2% crownless section travels from inception to existing roadway system.		5/7/15	
82- 12	Road Section A2	Please explain how the project would address hydroplaning impacts due to proposed grades. Provide information and calculations related to Hydroplaning.		5/7/15	
82- 13	Road Section A2	Maximum allowable slope for an Integrated Management Practice / TCBMP bio swale is 4.5% without check dam. This slope can be increased to 6% with check dams. Refer to the County of San Diego Low Impact Development Handbook. With the 12% grade (Section A2), show how this system could function as TCBMP (engineered facility). Otherwise, this facility will be considered a Low Impact Development (non-engineered) feature. Having this swale only as LID, its width then can be reduced to accommodate other necessary features. Note if the swale becomes a LID instead of TCBMP, hydromodification and part of the water quality requirements that have not been met along the road will have to be mitigated elsewhere.		5/7/15	
82- 14	Road Section A2	Attached information for Hydrology map, hydrology/hydraulic calculations, and road side swale detail are not for Road Section A2. Please provide correct information.		5/7/15	
82- 15	Road Section A2	Demonstrate through narratives and calculations, if necessary that road cross section transitions from cross slope to crown can safely convey drainage.		5/7/15	
82- 16	Road Section A2	Any brow ditch, landscaping and water quality facility needs to be maintained (and operated if operation is required) privately, or funding provided privately.		5/7/15	
83 - 1	Landscape within R/W	Prior to approval, Operations should review Landscaping plans. Irrigation and planting shall meet County requirements.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
83 - 2	Road Sections	Landscaping and selecting a type of tree in the county right of way should be considered for its hardiness, the size and placement of trees. Generally, a tree with a trunk diameter greater than 4-inches measured 4-inches above the ground line is considered a "fixed object" along the roadway. These trees should not be placed in the clear recovery zone. For any new construction for roadways with curb and speeds 40mph or less, the minimum recommended clear recovery zone is 18 inch from the curb.		10/22/2014 5/7/2015	
83 - 3	Landscape	Trees rated as Potential High Root Damage shall not be placed within the County right-of-way. Tree roots can cause costly damage to pavement, structures and underground utilities.		10/22/2014 5/7/2015	
83 - 4	Landscape	The landscape in parkways and median should be per Water Efficient Landscape Design Manual. Note that a 1.5' wide maintenance walkway should be installed adjacent to the curbs within medians.		10/22/2014 5/7/2015	
83 - 5	Landscape	Landscaping within the ROW requires an "Encroachment Maintenance and Removal Agreement" with the County. The applicant shall consider Landscape Maintenance agreement with the County for all landscape and hardscape placed within the roads right-of-way.		10/22/2014 5/7/2015	
83 - 6	Landscape	Planting and Irrigation plans shall be reviewed by Field Ops/ Road maintenance staff prior to the project approval.		10/22/2014 5/7/2015	
84- 1	Field Operations	Requirement: Primary maintenance of bio retention basins, bio-swales, infiltration basins including storm drain piping, landscape and any other Treatment Control (TC) BMPs should be the responsibility of the developer and landowner either through a Storm water Maintenance Assessment District/Private Special District or Community Facility District (CFD).		10/22/2014 5/7/2015	
84- 2	Field Operations	Maintenance requires depth of storm drain system to be kept to a minimum. A minimum 2 feet of cover is adequate for RCP pipes.		10/22/2014 5/7/2015	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
84- 3	Field Operations	Maintenance requires Storm drain pipe slope shall be at a minimum of 1% and a 2.0% is preferable, so that the culvert is more likely to be self-cleaning.		10/22/2014 5/7/2015	
84- 4	Field Operations	Sidewalk underdrain (RSD D-27) is not acceptable in the public roads. Instead install Catch Basin with connection to the storm drain system.		10/22/2014 5/7/2015	
84- 5	Field Operations	Provide a cleanouts where the storm drains facility transfers from private to public maintenance or at ROW line.		10/22/2014 5/7/2015	
84- 6	Field Operations	If the project is receiving off-site flows, a separate storm drain system outside public road R/W must convey such flows. The off-site flow system would be privately maintained.		10/22/2014 5/7/2015	
84- 7	Field Operations	All drainage and BMP structures must have adequate access roads and ramps and proper easements indicated on the plans. The information related to such access easements should be consistent on subdivision maps, the improvement plans and grading plans. Access ramps shall be a minimum of 15 feet wide and slopes should not exceed 10%.		10/22/2014 5/7/2015	
84- 8	Field Operations	Show all right-of-way, easements, include description and dimensions. Each easement must show the maintaining party. Easements outside of the public right-of-way are generally either privately maintained or (in certain situations) by DPW Flood Control.		10/22/2014 5/7/2015	
84- 9	Field Operations	Verify that proposed TCBMPs for Category 4 are in the DPW acceptable list of TCBMPs for maintenance.		10/22/2014 5/7/2015	
84- 10	Field Operations	DPW does not maintain facilities within Open Space easements.		10/22/2014 5/7/2015	

PROJECT NAME: Newland Sierra**Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-****DPW (Department of Public Works)**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
85- 1	Watershed Protection	The following comments are intended to help ensure that the proposed project complies with all requirements of the Municipal Stormwater Permit (MS4 Permit). A new MS4 Permit was issued to the County and other Copermittees by the San Diego Regional Water Quality Control Board (Regional Board) in May 2013, and contains several new requirements for how stormwater runoff from development projects is managed. These new, more stringent rules, which the Regional Board requires to be enacted and enforced through local ordinances and manuals, will take effect in December 2015 and will apply to the proposed project. The Permit limits grandfathering to projects that will have obtained "Prior Lawful Approval" (defined as construction or grading permits) by December 2015. Because many of the MS4 Permit requirements are breaking new ground, and have not yet been applied or implemented in practice, County staff looks forward to working with you to navigate this new and complex arena of water quality regulation. As County staff, we are committed to fully considering any flexibility in design that can be granted while maintaining compliance with the MS4 Permit.	Comment for information only	5/7/15	5/7/15
85- 2	Watershed Protection	MUNICIPAL STORMWATER PERMIT REQUIREMENTS FOR DEVELOPMENT PROJECTS Section II.E.3.c. of the MS4 Permit defines the core stormwater requirements that apply to new development projects. As required by the Permit, the County is in the process of updating its Watershed Protection Ordinance and BMP Design Manual (formerly known as the "SUSMP") to incorporate these mandatory requirements. Stormwater requirements that will apply to this project include, but are not limited to:	Comment for information only	5/7/15	5/7/15
85- 3	Watershed Protection	a) <u>Storm Water Pollutant Control BMP Requirements</u> Implement low impact development (LID) BMPs that are designed to retain (i.e., intercept, store, infiltrate, evaporate, and evapotranspire) onsite the pollutants contained in the volume of storm water runoff produced from a 24-hour 85th percentile storm event. This new retention standard is different than previous stormwater permit requirements, which allowed a "detain and release" approach.		5/7/15	

85- 4	Watershed Protection	b) <u>Hydromodification Management BMP Requirements</u> Implement onsite BMPs to manage downstream hydromodification by:		5/7/15	
85- 5	Watershed Protection	1. Ensuring that post-project flow conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent (for the range of flows that result in increased potential for erosion, or degraded instream habitat downstream of the project).		5/7/15	
85- 6	Watershed Protection	2. Avoiding critical sediment yield areas. The new MS4 Permit requires that Priority Development Projects, such as the proposed project, to “avoid critical sediment yield areas known to the Copermittee or identified by the optional Watershed Management Area Analysis [WMAA] pursuant to Provision B.3.b.(4), or implement measures that allow critical coarse sediment to be discharged to receiving waters, such that there is no net impact to the receiving water.” A WMAA was completed in late 2014 and will be submitted to the Regional Board by June 2015 for acceptance. Based on the results of the WMAA, the proposed project appears to be within an area of critical course sediment yield. Since the WMAA is a GIS-level analysis, the applicant needs to provide additional, more detailed analysis to confirm or refute this designation. If the project is confirmed to be either wholly or partially within an area of critical course sediment yield, appropriate measures need to be identified to avoid such areas or to otherwise implement measures that would allow the discharge of critical coarse sediment to downstream receiving waters.	4/30/15 FOLLOW UP: It was conveyed to the applicant at a pre-scoping meeting held in March that the project may be located within Critical Coarse Sediment Yield Areas (CCSYA) that are mapped in the Watershed Management Area Analysis (WMAA) which is an appendix to the Water Quality Improvement Plan for the San Luis Rey watershed; a draft map showing the project overlaid with the CCSYA from the WMAA was provided at that meeting. It was later communicated to the engineer of work that at this point the County would not require the Critical Coarse Sediment Yield Area analysis but the applicant is free to perform it at their own risk, knowing that the language in the current draft of the BMP Design Manual may be superseded and a more detailed list of submittal requirements may be released in the near future.	5/7/15	
85- 7	Watershed Protection	c) <u>Dual Stormwater Conveyance System</u> The project proposes to handle stormwater runoff through a dual system. One system (shown in green) would convey untreated natural flows from off-site areas as well as flows from developed areas that have received treatment. The other system (shown in red) would convey flows from on-site areas toward Structural Best Management Practices (BMPs) that are designed to treat pollutants generated by the development and to attenuate flow rates and durations resulting from the creation of new impervious areas. [comment continues below]		5/7/15	

85- 8	Watershed Protection	<p>There is at least one location where natural flows are shown to be flowing into a Structural BMP (see attached exhibit). The system conveying natural flows and treated runoff (green) needs to be kept separate from untreated flows (red) in order to comply with Regional Board requirements for managing stormwater, and to ensure that Structural BMPs are appropriately sized to mitigate the water quality and hydromodification impacts from the developed portion of the project. The 2012 County Standard Urban Stormwater Mitigation Plan (SUSMP) states: "for projects which convey offsite runoff through the site, it is assumed that the offsite runoff would be separated from site runoff". The County's BMP Design Manual (which is currently in draft form and will replace the SUSMP by December 2015) will further strengthen this language to comply with Regional Board expectations about appropriately sizing BMPs.</p>	<p>4/30/15 FOLLOW UP: There was an area identified in Sheet 5 of 8 of the "Storm Water Management Plan Exhibit & Hydromodification Management Exhibit". This off-site area is located south of the water reservoir and drains to BMP S2; this information was conveyed at the pre-scoping meeting with the applicant held in March.</p>	5/7/15	
85- 9	Watershed Protection	<p>The drainage system conveying natural (off-site) and treated (on-site) flows also needs to be designed to avoid receipt of any onsite untreated runoff and needs to outlet downstream through discrete drainage features to facilitate water quality monitoring of these flows in the future if necessary. This system needs to be privately maintained and operated. If, as a result of trails or other potential anthropogenic activities in off-site areas, you determine that the system conveying natural and treated flows (green pipe) will not meet any of the MS4 permit requirements described below (such as the Bacteria TMDL or the proposed Trash Policy) additional BMPs for this system need to be considered.</p>		5/7/15	
85- 10	Watershed Protection	<p><u>COMPLIANCE WITH THE BACTERIA TOTAL MAXIMUM DAILY LOAD (BACTERIA TMDL)</u> The Regional Board's May 2013 MS4 Permit added a new mandate known as the Bacteria Total Maximum Daily Load, or TMDL (see Attachment E to the MS4 Permit, pages E-28 to E-52). The Bacteria TMDL requires compliance with water quality standards for fecal indicator bacteria at all MS4 locations in specified watersheds. Because the proposed project is located in two watersheds subject to the Bacteria TMDL, TMDL standards will apply to any MS4s created as a result of this development project. To demonstrate compliance with the TMDL, discharges from the MS4s must not cause or contribute to the exceedance of receiving water limitations. The following are the applicable receiving water limitations for fecal indicator bacteria:</p>		5/7/15	

85- 11	Watershed Protection	<p>a) <u>Wet Weather Days</u> Fecal Coliform: 400 MPN/100mL single sample maximum* Enterococcus: 61 MPN/100mL single sample maximum*</p> <p>*Because the Regional Board has determined that natural sources of bacteria such as wildlife can contribute to bacteria levels, wet weather standards are allowed to be exceeded 22% of the time.</p>		5/7/15	
85- 12	Watershed Protection	<p>b) <u>Dry Weather Days</u> Fecal Coliform: 200 MPN/100mL 30-day geometric mean* Enterococcus: 33 MPN/100mL 30-day geometric mean*</p> <p>*The Regional Board does not allow for any exceedance of these dry weather standards.</p>		5/7/15	
85- 13	Watershed Protection	<p>In designing the Structural BMPs to treat pollutants and attenuate flows in compliance with MS4 Permit Section II.E.3.c, the project proponent also needs to do everything feasible to ensure that the BMPs reduce bacteria and other pollutants that could be discharged through the MS4 system. This could involve utilizing infiltration where feasible, maximizing the exposure of the treatment system to daylight (i.e., exposure to UV light helps reduce bacteria levels), managing the accumulation of organic material in the soil matrix used in the Structural BMP, elongating vegetated basins to increase residence time, or other methods as appropriate. The options considered in evaluating feasibility need to be shown to the County.</p>		5/7/15	
85- 14	Watershed Protection	<p><u>COMPLIANCE WITH PROPOSED STATEWIDE TRASH AMENDMENTS</u> On April 7, 2015, the State Water Resources Control Board will consider adoption of new stormwater rules restricting the discharge of trash through the MS4. If adopted as currently drafted, the regulation will mandate that the Regional Board impose trash control regulations as part of the San Diego Municipal Stormwater Permit. As drafted, the Proposed Statewide Trash Amendments would require that all development projects install "full capture" trash devices or equivalent methods to ensure that trash of a specified size (i.e., larger than 5 mm) is not discharged from the MS4 into receiving waters. Because this regulation is in draft form, it is unclear exactly how the requirements will ultimately read, but they may have a significant impact on the design of the stormwater drainage system for this project, including required Structural BMPs.</p>		5/7/15	

85- 15	Watershed Protection	<u>MAINTENANCE OF STORMWATER AND WATER QUALITY TREATMENT FACILITIES</u> Any stormwater and water quality treatment facilities or features (including Structural BMPs, biofiltration areas, landscaping, etc.) that will be owned or operated by the County need to have a private funding mechanism in place that is adequate to cover their perpetual operation, maintenance, and replacement.		5/7/15	
85- 16	Watershed Protection	<u>EROSION PREVENTION</u> Additional information is needed to show how hillside erosion downstream of stormwater outlets will be prevented.		5/7/15	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DEH (Department of Environmental Health)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
86 - 1	DEH	The Department of Environmental Health has reviewed the proposed Major Pre-application for 2135 residential units on 1983 acres, to be served by public water and sanitary sewer by the Vallecitos Water District. DEH has no objections to submittal of the proposed project, with the following conditions:	Informational.	10/22/14	10/22/14
86 - 2	DEH	If the use of onsite wastewater treatment systems is proposed, full percolation testing/engineering would be required to be submitted to DEH to support such development.	No onsite wastewater treatment is proposed.	10/22/14	5/7/15
86 - 3	DEH	Any wells within the project boundaries must be accurately plotted on the project submittal and their proposed use must be indicated. Wells requiring destruction must be done so under permit by a licensed well driller.	Records of a well on parcel 178-101-27 have been provided by DEH. This well is now shown on the Tentative Map as existing to remain.	10/22/14	5/7/15
86 - 4	DEH	Any existing onsite wastewater treatment systems must be accurately plotted on the project submittal. Systems that are to be abandoned must have any existing septic tanks and/or seepage pits pumped, collapsed, and backfilled.	Three parcels along Sarver Lane have been added to the project. These parcels have existing wastewater systems to be abandoned. The requirement to abandon these systems per DEH regulations has been noted on the Tentative Map.	10/22/14	5/7/15

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5597

DPR (Department of Parks and Recreation)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
87 - 1	Parks	<p>The Department of Parks and Recreation (DPR) has reviewed the pre-application materials received by the County on September 8, 2014. The project is located within the Vista, Bonsall, Escondido, and Valley Center Local Park Planning Areas (LPPAs). The project includes 7 neighborhoods with a total of 2,135 residential units.</p> <p>DPR requested amenities as guidance in assisting the project in meeting the many codes, regulations, and initiatives that apply such as the California Environmental Quality Act, the Park Lands Dedication Ordinance (PLDO), DPR's Active Living Design Guidelines, the County General Plan, the County's Strategic Initiatives, and the County's Live Well San Diego and Building Better Health Initiatives.</p> <p>The applicant has expressed concerns with the amenities requested by DPR at this time and are exploring alternative options to satisfy the project's PLDO requirements. The County will continue to meet with the applicant to discuss alternative options. Once an alternative proposal has been developed by the applicant and submitted to Planning & Development Services, that proposal will be provided to DPR for review and comment.</p>		5/7/15	

ATTACHMENT B
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

The Director of Planning & Development Services may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.

Payment of Fish and Wildlife Fees

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Wildlife for their review of the project environmental document (Fish and Wildlife Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The Project Manager will remind you to pay this fee immediately prior to public review of the project environmental document.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Newland Sierra
 Project Number: PDS2014-MPA-14-018
 Staff Completing Schedule: Mark Slovick
 Decision-Making Body: Planning Commission and Board of Supervisors
 Date Schedule Produced/Revised: 5/7/2015

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			1/22/2015
DETERMINATION THAT AN EIR IS REQUIRED			10/9/2014
PDS reviews project application "completeness", completes planning and environmental scoping	30	1/21/2015	5/1/2015
<i>Public review of NOP</i>	30	2/12/2015	2/12/2015
<i>PDS receives and distributes public comments on NOP to Applicant (180 period for resubmittal of DEIR begins here)</i>	3	2/16/2015	2/16/2015
Applicant submits 1st Draft EIR and Planning Documentation	60	7/7/2015	
PDS reviews 1st Draft EIR, holds county counsel briefing, attends DRT	60	9/7/2015	
<i>Meeting with applicant</i>	7	9/14/2015	
Applicant submits 2nd Draft EIR and Planning Documentation*	45	10/22/2015	
PDS reviews 2nd Draft EIR, holds county counsel briefing*	45	12/7/2015	
<i>Meeting with applicant</i>	7	12/14/2015	
Applicant submits 3rd Draft EIR and Planning Documentation*	30	1/6/2016	
PDS reviews 3rd Draft EIR, holds county counsel briefing*	30	2/5/2016	
<i>Meeting with applicant</i>	7	2/12/2016	
Applicant produces copies of documents, submits DEIR and copies of documents	10	2/15/2016	
PDS completes distribution paperwork, advertises and distributes Draft EIR	14	2/29/2016	
Public Review of Draft EIR	45	4/14/2016	
PDS transmits Public Comments to Applicant	3	4/18/2016	
PDS holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	4/25/2016	
Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata	30	5/25/2016	
PDS reviews 1st Draft Responses to Public Comments and EIR Errata	25	6/20/2016	
Applicant submits 2nd Draft RTC and EIR Errata*	21	7/11/2016	
PDS reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review*	14	7/25/2016	
PDS attends DRT prior to initiating I-119 review	5	8/1/2016	
Applicant submits Draft RTC & EIR Errata for I-119 review & 1st draft EIR Findings for staff review	5	8/8/2016	
<i>Board Policy I-119 Review of Responses to Comments and DEIR</i>	40	9/12/2016	
PDS reviews I-119 comments, meets with Counsel, transmit comments to applicant, set meeting with applicant	7	9/19/2016	
Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with PDS to review changes	14	10/3/2016	
PDS reviews RTC, EIR Errata & Findings and sends to Counsel for review OR meet with Counsel if 2nd I-119 review not necessary	14	10/17/2016	
Second Board Policy I-119 Review of RTC, EIR Errata and Findings*	30	11/2/2016	
PDS meets with County Counsel to finalize RTC, EIR Errata, and Findings. Holds meeting with applicant / consultant*	10	11/14/2016	
Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Wildlife Fees	7	11/21/2016	
<i>PDS attends Director briefing to make project recommendation</i>		T.B.D.	
<i>PDS finalizes project resolution/decision, completes findings, conditions, draft staff report and begins preparation of Board Letter</i>		T.B.D.	
PDS management and County Counsel review staff report, obtain concurrences from other Departments		T.B.D.	
PDS finalizes legal advertisement for hearing, newspaper advertises Planning Commission Hearing		T.B.D.	
Planning Commission Hearing		1st Quarter 2017	
PDS Finalizes draft Board Letter, include Planning Commission Recommendation		T.B.D.	
PDS management and County Counsel review Board Letter, obtain concurrences from other Departments		T.B.D.	
PDS finalizes legal advertisement for hearing, Board Hearing advertised in newspaper		T.B.D.	
Board of Supervisors Hearing		2nd Quarter 2017	

PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process
 Applicant will submit information in accordance with schedule
 All issues will be resolved concurrently.
 Bolded tasks are under the control of applicant/consultant.
 * Task can be eliminated if earlier draft documents are adequate.
 Hearing date is subject to decision making body availability and schedule
 The project will not be continued by decision maker or appealed
 Assumes public review comments are not exceptionally numerous or complex
 Assumes deposit account balance remains positive. County work may not proceed without adequate funds.

COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity
 Estimate does not include applicant's consultant/engineering costs
 Does not include County costs for post discretionary review (e.g. final map)
 Costs assume project schedule assumptions are maintained
 Costs will be paid at installments throughout the process
 If project is over budget, cost estimate will be revised
 The State of CA adjusts Fish and Wildlife Fees annually for inflation
 Project will be processed with an Environmental Impact Report
 Cost estimate does not include additional deposits for Trails Review or DEH that may be required

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	Approx. 1,500,000
Deposits Paid to Date	\$321,632
Account Balance	\$3,190
Estimated County Costs Remaining	Approx. 1,500,000
Fish & Wildlife Fees/ County Clerk Fee	\$3,080
% Expended of Total Cost Estimate	21.23%

ATTACHMENT C
MEMORANDUMS OF UNDERSTANDING

CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)

The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego Planning & Development Services website at: <http://www.sdcounty.ca.gov/PDS/docs/CONSULTANT.xls> and that technical studies be prepared using the Guidelines for Determining Significance and Report Format & Content Requirements for applicable subject areas. The Guidelines and Report Format & Content Requirements can be found on the Department's website at <http://www.co.san-diego.ca.us/PDS/procguid.html#guide> (listed in alphabetical order).

Technical studies for the following subject areas are required to continue processing your project. For these subjects, a Memorandum(s) of Understanding (MOU) must be completed and signed by the applicable consultant and the applicant. The MOU outlines the roles and responsibilities for all parties in the preparation of technical studies and is intended to contribute to improved environmental document quality.

The MOU can be found on the Department's website at:

<http://www.sdcounty.ca.gov/luegdocs/Templates/Boilerplate%20Templates/MOU.doc>.

Signed MOU's must be submitted for the following subject areas:

- Air Quality
- EIR Preparer
- Noise
- Visual Analysis

Signed MOUs have been received for agricultural resources, biological resources, cultural resources, fire protection and the health risk assessment.

Applicants are responsible for selecting and direct contracting with specific consultants from the County's approved consultant list to prepare the required technical studies. The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU.