

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra				Project Number: PDS2014-MPA-14-018			
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>	Please refer to the individual policies included in this comment matrix below as each specified General Plan and North County Metro Plan policy has an associated response from the project team. The project applicant/team will work closely with the County to ensure that the proposed project is consistent with relevant policies throughout the discretionary review process.		10/22/14	

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	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>	The USFWS, CDFW, and the County are currently being consulted regarding a Hardline Agreement. If a Hardline Agreement is not approved the proposed project would comply with the North County Plan, including requirements for PAMA areas. If the North County Plan is not approved prior to the proposed project moving forward, the proposed project would comply with the HLP Ordinance as well as the County and Wildlife Agencies Planning Agreement.	10/22/14	

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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. 	<p>There are two scenarios for off-site roadways improvements for Deer Springs Road. The first option (Option A) constitutes what is identified in comment 1-3. Option B would not reclassify Deer Springs Road.</p> <p>The proposed project includes two scenarios for improving Deer Springs Road. Option A would reclassify Deer Springs Road from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road with Raised Median (4-lane) and a 2.1B Community Collector with Continuous Turn Lane (2-lane) in the Mobility Element of the General Plan. Under this option, the project would construct the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road as a 2.1B Community Collector (2-lane), which would have higher capacity than the existing condition, and would improve the road to be consistent with County standards for this Mobility Element. The segments of Deer Springs Road south of Sarver Lane and east of Mesa Rock Road would be constructed as a 4.1A Major Road (4-lane) with auxiliary lanes as necessary, and a centerline realignment would be applied to the existing Deer Springs Road alignment in order to ensure a minimum of 750-foot turning radii along the entire alignment.</p> <p>Option B would not reclassify Deer Springs Road; the roadway would remain as a 6.2 Prime Arterial (6-lane) in the Mobility Element of the General Plan. Under this option, the project would construct the segment of Deer Springs Road from I-15 to 1,500 feet west of Mesa Rock Road as a 4.1A Major Road (4-lane), but would grade to the ultimate 6-lane configuration. The project would also construct the segment of Deer Springs Road from 1,500 feet west of Mesa Rock Road to just south of Sarver Lane as a 4.1A Major Road (4-lane); however, grading associated with this segment would not be to the ultimate 6-lane configuration, but rather to a 4-lane configuration. (continued below)</p>	10/22/14	

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	1-3 (cont'd)	Major Project Issue	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>The applicant's preferred option for Deer Springs Road is Option A. Traffic modeling conducted for the proposed project has shown that by constructing the east and west legs of Deer Springs Road to four lanes and keeping the center leg between Mesa Rock Road and Sarver lane at two lanes, the levels of service for all sections of Deer Springs Road fall into an acceptable range, except for the center two-lane segment. The center two-lane segment would remain at its current failing level of service during peak hours, as it is today. However, there is a significant reduction in cut through trips since traffic on I-15 would be discouraged from using Deer Springs Road during peak hours. The added benefits include a reduction in environmental impacts (biological resources, cultural resources, traffic, aesthetics) as well as the preservation of the rural character of this segment. This approach is consistent with General Plan Goal M-2 (and, more specifically, Policy M-2.1), which is intended to address roadways where adding capacity can induce additional traffic and growth, which would not be consistent with County Global Climate Change strategies. This approach is also consistent with Policy M-2.1 in that it addresses a marginal deficiency where only a short segment of a road would operate at a deficient level of service, and operational improvements would be applied to improve traffic flow.</p> <p>A Traffic Impact Analysis has been prepared by LLG (dated 11/7/14) and will be part of the application package and discretionary review process. The project applicant will work closely with the County to ensure that improvements to Deer Springs Road are adequate.</p>	10/22/14	

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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>	The applicant will provide evidence of rights to construct required improvements to Sarver Lane and Camino Mayor which will be offered as public roads. Deer Springs Road is a Mobility Element Road. Until the configuration and alignment of the road is finalized it is premature to secure right-of-way for construction. The project applicant may require County assistance to obtain right-of-way on Mobility Element Roads.	10/22/14	
1-	4 (cont'd)	Major Project Issue	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.	The applicant will indicate on the Tentative Map all existing I.O.D.s, all existing and proposed easements, dedications and permission to grade locations. The Tentative Map will indicate I.O.D.s and easements to be relied upon, relocated or quit claimed. This information will be based on the recommendations of the project Traffic Impact Analysis and the proposed footprint will be used as the basis for evaluation of environmental impacts.	10/22/14	

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1-	5	Major Project Issue	<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.	The proposed project does not include any dead-end roads longer than 800 feet (longest dead end road is 645 feet) , in accordance with the County of San Diego Consolidated Fire Code requirements for lot sizes less than 1 acre. Additionally, the proposed project would provide two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane, with an additional access point at Camino Mayor off of Twin Oaks Valley Road to the north.	10/22/14	
1-	6	Major Project Issue	<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.	The applicant acknowledges that it will be required to fund a future TIF program update. The cumulative analysis in the TIA addresses the project's local and regional impacts to the North County Metro and North TIF region.	10/22/14	
1-	7	Major Project Issue	<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/formfields/PDS-374.pdf .	A RPO technical report will be prepared as part of the EIR and submitted for County review. The RPO technical report will include a detailed analysis of the proposed project's conformance with the RPO along with a steep slope analysis and encroachment map. The option of preparing a Comprehensive Resource Management and Protection Program as well as an RPO amendment will be considered in this technical report. Additionally, a Steep Slopes Exhibit is being submittal with the formal submittal on 1/20/15.	10/22/14	

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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>	<p>An EIR will be prepared for the proposed project that will address the subjects address in the EIR scoping letter from PDS. The EIR will address the 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 resource areas as well as any additional areas identified in the EIR scoping letter from PDF.</p>	10/22/14	

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2-	1	Agriculture Technical Report	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.sdcounty.ca.gov/PDS/docs/AG-Guidelines.pdf (Guidelines) and http://www.sdcounty.ca.gov/PDS/docs/AG-Report-Format.pdf (Report Formats).	A draft Agricultural Resources Technical Report was prepared and sent to the County for review on October 1, 2014. County comments on the draft Agricultural Resources Technical Report were received on October 31, 2014 and a revised draft Agricultural Resources Technical Report is currently being prepared.	10/22/14	
3-	2	Air Quality Analysis and Health Risk Assessment	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.sdcounty.ca.gov/PDS/Resource/docs/3~pdf/AQ-Report-Format.pdf .	An Air Quality Analysis will be prepared pursuant to the County's Air Quality Analysis Format Guidelines as part of the EIR.	10/22/14	
4-	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 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.	A Biological Resource Report will be prepared as part of the EIR in accordance with the County's Report Format and Content Requirements for Biological Resources, including a qualitative and quantitative analysis of on- and off-site, direct and indirect biological impacts of the proposed project.	10/22/14	

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5-	1	Board of Supervisors Policies	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.	The proposed project would comply with the Board of Supervisors Policy 1-73. Site planning for the proposed project takes into account existing landforms and topography by concentrating development between and away from ridge lines. Prominent ridges and landforms were mapped, and each neighborhood has been designed to minimize disturbance to prominent peaks and landforms. Where possible, streets are designed to parallel topography and are inspired by watershed patterns on the site. Additionally, a Resource Protection Plan would be completed for the proposed project and would serve as the functional equivalent of the County's RPO document.	10/22/14	
5-	2	Board of Supervisors Policies	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. Since 1980, the County has been using standardized letters for the following reasons: 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.	The project applicant will work closely with public service providers and the County to ensure that adequate facilities would serve the project while also maintaining adequate service ratios. Please refer to relevant policies and responses addressing various public services through this comment matrix, including, but not limited to, schools, sheriff facilities, fire protection (Deer Springs Fire Protection District), and water (Vallecitos Water District). All fees paid to public services providers would be privately funded.	10/22/14	
5-	3	Board of Supervisors Policies	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.	The project applicant will work closely with the County in regards to Board of Supervisors Policy I-112 and its applicability to the proposed project.	10/22/14	
5-	4	Board of Supervisors Policies	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.	The project applicant will work closely with the County in regards to Board of Supervisors Policy I-136 and its applicability to the proposed project.	10/22/14	

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6-	1	Climate Change Analysis	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).	A GHG technical report will be prepared in accordance with the County's Guidelines for Determining Significance and Report Format and Content Requirements for addressing climate change as part of the EIR. This analysis will incorporate relevant measures from the County's CAP and use one of the implementing thresholds.	10/22/14	
7-	1	Conceptual Landscape Plan	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. 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.	On 1/8/2015 the County Project Manager informed the applicant that a separate Conceptual Landscape Plan does not need to be submitted.	10/22/14	
8-	1	Conceptual Resource Management Plan	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.	A RMP will be prepared and appended to the Biological Resources Report in accordance with County procedures and guidelines.	10/22/14	

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9-	1	Conceptual Revegetation Plan	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.	A Conceptual Revegetation Plan will be prepared and submitted as an appendix to the Biological Resources Report in accordance with the County's Report Format and Content Requirements.	10/22/14	
10-	1	Cultural Resource Report	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.	An updated Cultural Resources Study will be prepared as part of the EIR in accordance with County guidelines and the management of cultural resources will be include in the RMP.	10/22/14	
11-	1	Fire Protection Plan (FPP)	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.	The FPP is currently being revised to address the comments provided by the Deer Springs Fire Protection District and County Fire Authority and will be resubmitted once these revisions have been incorporated.	10/22/14	

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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 revised FPP will address the proposed change to the Zoning Height Designator.	10/22/14	
11-	3	Fire Protection Plan (FPP)	The Fire Protection Plan should address the off-site improvements and any necessary clearing along proposed roadways.	The revised FPP will address off-site improvements and any necessary clearing along proposed roadways.	10/22/14	
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.	Fuel modification is not proposed for the access road from the "valley" planning area to the "hillside" planning area. This access road will not be open to through traffic and is intended for maintenance purposes only. This topic has been discussed with the County Fire Authority as well as the Deer Springs Fire Protection District in the context of the FPP.	10/22/14	
11-	5	Fire Protection Plan (FPP)	The Fire Protection Plan should identify the evacuation routes for the community.	The revised FPP will depict the fire evacuation routes for the proposed project.	10/22/14	
12-	1	General Plan - Guiding Principles	1. Support a reasonable share of the projected regional population growth.	The proposed project would provide a range of housing types that would aid the County in meeting required regional housing needs for projected population growth. The amount and type of housing would be assessed in context of the County's Regional Housing Needs Assessment, housing sites inventory, and other housing projects within the County's jurisdiction.	10/22/14	
12-	2	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.	The County of San Diego's adopted General Plan emphasizes sustainable community design principles within its Goals and Policies. By locating the proposed project near existing and planned infrastructure, services, and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the project has been designed around the guiding principles of the General Plan. Consistent with the County's Community Development Model, the most dense neighborhoods on the site, the Town Center and Terraces, consist of a range of commercial uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a proposed school, and public areas. Spanning out from the Town Center and Terraces planning areas that are within the area designated as Village, the proposed project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas. Developing the proposed project in this manner meets the critical objectives for compliance with the mandates of AB 32 as well as SB 375, and is key to meeting the County's land use goals.	10/22/14	

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12-	3	General Plan - Guiding Principles	3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	<p>The Newland Sierra Project (proposed project) is located within the unincorporated portion of the County of San Diego within the North County Metropolitan Subregional Plan area. The majority of the project site is located in the community of Twin Oaks Valley.</p> <p>The Town Center creates a central core, or village, in Twin Oaks Valley. The Town Center is located closest to Deer Springs Road. A neighborhood grocery is anticipated at the Town Center which will serve both the Twin Oaks Valley and the Sierra communities. On the north end of the Town Center, a K-8 charter school is planned which will include a joint-use field open to the public during weekends and after school hours during weekdays. The Town Center would provide employment opportunities for future residents as well as for the surrounding area. The Town Center would be compact and walkable, as well as visually appealing and compatible with surrounding development. The Town Center would be accessible by those in the surround existing community due to its location reinforcing the local vitality and economy of the Twin Oaks Valley community.</p> <p>The natural character and protected open space will be promoted as an amenity of the community. A community-wide linear park and trail network acts as the connective thread that unites the various neighborhood parks and community trails, creating a link to open space trails as well as a sense of walkability throughout the community. Spanning out from the Town Center and Terraces planning areas that are within the area designated as Village, the proposed project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas.</p>	10/22/14	

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12-	4	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.	The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the project site, as well as a large third block of open space in the center of the proposed development which connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the project would preserve approximately 1,202 acres of open space. The proposed open space design includes a diverse array of environmental features including ridgetops, hill tops, and rocky outcrops. Although the majority of this area consists of dense chaparral, this area also incorporates a diverse representation of the vegetation communities that occur on site and in the vicinity including, riparian forest and scrub, coastal sage scrub, non-native grassland, and oak woodland. The two largest riparian areas located within the project site will be included in the open space: the South Fork of Gopher Canyon and the South Fork of Moosa Canyon.	10/22/14	
12-	5	General Plan - Guiding Principles	5. Ensure that development accounts for physical constraints and the natural hazards of the land.	The framework of the entire community is influenced by the prominent landforms, watershed patterns (including floodplains), boulder outcroppings, and important biological resources found within the property. The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site.	10/22/14	
12-	6	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.	The proposed project has been designed to promote health and sustainability by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation.	10/22/14	

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12-	7	General Plan - Guiding Principles	7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	<p>Please refer to response 12-6. The compact pattern of development and multi-modal transportation support would aid in the sustainable development of residential, park, commercial, and public facilities land uses and reduce overall greenhouse gas emissions.</p> <p>The County of San Diego's adopted General Plan emphasizes sustainable community design principles within its Goals and Policies. By locating the proposed project near existing and planned infrastructure, services, and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the project has been designed around the guiding principles of the General Plan. Consistent with the County's Community Development Model, the most dense neighborhoods on the site, the Town Center and Terraces, consist of a range of commercial uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a proposed school, and public areas. Spanning out from the Town Center and Terraces planning areas that are within the area designated as Village, the proposed project's Semi-Rural areas would contain lower-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation, and other uses associated with rural areas. Developing the proposed project in this manner meets the critical objectives for compliance with the mandates of AB 32 as well as SB 375, and is key to meeting the County's land use goals.</p>	10/22/14	

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12-	8	General Plan - Guiding Principles	8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	<p>Community agriculture will be promoted through the creation of a community garden. Garden plots will be rented or reserved by the public, with first priority given to community residents. This will promote locally-grown organic food sources for community residents and provide a link to the region's agricultural heritage. Additionally, vineyards will be planted and maintained throughout the project site, primarily on high-visibility slopes. These productive landscapes will be professionally maintained and will add to the aesthetic appeal of the community.</p> <p>In more highly visible areas, a certain portion of the slopes will be planted with productive wine grape vineyards. These vineyards will include a variety of species of grapes that thrive in the local microclimate. The grape species are extremely drought-tolerant. The vineyards will be professionally managed and are expected to produce three to four tons of grapes per acre. Goals of the vineyard plantings include creating agricultural lands within the community that are consistent with the agricultural history of the region, and providing highly effective Zone 1 brush management species that are low fuel volume.</p>	10/22/14	
12-	9	General Plan - Guiding Principles	9. Minimize public costs of infrastructure and services and correlate their timing with new development.	The project applicant will work closely with public service providers and the County to ensure that adequate facilities would serve the project while also maintaining adequate service ratios. Please refer to relevant policies and responses addressing various public services through this comment matrix, including, but not limited to, schools, sheriff facilities, fire protection (Deer Springs Fire Protection District), and water (Vallecitos Water District). All required fees would be privately funded.	10/22/14	
12-	10	General Plan - Guiding Principles	10. Recognize community and stakeholder interests while striving for consensus.	Privately, the applicant has held four community workshops as well as numerous meetings with interested stakeholders. Publicly, the applicant has met with the three appropriate sponsor groups to solicit their input, and the applicant will also hold a public scoping meeting to determine the scope of the environmental document. A 45-day public review period will also be open to solicit public input on the environmental document.	10/22/14	
13-	11	General Plan Conformance	Staff has identified the following General Plan goals and policies that need to be addressed as part of the project application:	No comment required - see comment responses below.	10/22/14	

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13-	12	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.	<p>The proposed open space design is both internally and externally consistent with this policy. Internally, three large blocks of habitat will be included within the open space. Most of the boundaries of this open space will be contiguous with Pre-Approved Mitigation Areas (PAMA) located directly north, to the northwest, south, and east of the open space. Preserving the northern section of habitat, as well as that located to the east, would provide a contiguous block of habitat surrounding mostly undeveloped and dedicated lands. The northwestern portion of the open space will be located adjacent to the San Marcos Mountains (designated as PAMA). The northern and southern sections of open space will be boarded PAMA lands. To the east, the open space will be situated by PAMA directly across I-15.</p> <p>Additionally, corridors, connect the three blocks of habitat both internally and to open space outside the project area. Wildlife have a few opportunities to cross I-15. In addition, the areas incorporated into the open space (northern and eastern sections) have many characteristics that are preferred by sensitive species including cliff faces, coastal sage scrub, riparian habitats, rock outcrops, ridge tops, and trails for wildlife movement. Rock outcrops serve as important refuge for a variety of wildlife species including snakes and as potential roosting locations for several species of bats. Lastly, ridge tops and trails provide important locations for refuge or wildlife movement for many species.</p>	10/22/14	
13-	13	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.	The northwestern portion of the open space will be located adjacent to the San Marcos Mountains (designated as PAMA). The northern and southern sections of open space will be boarded PAMA lands. To the east, the open space will be situated by PAMA directly across I-15.	10/22/14	
13-	14	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.	The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the project site, as well as a large third block of open space in the center of the proposed development which connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the project would preserve approximately 1,202 acres of open space.	10/22/14	

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13-	15	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.	For preserve design, it is preferable to have large blocks of habitat containing large populations of target species. Within the proposed open space populations, four of the five special-status plant species observed on site will be conserved. Overall, the majority of special-status plant species observed within the site will be preserved within the proposed open space. In addition, habitat to support the 16 special-status wildlife species observed on site will be conserved. The majority of these observations have occurred within the northern and eastern portions of the project site. Management of the open space areas will keep the many current trespassers from dumping trash, camping, off-road vehicle use, boulder graffiti/tagging and other illegal activities.	10/22/14	
13-	16	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.	The project applicant and the County will coordinate with all relevant jurisdictions, wildlife agencies (CDFW and USFWS), and other entities responsible for regional preservation of biological resources.	10/22/14	
13-	17	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.	The northwestern portion of the open space will be located adjacent to the San Marcos Mountains (designated as PAMA). The northern and southern sections of open space will be boarded PAMA lands. To the east, the open space will be situated by PAMA directly across I-15. The preservation of these blocks of open space combine with other areas outside of the site, but within the PAMA to form much larger blocks of contiguous open space. Overall, the preservation of the northern and eastern sections of the project site will contribute to the preservation of large populations of those target species already detected on site. The adjacent landscapes also provide habitat for many of these species, and the combined incorporation of this open space would provide large blocks of habitat containing larger numbers of target species.	10/22/14	
13-	18	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.	The project applicant would provide the necessary funding for the preservation, maintenance, and management of the on-site biological open space.	10/22/14	

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13-	19	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.	The northwestern portion of the open space will be located adjacent to the San Marcos Mountains (designated as PAMA). The northern and southern sections of open space will be boarded PAMA lands. To the east, the open space will be situated by PAMA directly across I-15. The preservation of these blocks of open space combine with other areas outside of the site, but within the PAMA to form much larger blocks of contiguous open space. Overall, the preservation of the northern and eastern sections of the project site will contribute to the preservation of large populations of those target species already detected on site. The adjacent landscapes also provide habitat for many of these species, and the combined incorporation of this open space would provide large blocks of habitat containing larger numbers of target species. The proposed open space design includes a diverse array of environmental features including ridgetops, hill tops, and rocky outcrops. Although the majority of this area consists of dense chaparral, this area also incorporates a diverse representation of the vegetation communities that occur on site and in the vicinity including, riparian forest and scrub, coastal sage scrub, non-native grassland, and oak woodland. The two largest riparian areas located within the project site will be included in the open space: the South Fork of Gopher Canyon and the South Fork of Moosa Canyon.	10/22/14	
13-	20	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.	The landscape character of the development will be informed by the natural terrain and boulder outcroppings. Numerous unique boulders will be salvaged during grading operations and reused to provide visual identity within the community landscape. Low water use, native and naturalizing plant materials will make up the community plant palette.	10/22/14	

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13-	21	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.	The maintenance of natural processes will be pursued through the management and maintenance of the proposed open space. In order for the open space to maintain native biodiversity, human access into the open space will be reduced by limiting human encroachment as previously described. The open space will not be developed and human use will be limited to passive recreation along designated trail areas and or staging areas. Although this site currently possesses diverse habitats and wildlife, opportunities are available to improve the landscape through mitigation/revegetation activities and to encourage wildlife use and accessibility. For example, there may be opportunities to restore disturbed habitat areas to functioning natural areas. Areas that may greatly benefit from restoration efforts include the old rock quarry, the abandoned airstrip area, various eucalyptus groves west of Twin Oaks Valley Road, and selected dirt roads and trails. These areas may benefit from restoration efforts aimed at specific target species and the expanded enhanced habitats listed above. Overall the proposed open space design contains mature vegetation, and the preservation of these areas will in turn maintain natural processes.	10/22/14	
13-	22	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."	The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the project site, as well as a large third block of open space in the center of the proposed development which connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the project would preserve approximately 1,202 acres of open space. Overall, the entire open space area contains a diversity of environmental characteristics including representative populations of special-status plant and animal species observed on site; existing dirt trails and canyon bottoms currently used by wildlife for movement across the site; and the north-south-trending tributary to Gopher Canyon along Twin Oaks Valley Road, which provides linkage opportunities to the San Marcos Mountains.	10/22/14	
13-	23	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.	As mentioned previously, the location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site.	10/22/14	

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13-	24	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.	According to the Biological Resources Technical Report prepared for the proposed project, no federally protected wetlands would be impacted by development of the proposed project.	10/22/14	
13-	25	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.	According to the Biological Resources Technical Report prepared for the proposed project, no federally protected wetlands would be impacted by development of the proposed project.	10/22/14	
13-	26	General Plan Conformance - Conservation and Open Space Element	COS-3.2 "Minimize Impacts of Development. Require development projects to: <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." 	According to the Biological Resources Technical Report prepared for the proposed project, no federally protected wetlands would be impacted by development of the proposed project.	10/22/14	
13-	27	General Plan Conformance - Conservation and Open Space Element	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.	The project site is located within the Vallecitos Water District (VWD) for water service. There exists an extensive network of water mains within the project site ranging in size from 8 inches to 16 inches. There is one existing 1.3 million gallon water reservoir within the project site that serves the project area as well as provides service to adjacent properties. The proposed project would result in increased demand for water and would require the relocation of some existing water mains, the construction of new water mains for the project site, and the construction of two new water reservoirs to serve the project. The project water supply would be provided by VWD, and does not require annexation into the district. Establishment of this water supply would occur through the expansion/extension of existing supply pipelines and reservoirs located within and adjacent to the project. The applicant will work closely with VWD to determine the ultimate sizes and locations of water facilities.	10/22/14	
13-	28	General Plan Conformance - Conservation and Open Space Element	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.	Team/SDG - Per Chapter 3, Section E - Landscape Standards and Guidelines: All common landscape areas will be designed to meet the following water conservation goal: Use 50% or less of reference evapotranspiration (ET). This will represent a lower water footprint than the current County requirement of 70% of reference ET.	10/22/14	

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13-	29	General Plan Conformance - Conservation and Open Space Element	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.	Per Chapter 3, Section E - Landscape Standards and Guidelines: Plant palette includes only "Water Smart" low water-use Mediterranean and California native plants.	10/22/14	
13-	30	General Plan Conformance - Conservation and Open Space Element	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.	Per Chapter 2, Section 3, Stormwater Facilities: Stormwater quality and hydromodification impacts will be addressed through a system of bioretention swales and bioretention basins that have integrated into the project design, along with additional LID features such as roadside swales.	10/22/14	
13-	31	General Plan Conformance - Conservation and Open Space Element	COS-4.5 Recycled Water. Promote the use of recycled water and gray water systems where feasible.	Buildings are encouraged to utilize sustainable design practices including basins, cisterns, and greywater systems. Single family homes shall be plumbed for single fixture greywater systems to encourage the use of greywater for all residential irrigation.	10/22/14	
13-	32	General Plan Conformance - Conservation and Open Space Element	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.	The project applicant will work closely with VWD to ensure that water resources are managed and planned for with the inclusion of the proposed project. The framework of the entire community is influenced by the prominent landforms, watershed patterns, boulder outcroppings, and important biological resources found within the property. A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed.	10/22/14	

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13-	33	General Plan Conformance - Conservation and Open Space Element	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."	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. Any areas of proposed development that is located in a flood hazard area shall be designed for adequate structural safety for flooding hazards.	10/22/14	
13-	34	General Plan Conformance - Conservation and Open Space Element	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."	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. Any areas of proposed development that is located in a flood hazard area shall be designed for adequate structural safety for flooding hazards.	10/22/14	
13-	35	General Plan Conformance - Conservation and Open Space Element	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.	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. Impacts to downslope areas would be minimized to the extent feasible in terms of both flow and pollutants.	10/22/14	

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13-	36	General Plan Conformance - Conservation and Open Space Element	COS-5.4 Invasive Species. Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.	Low water use, native and naturalizing plant materials will make up the community plant palette. Low fuel volume plant materials will be included in compliance with the Fire Protection Plan. In addition, to provide a productive component to the landscape, vineyards will be planted on selective high visibility slopes. The vineyards will be professionally managed and will be planted with several varieties of wine grapes. Invasive species would be removed to the extent of the project development footprint in conjunction with proposed landscaping.	10/22/14	
13-	37	General Plan Conformance - Conservation and Open Space Element	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."	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. The project would be required to comply with applicable Regional Water Quality control Board permits and standards that manage runoff, discharge, and pollutants.	10/22/14	

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13-	38	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>	The Agricultural Technical Report is currently being revised to address the comments provided by County staff, and will be resubmitted once these revisions have been incorporated.	10/22/14	
13-	39	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>	A buffer of open space and / or landscape area is provided between the proposed neighborhoods and the existing adjacent land uses. Proposed vineyards are located along the main road and have a minimum 100' landscape buffer adjacent to proposed residential areas.	10/22/14	

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13-	40	General Plan Conformance - Conservation and Open Space Element	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.	A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible.	10/22/14	
13-	41	General Plan Conformance - Conservation and Open Space Element	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. 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."	A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible.	10/22/14	
13-	42	General Plan Conformance - Conservation and Open Space Element	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. 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."	A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible.	10/22/14	

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13-	43	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. 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>A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible.</p>	10/22/14	
13-	44	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.</p> <p>Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project."</p>	<p>A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible.</p>	10/22/14	

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13-	45	General Plan Conformance - Conservation and Open Space Element	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."	A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible. Should any human remains be discovered within the project site, the proposed project would comply with Section 15064.5(e) of the State CEQA Guidelines which provides protocol for the such discoveries.	10/22/14	
13-	46	General Plan Conformance - Conservation and Open Space Element	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. 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."	A Cultural Resources Technical Report will be prepared for the proposed project that will assess the presence of cultural and archaeological resources within the project site, their significance (including from the perspective of Native Tribes), and means of mitigation, if necessary. Mitigation may include, but would not be limited to, avoidance, preservation in place, collection, recording, and curation, and monitoring. The potential impacts to cultural resources would be minimized and/or mitigated to the extent feasible. The project applicant will work closely with the County, interested tribes, and other jurisdictions and entities to ensure that any cultural resources present on the project site are managed in an effective and adequate manner.	10/22/14	

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13-	47	General Plan Conformance - Conservation and Open Space Element	COS-8 Protection and Conservation of the Historical Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.	The project site is primarily undeveloped. A number of dirt roads and trails that provide access to each parcel and service roads for existing water infrastructure traverse the project site. Portions of the site have been and continue to be used for various unauthorized land uses, including horseback riding, hiking, mountain biking, off-roading, motorcycling, shooting, and occasional dumping. An abandoned quarry is located in the northwest portion of the site fronting Twin Oaks Valley Road and an abandoned private landing strip is located in the north central portion of the site. It is unlikely that any of the existing built environment within the project site would be considered a historical resource. A Cultural Resources Technical Report will be prepared for the proposed project and will assess any potential historical resources on-site.	10/22/14	
13-	48	General Plan Conformance - Conservation and Open Space Element	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. 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."	A Cultural Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines and will assess any potential historical resources on-site. It is unlikely that any of the existing built environment within the project site would be considered a historical resource. However, should any historical resources be discovered on the project site, the significance of the potential resource will be determined and actions to preserve, reuse, or other adequate means of minimizing potential impacts to potential historical resources will occur.	10/22/14	
13-	49	General Plan Conformance - Conservation and Open Space Element	COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.	The framework of the entire community is influenced by the prominent landforms, watershed patterns, boulder outcroppings, and important biological resources found within the property. The location and design of the planning areas strategically preserve natural areas and unique geologic features.	10/22/14	

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13-	50	General Plan Conformance - Conservation and Open Space Element	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.	The framework of the entire community is influenced by the prominent landforms, unique boulder outcroppings, and other natural features. Numerous unique boulders will be salvaged during grading operations and reused to provide visual identity within the community landscape. The project applicant will work with the County to ensure that any inadvertently encountered paleontological resources within the project site and adequately handled. Such methods include construction monitoring, recordation, and curation by a qualified paleontologist and facility.	10/22/14	
13-	51	General Plan Conformance - Conservation and Open Space Element	COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	The framework of the entire community is influenced by the prominent landforms, watershed patterns, boulder outcroppings, and important biological resources found within the property. The location and design of the planning areas strategically preserve natural areas and unique geologic features. An important aspect of preserve principles is to protect preserves from encroachment. Ideally, preserves would establish blocks of habitat without road access or inaccessible to human disturbance. Management of the open space areas will keep the many current trespassers from dumping trash, camping, off-road vehicle use, boulder graffiti/tagging and other illegal activities.	10/22/14	

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13-	52	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.	<p>The project site includes areas designated as Mineral Resource Zone (MRZ)-2, which are considered areas where adequate information indicates significant mineral deposits are present, or where there is a high likelihood of their presence. Approximately 600 acres of the project site are classified as MRZ-2, of which approximately 100 acres have been designated by the State Mining and Geology Board (SMGB) as a Regionally Significant Construction Aggregate Resources Area. The remainder of the site is classified as MRZ-3, which are considered areas containing mineral deposits whose significance cannot be evaluated from available data. Due to the mountainous terrain of the project site, as opposed to an alluvial river valley, these resource designations result from the presence of crystalline and metavolcanic rocks, that when crushed to appropriate sizes could be used as aggregate for construction material.</p> <p>A Mineral Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines in order to assess the extent of mineral resources on-site, viability of recovery, potential of resource loss, site design, land use compatibility, and other County requirements. The Mineral Resources Technical Report will inform the EIR and will be submitted for review by the County. The project applicant will work closely with the County to ensure that impacts to mineral resources are minimized to the extent feasible.</p>	10/22/14	
13-	53	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.	Please also refer to response to comment 13-52. A Mineral Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines in order to assess the extent of mineral resources on-site, viability of recovery, potential of resource loss, site design, land use compatibility, and other County requirements. The Mineral Resources Technical Report will inform the EIR and will be submitted for review by the County. The project applicant will work closely with the County to ensure that impacts to mineral resources are minimized to the extent feasible.	10/22/14	

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13-	54	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.	Please also refer to response to comment 13-52. A Mineral Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines in order to assess the extent of mineral resources on-site, viability of recovery, potential of resource loss, site design, land use compatibility, and other County requirements. The Mineral Resources Technical Report will inform the EIR and will be submitted for review by the County. The project applicant will work closely with the County to ensure that impacts to mineral resources are minimized to the extent feasible.	10/22/14	
13-	55	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.	Please also refer to response to comment 13-52. A Mineral Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines in order to assess the extent of mineral resources on-site, viability of recovery, potential of resource loss, site design, land use compatibility, and other County requirements. The Mineral Resources Technical Report will inform the EIR and will be submitted for review by the County. The project applicant will work closely with the County to ensure that impacts to mineral resources are minimized to the extent feasible.	10/22/14	
13-	56	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."	Please also refer to response to comment 13-52. A Mineral Resources Technical Report will be prepared for the proposed project in accordance with County specific guidelines in order to assess the extent of mineral resources on-site, viability of recovery, potential of resource loss, site design, land use compatibility, and other County requirements. The Mineral Resources Technical Report will inform the EIR and will be submitted for review by the County. The project applicant will work closely with the County to ensure that impacts to mineral resources are minimized to the extent feasible.	10/22/14	
13-	57	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.	A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications. The Visual Resources Report will identify important scenic resources within the project area that may be affected the development of the proposed project, assess the visual and aesthetic impacts that would result from development of the proposed project, and any recommendations to reduce any identified potentially significant visual impacts (if any). Impacts to scenic resources would be minimized to the extent feasible.	10/22/14	

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13-	58	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.	The framework of the entire community is influenced by the prominent landforms, boulder outcroppings, and natural features. A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications. The Visual Resources Report will identify important scenic resources within the project area that may be affected the development of the proposed project, assess the visual and aesthetic impacts that would result from development of the proposed project, and any recommendations to reduce any identified potentially significant visual impacts (if any). Impacts to scenic resources would be minimized to the extent feasible.	10/22/14	
13-	59	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.	In total, the project would preserve approximately 1,202 acres of open space. The proposed open space design includes a diverse array of environmental features including ridgetops, hill tops, and rocky outcrops. The open space would be large and contiguous, connecting to other regional blocks of protected open space.	10/22/14	

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13-	60	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>The framework of the entire community is influenced by the prominent landforms, watershed patterns, boulder outcroppings, and important biological resources found within the property. The natural character and protected open space will be promoted as an amenity of the community. The proposed open space design includes a diverse array of environmental features including ridgetops, hill tops, and rocky outcrops. In total, the project would preserve approximately 1,202 acres of open space. The majority of the proposed open space design will be located within the northern half of the project site. The northern half of the site has previously been described as having the greatest potential to support wildlife due to the east-west connection with the San Marcos Mountains. In addition, the northern half of the project site is positioned to take maximum advantage of interconnected blocks of habitat. A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications. The Visual Resources Report will identify important scenic resources within the project area that may be affected the development of the proposed project, assess the visual and aesthetic impacts that would result from development of the proposed project, and any recommendations to reduce any identified potentially significant visual impacts (if any). Impacts to scenic resources would be minimized to the extent feasible.</p>	10/22/14	
13-	61	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>All proposed utility lines would be place underground to the extent feasible in order to enhance the overall aesthetic of the project site. If above ground utility lines are determined necessary due to natural or man-made conditions, they would be designed to minimize aesthetic impacts to the extent feasible.</p>	10/22/14	
13-	62	General Plan Conformance - Conservation and Open Space Element	<p>COS-12 Preservation of Ridgelines and Hillside. Ridgelines and steep hillside that are preserved for their character and scenic value.</p>	<p>As shown on the TM, each of the proposed neighborhoods responds to the surrounding topography. Cluster development is proposed along major ridgelines to limit site disturbance and visually soften the development edge.</p>	10/22/14	

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13-	63	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.	A Resource Protection Plan would be completed for the proposed project and would serve as the functional equivalent of the County's RPO document, and would address ridgelines and steep hillsides on the project site.	10/22/14	
13-	64	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.	A Resource Protection Plan would be completed for the proposed project and would serve as the functional equivalent of the County's RPO document, and would address ridgelines and steep hillsides on the project site.	10/22/14	
13-	65	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."	A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications. The analysis will include assessment and discussion of the proposed project's compliance with the County's Darks Skies Ordinance as applicable. In general, the proposed project would comply with all required lighting codes and standards which are intended to minimize light pollution.	10/22/14	
13-	66	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.	A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications. The analysis will include assessment and discussion of the proposed project's compliance with the County's Darks Skies Ordinance and lighting and glare standards as applicable. In general, the proposed project would comply with all required lighting codes and standards which are intended to minimize light pollution. Additionally, the proposed project would utilize a minimal amount of reflective materials. Building finishes, signage, and other exterior materials would primarily utilize non-reflective materials. Window glazing would comply with County glare standards.	10/22/14	
13-	67	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.	A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications. The analysis will include assessment and discussion of the proposed project's compliance with the County's Darks Skies Ordinance as applicable. In general, the proposed project would comply with all required lighting codes and standards which are intended to minimize light pollution.	10/22/14	

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13-	68	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].	An Air Quality Technical Report and a Greenhouse Gas Emissions Technical Report will be prepared for the proposed project in accordance with County specific guidelines. These reports will analysis and assess the proposed project's criteria pollutant and GHG emissions during both construction and operation, pollutant concentrations, and cumulative air quality and climate change impacts. If it is determined that the proposed project would result in a significant amount of criteria pollutant or GHG emissions, recommendations to minimize such emissions would be incorporated into project design to the extent feasible.	10/22/14	
13-	69	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.	The proposed project has been designed to promote health and sustainability by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation.	10/22/14	

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13-	70	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.	The proposed project has been designed to promote health and sustainability by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation. The proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. The Town Center creates a central core, or village, in Twin Oaks Valley. A neighborhood grocery is anticipated at the Town Center which will serve both the Twin Oaks Valley and the Sierra communities. The site grading has been designed to balance, which will reduce off site truck trips during construction of the proposed project.	10/22/14	
13-	71	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.	Sustainable planning and design policies include a compact land use pattern, where residents live closer to jobs, businesses, schools, parks, services, and their neighbors; mobility alternatives for the residents to reduce energy consumption, air pollution, noise and GHG emissions; water conservation practices including the use of native and drought tolerant plant material and low flow plumbing fixtures; and integrated site features into the development (rock formations, agriculture and views).	10/22/14	
13-	72	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.	Buildings are encouraged to utilize sustainable design practices including roof overhangs, open courtyards, and natural ventilation. Open space irrigation systems will be state-of-the-art and include weather-based control and high efficiency irrigation heads and drip equipment.	10/22/14	

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13-	73	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.	Buildings are encouraged to utilize sustainable design practices including roof overhangs, open courtyards, and natural ventilation	10/22/14	
13-	74	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 project is not located within an existing developed area	10/22/14	
13-	75	General Plan Conformance - Conservation and Open Space Element	COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	Buildings are encouraged to utilize sustainable design practices including roof-integrated solar panels	10/22/14	
13-	76	General Plan Conformance - Conservation and Open Space Element	COS-14.8 Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.	An Air Quality Technical Report will be prepared for the proposed project in accordance with County specific guidelines. The report will identify on-and off-site sensitive receptors to potential pollutant concentrations that may be generated by the proposed project, such as carbon monoxide, diesel particulate matter, and other reasonably foreseeable toxic air contaminants. Such pollutant concentrations will be minimized to the extent feasible.	10/22/14	
13-	77	General Plan Conformance - Conservation and Open Space Element	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. 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."	An Air Quality Technical Report and a Greenhouse Gas Emissions Technical Report will be prepared for the proposed project in accordance with County specific guidelines. These reports will analysis and assess the proposed project's criteria pollutant and GHG emissions during both construction and operation, pollutant concentrations, and cumulative air quality and climate change impacts. If it is determined that the proposed project would result in a significant amount of criteria pollutant or GHG emissions, recommendations to minimize such emissions would be incorporated into project design to the extent feasible. Such recommendations would include best available control technologies.	10/22/14	
13-	78	General Plan Conformance - Conservation and Open Space Element	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.	Please refer to response to 13-77 above. Such design considerations and recommendation would include measures such as best available control technologies which include low-emission construction vehicles.	10/22/14	

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13-	79	General Plan Conformance - Conservation and Open Space Element	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."	Vegetation management throughout the community will be maintained in accordance with the Fire Protection Plan.	10/22/14	
13-	80	General Plan Conformance - Conservation and Open Space Element	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."	Streets and parking areas are required to provide adequate planter islands and landscape to reduce solar heat gain by providing shading.	10/22/14	
13-	81	General Plan Conformance - Conservation and Open Space Element	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.	The proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. All street lights will be powered by photovoltaic panels, removing this portion of electrical demand from the grid. Photovoltaic panels will also be utilized on all public buildings to offset electrical use. The site grading has been designed to balance, which will reduce off site truck trips during construction of the proposed project. Rock may be crushed on site to produce all road base, utility backfill materials, paving aggregate, etc. All community open space will be designed to meet the standards found in Leadership in Energy and Environmental Design (LEED) equivalent and/or Sustainable Sites Initiative. This includes, but is not limited to, the use of recycled and repurposed materials, locally-grown nursery stock where practical, low water use and native plant material with highly efficient drip irrigation, and weather-based irrigation controls with moisture sensors and real time weather data.	10/22/14	
13-	82	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.	Chapter 3 Section 3.62.1 states development in the community is encouraged to incorporate sustainable design practices and green design strategies	10/22/14	

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13-	83	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."	Development in the community is encouraged to incorporate sustainable design practices and green design strategies	10/22/14	
13-	84	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.	Development in the community is encouraged to incorporate sustainable design practices and green design strategies	10/22/14	
13-	85	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.	An Air Quality Technical Report will be prepared for the proposed project in accordance with County specific guidelines. The report will calculate construction emissions for the proposed project (including fugitive dust) and identify on-and off-site sensitive receptors to potential pollutant concentrations that may be generated by the proposed project, such as carbon monoxide, diesel particulate matter, and other reasonably foreseeable toxic air contaminants. Construction emissions will be minimized to the extent feasible.	10/22/14	

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13-	86	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.	The proposed project has been designed to promote health and sustainability by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation. The proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. The Town Center creates a central core, or village, in Twin Oaks Valley. A neighborhood grocery is anticipated at the Town Center which will serve both the Twin Oaks Valley and the Sierra communities. The site grading has been designed to balance, which will reduce off site truck trips during construction of the proposed project.	10/22/14	
13-	87	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.	The applicant is proposing to expand the existing Park & Ride facility immediately adjacent to the Community and has met with North County Transit District (NCTD) and SANDAG to solicit their input in the planning process on how to accommodate future transit use to the Park & Ride facility.	10/22/14	
13-	88	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.	The proposed project has been designed to promote health and sustainability by focusing on a compact pattern of development. This compact pattern of development in turn allows for and supports a multi-modal transportation network that enhances connectivity and supports community development patterns. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation instead of single occupancy vehicles	10/22/14	

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13-	89	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.]	Please refer to response 13-88 above.	10/22/14	
13-	90	General Plan Conformance - Conservation and Open Space Element	COS-16.5 Transit-Center Development. Encourage compact development patterns along major transit routes.	The mixed use Town Center area is a compact, multi-functional use along the I-15 freeway	10/22/14	
13-	91	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.	The proposed project would comply with the County's Construction and Demolition Debris Ordinance and divert the required 90% of inert construction debris and 50% of all other construction debris from landfills. Additionally, the proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. All street lights will be powered by photovoltaic panels, removing this portion of electrical demand from the grid. Photovoltaic panels will also be utilized on all public buildings to offset electrical use. Based on coordination with local service providers, including SDGE, the project would be sufficiently served with electricity and natural gas. The proposed use of these utilities and services for the proposed project would not significantly affect current use of these systems or cause substantial burdens on the local providers. The project would not create a need for new utility system or supplies, or cause substantial alterations to current conditions of utilities and service providers.	10/22/14	
13-	92	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.	Compost bins will be encouraged for all residential areas. Additionally, a composting program is proposed for common area maintenance.	10/22/14	
13-	93	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.	All residential and commercial projects within the community will have access to recycling as a part of the developments waste management strategy.	10/22/14	

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13-	94	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.	The proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. All street lights will be powered by photovoltaic panels, removing this portion of electrical demand from the grid. Photovoltaic panels will also be utilized on all public buildings to offset electrical use. Based on coordination with local service providers, including SDGE, the project would be sufficiently served with electricity and natural gas. The proposed use of these utilities and services for the proposed project would not significantly affect current use of these systems or cause substantial burdens on the local providers. The project would not create a need for new utility system or supplies, or cause substantial alterations to current conditions of utilities and service providers.	10/22/14	
13-	95	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.	The community will promote water conservation practices including the use of native and drought tolerant plant material and low flow plumbing fixtures. Open space irrigation systems will be state-of-the-art and include weather-based control and high efficiency irrigation heads and drip equipment.	10/22/14	
13-	96	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.	Development in the community is encouraged to incorporate sustainable design practices and green design strategies	10/22/14	
13-	97	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."	Buildings are encouraged to utilize sustainable design practices including rain gardens and cisterns, and grey water systems. Single fixture greywater systems will be installed in single family homes to encourage the use of greywater for all residential irrigation.	10/22/14	
13-	98	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.	A Greenhouse Gas Emissions Technical Report will be prepared for the proposed project in accordance with County specific guidelines. The proposed project will be assessed for conformance with applicable plans, policies, and standards regarding climate change, including the Global Warming Solutions Act of 2006.	10/22/14	

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13-	99	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.	Total park area based on PLDO and County park Credit is included in the Park Statistics Table in the Specific Plan.	10/22/14	
13-	100	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.	Each park has a unique program and theme which responds to the surrounding neighborhood and includes a wide variety of amenities.	10/22/14	
13-	101	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.	All neighborhood parks are centrally located. These parks are easily accessible from the main loop road and are connected to the main loop road and out into the surrounding community by on-street bike routes and by the pathway and trail network.	10/22/14	
13-	102	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.	Parks take inspiration from the property's unique landscape character and distinct landforms. Each park will respond to the surrounding neighborhood.	10/22/14	
13-	103	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.	There are no proposed regional facilities within the proposed community.	10/22/14	
13-	104	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.	As shown on the Landscape Concept Plan, the community will include approximately 17 miles of trails for walkers, joggers, mountain bikers, and equestrians.	10/22/14	
13-	105	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.	Numerous parks are proposed. The total park area based on PLDO and County park Credit is included in the Park Statistics Table in the Specific Plan.	10/22/14	

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13-	106	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.	In order to protect the open space, and control human encroachment, designated public access trails will need to be established using signage and designated trail routes. It is also important to protect large patches of habitat that do not currently contain trails. The proposed trails are predominantly located along pre-existing dirt roads and trails. The use of these trails would be monitored and reinforced by a preserve manager who would visit the site on a semi-weekly basis to document and subsequently reinforce these efforts. Management of the open space areas will keep the many current trespassers from dumping trash, camping, off-road vehicle use, boulder graffiti/tagging and other illegal activities. In many areas, the portion of fuel modification zone directly adjacent to buildings will consist of vineyards. These will provide a sense of ownership that will deter trespassing. This will also provide wildlife with a visual screen from development and might facilitate wildlife movement. In addition, the zone between the vineyard and natural open space will be thinned to varying degrees. Since much of the habitat on site is overly mature, making movement for large ground-based wildlife difficult except for dirt trails and dirt roads, the thinned fuel modification zone may provide additional travel avenues for larger ground-based wildlife.	10/22/14	
13-	107	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.	In total, the project would preserve approximately 1,202 acres of open space. A community-wide linear park and trail network acts as the connective thread that unites the various neighborhood parks and community trails, creating a link to open space trails as well as a sense of walkability throughout the community. This network includes approximately 17 total linear miles of trails that extend throughout the neighborhoods and the open space preserve. Park amenities have been placed to serve each neighborhood, community, and the public at large. Open space for active recreation is included at the community park and at the joint-use school field. Several neighborhood-scale parks and pocket parks, including both public and private, are proposed and include amenities such as open lawn areas, multi-use courts, picnic areas, children's play areas, pools, a community garden, and an equestrian staging area. All amenities would be privately funded.	10/22/14	

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13-	108	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.	As shown in the Parks Master Plan and Trails Master Plan, an extensive network of interconnected parks, open space, and trails is proposed throughout the community. This includes 8 public parks, several private parks and pocket parks, and over 17 miles of community and open space trails.	10/22/14	
13-	109	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." 	A substantial portion of the site will be preserved in perpetuity as a part of the County MCSP program and managed through an endowment. The park and trail facilities within the community will be managed by a combination of the community Home Owner's Association and the County.	10/22/14	
13-	110	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.	The Community includes seven planning areas, each representing a unique neighborhood consisting of a variety of housing types, lot sizes and suitable amenities in order to provide housing for a broad range of age groups, family formations and income levels.	10/22/14	
13-	111	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.	The Community is conveniently located at the Deer Springs Road interchange with direct access to I-15, providing excellent regional access to job centers. Additionally, the project site is within the Vallecitos Water District which will provide water and sewer service. Three Sprinter stations are within six miles of the Community.	10/22/14	
13-	112	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.	The housing choices offered do not target a particular special needs group; however, the Community is designed to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, familial status or disability.	10/22/14	
13-	113	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.	The Community offers higher-density housing choices in the Town Center and in the adjacent neighborhoods, some of which are age restricted, that are easily accessible to the Park & Ride facility, and shopping and services.	10/22/14	
13-	114	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.	Within the area designated as Village in the Community, the Specific Plan has designated a number of multi-family building types to create a range of housing opportunities.	10/22/14	
13-	115	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.	The Community proposes a mix of housing types with a range of higher density product types located within the Village designation.	10/22/14	

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13-	116	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.	The Community has been designed to accommodate a mix of lot sizes, which in turn, promote a diversity of housing choices for the North County consumer.	10/22/14	
13-	117	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.	The range of housing types was informed by consumer surveys. The Community has been designed to accommodate housing demand by consumer life stage and income level. This mix of residential product provides housing options at every income level.	10/22/14	
13-	118	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.	The neighborhoods will be crafted to include a broad diversity of housing types and styles with homes that incorporate natural, rustic materials and fundamental building forms that respect the traditional ranch style homes and rural character of the community. The development is clustered in a series of neighborhoods in an efficient, effective manner in order to conserve over 60 percent of the natural resources onsite.	10/22/14	
13-	119	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.]	The development is a new Community that is buffered from existing residential development by natural open space. The surrounding residential development is comprised on large lot single-family homes, agricultural uses and higher density master planned communities along the I-15 corridor. The land plan strives for a balance between land planned for development and land planned for the conservation of important natural resources.	10/22/14	
13-	120	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.	The Specific Plan requires private open space to be provided for multi-family products. This is in addition to the public open space that will be provided in the Village. Chapter 3 Section C requires multifamily projects to include 150 sq. feet of public open space per unit, in Chapter 3 Section D, 4 Residential buildings are required to incorporate parks and open spaces into the design	10/22/14	
13-	121	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.	The Community relies on a range of residential densities to create a mix of housing choice opportunities.	10/22/14	
13-	122	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.	The land that is within the Village Regional Category is designated as Village Core Mixed-Use which provides for densities up to 30 du/ac. While not zoned for single-family use, this land use designation facilitates housing choices for moderate-income families.	10/22/14	

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13-	123	General Plan Conformance - Housing Element	H-5.3 Fire Protection. Work with local fire agencies to improve fire protection for multi-story construction.	A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment. The project will coordinate with DSFPD to ensure adequate fire and EMS services will serve the project and that proposed structures are designed for adequate fire safety.	10/22/14	
13-	124	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.	By locating the proposed Project near existing and planned infrastructure, services and jobs in a compact pattern of development, while at the same time promoting health and sustainability among its residents, the project has been designed around the guiding principals of the General Plan. Consistent with the Community Development Model, the most dense neighborhood on the site, the Village, consist of a range of commercial uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, a school and public area. Spanning out the Village, the proposed project's Semi-Rural areas would contain low-density residential neighborhoods. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation, recreation and other uses associated by rural areas.	10/22/14	
13-	125	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>	The proposed General Plan Amendment assigns land use designation according to the three regional categories with the highest intensity uses located in the Village category, surrounded by medium-density, residential neighborhoods in the Semi-Rural category. Further out, the neighborhoods would be surrounded by Rural Lands characterized by open space, habitat conservation and recreation.	10/22/14	

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13-	126	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.]	The proposed Community does not meet the definition of Leapfrog Development because the Project is located in an area where the Community Development Model has already applied the Village Category to a portion of the privately-owned land.	10/22/14	
13-	127	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.	Village Core Mixed-Use, Semi-Rural 1 and Open Space-Conservation land use designations have been assigned based on the underlying Regional Category.	10/22/14	
13-	128	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 	The proposed land use framework for the Community does not propose to expand the acreage in the Village designation; instead the shape of the Village is shifting slightly to respond to the land planned for development and land planned for the conservation of important natural resources.	10/22/14	
13-	129	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.	Established or planned land use patterns in nearby or adjacent cities did not play any role in designating land use designations in the Community.	10/22/14	

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13-	130	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.	The residential yield for the Community was calculated per the maximum density allowed per Table LU-1 and the standards for calculating the gross density allowed on all property with slope dependent land use designations per Table LU-2.	10/22/14	
13-	131	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.]	The Specific Plan transfers density between the Village Core Mixed-Use and Semi-Rural 1 designations to provide flexibility in project design. The Specific Plan provides for the distribution of densities within the Specific Plan's development footprint, so long as the maximum number of dwelling units is not exceeded.	10/22/14	
13-	132	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.	The Specific Plan establishes 2,135 dwelling units as the maximum number of units that will be allowed.	10/22/14	
13-	133	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.	The Community proposes to conserve and dedicate over 1,200 acres of land in its natural state to preserve the Rural Lands character of the community.	10/22/14	
13-	134	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.	The community character in the North County Metropolitan Subregional Plan area and surrounding areas broadly reflects the different character and land use development goals of the Community Development Model.	10/22/14	
13-	135	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.	The Project includes a proposed General Plan Amendment that would replace a portion of the Project's Regional Category Designation from the Rural Lands Category to the Semi-Rural Category consistent with the goals and policies of the General Plan.	10/22/14	

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13-	136	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.	The project includes roads bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. In order to protect the open space, and control human encroachment, designated public access trails will need to be established using signage and designated trail routes. It is also important to protect large patches of habitat that do not currently contain trails. The proposed trails are predominantly located along pre-existing dirt roads and trails.	10/22/14	
13-	137	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.	Land Use Designations were assigned based on the Community Development Model which creates hubs of activity in Villages, surrounded by low-density development in Semi-Rural and rural uses in the Rural Category.	10/22/14	
13-	138	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.	The Twin Oaks Valley and Hidden Meadow communities currently lack basic commercial services forcing residents to travel to incorporated cities of Escondido and San Marcos for goods and services. The proposed Town Center will serve as the commercial hub of the surrounding area.	10/22/14	
13-	139	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.	The EIR will provide analysis regarding multiple environmental issue areas, including, but not limited to noise, vibrations, dust, odor, aesthetic, and safety. The identification of potential impacts will be minimized to the extent feasible.	10/22/14	
13-	140	General Plan Conformance - Land Use Element	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.	The Project's preferred option for Deer Springs Road is to construct the east and west legs of Deer Springs Road to four lanes and keep the center leg between Mesa Rock Road and Server Lane at two lanes. With this approach, the levels of service for all sections of Deer Springs Road fall into an acceptable range, except for the center two-lane segment. The benefits include a reduction in environmental impacts (biological resources, cultural resources, traffic, aesthetics) as well as the preservation of the rural character of this segment. This approach is consistent with Policy M-2.1 in that it addresses a marginal deficiency where only a short segment of road would operate at a deficient level of service, and operational improvements would be applied to improve traffic flow.	10/22/14	

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13-	141	General Plan Conformance - Land Use Element	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.	The Specific Plan includes development regulations for a broad mix of residential product types including single-family detached, cluster, and a range of multi-family product types of various lot sizes and square footages. There are 9 designations of buildings types, each with their own accommodating regulations.	10/22/14	
13-	142	General Plan Conformance - Land Use Element	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.	The Specific Plan includes development regulations for a broad mix of residential product types including single-family detached, cluster, and a range of multi-family product types of various lot sizes and square footages. There are 9 designations of buildings types, each with their own accommodating regulations.	10/22/14	
13-	143	General Plan Conformance - Land Use Element	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.]	The proposed Community offers a range of housing types including a range of single-family lot sizes, detached cluster housing types, age-restricted housing choices and a range of multi-family building types.	10/22/14	
13-	144	General Plan Conformance - Land Use Element	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.]	The proposed Project is a master-planned community with a mix of land uses arranged in a series of compact neighborhoods including a Town Center that is connected by pathways to the remaining neighborhoods.	10/22/14	

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13-	145	General Plan Conformance - Land Use Element	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.	The proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. The Town Center creates a central core, or village, in Twin Oaks Valley. A neighborhood grocery is anticipated at the Town Center which will serve both the Twin Oaks Valley and the Sierra communities. On the north end of the Town Center, a K-8 charter school is planned which will include a joint-use field open to the public during weekends and after school hours during weekdays. The Town Center is within close proximity to the school and to 557 new residential dwelling units and is linked via bicycle lanes and multi-use trails to all of the remaining neighborhoods within the community. A designated park or open space is within ¼ mile from each residence, recognizing the importance of walkable access to open space for community health and well-being. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Park and ride facilities will be expanded for enhanced ride sharing and public transit expansion opportunities. The land use pattern and multi-modal transportation amenities would reduce overall greenhouse gas emissions and promote health of the residents.	10/22/14	
13-	146	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.	Please refer to response 13-145 above. The project includes approximately 4.7 miles of bike lanes, an extensive trail system including: 7.0 miles of multi-use trails along the main road; 6.7 miles of internal trails within neighborhoods; 2.8 miles of multi-purpose trails through the open space area; and, 0.5 miles of secondary trails through the open space area.	10/22/14	
13-	147	General Plan Conformance - Land Use Element	LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	In addition to responses 13-145 and 13-146 above, site planning for the proposed project takes into account existing landforms and topography by concentrating development between and away from ridge lines. Prominent ridges and landforms were mapped, and each neighborhood has been designed to minimize disturbance to prominent peaks and landforms. Each neighborhood is designed to be compact and clustered, reducing the impact of development on open space. Where possible, streets are designed to parallel topography and are inspired by watershed patterns on the site.	10/22/14	

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13-	148	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."	The community's homes and neighborhoods will be crafted to represent a broad diversity of housing types in each planning area to respond to the needs of anticipated residents, reflect the rural architectural character, maximize the natural resources of the site with indoor/outdoor living opportunities, and use density as a tool to reinforce place-making within the Town Center and other neighborhoods. Each neighborhood has been designed with an enhanced parkway that includes landscaping, a trail, and often a decorative "dry creek" drainage swale that further enhances the rural character of the community.	10/22/14	
13-	149	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."	A Traffic Impact Analysis has been prepared by LLG and will be incorporated into the EIR. To the extent feasible, the proposed project would not impede existing bicycle and pedestrian access during construction. Possible methods include the implementation of a Construction Traffic Control Plan that outlines ways in which adequate access on affected right-of-ways is safety maintain throughout construction. As noted in response 13-146 above, the proposed project would result in increased opportunities for non-motorized travel.	10/22/14	
13-	150	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.	The property's natural character, primary land forms, view corridors, and agricultural heritage shall be integrated into the community fabric by clustering development, creating cohesive open space networks, grading in response to topography and hydrology, and using materials and forms that reflect the region's agrarian history.	10/22/14	
13-	151	General Plan Conformance - Land Use Element	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.	The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the project site, as well as a large third block of open space in the center of the proposed development which connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the project would preserve approximately 1,202 acres of open space.	10/22/14	
13-	152	General Plan Conformance - Land Use Element	LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	The Open Space-Conservation land use designation has been applied to over 50 percent of the Project site, ensuring that the natural resources will be protected in perpetuity.	10/22/14	

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13-	153	General Plan Conformance - Land Use Element	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.] 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."	The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. Policy LU-1.8 provided the flexibility in project design by allocating density to provide contiguous blocks of habit as opposed to fragmented open space.	10/22/14	
13-	154	General Plan Conformance - Land Use Element	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.]	Development of the Community would be focused into seven compact neighborhoods designed to promote land stewardship and avoid the most sensitive biological, cultural and topographic resources.	10/22/14	
13-	155	General Plan Conformance - Land Use Element	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.	The Project will incorporate stormwater facilities to manage stormwater quality, hydromodification impacts and peak flow attenuation. Stormwater quality and hydromodification impacts will be addressed through a system of bioretention swales and bioretention basins that have been integrated into the project design, along with additional LID features such as roadside swales.	10/22/14	
13-	156	General Plan Conformance - Land Use Element	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.	Parks should incorporate natural features such as mature oaks, indigenous trees, and rock formations. For example, the proposed Oak Grove and Sierra Farms parks incorporate large existing oak trees.	10/22/14	

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13-	157	General Plan Conformance - Land Use Element	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.	The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. The proposed open space design consists of two large continuous blocks of key biological resources situated within the northern half, and along the eastern boundary of the project site, as well as a large third block of open space in the center of the proposed development which connects the abovementioned blocks of open space to open space located east and south of the project area. In total, the project would preserve approximately 1,202 acres of open space. The majority of the proposed open space design will be located within the northern half of the project site. The northern half of the site has previously been described as having the greatest potential to support wildlife due to the east-west connection with the San Marcos Mountains. The proposed open space design includes a diverse array of environmental features including ridgetops, hill tops, and rocky outcrops. Although the majority of this area consists of dense chaparral, this area also incorporates a diverse representation of the vegetation communities that occur on site and in the vicinity including, riparian forest and scrub, coastal sage scrub, non-native grassland, and oak woodland. The two largest riparian areas located within the project site will be included in the open space: the South Fork of Gopher Canyon and the South Fork of Moosa Canyon.	10/22/14	
13-	158	General Plan Conformance - Land Use Element	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: 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 2) Transferred into public ownership of an agency that manages preserved open space. 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."	As part of the proposed project, a hardline agreement is proposed that would ensure approximately 1,200 acres of biological open space to be restored (where appropriate) and preserved. The proposed biological open space would remain under private ownership as a restrictive easement.	10/22/14	

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13-	159	General Plan Conformance - Land Use Element	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.	The property's natural character, primary land forms, view corridors, and agricultural heritage shall be integrated into the community fabric by clustering development, creating cohesive open space networks, and grading in response to topography and hydrology.	10/22/14	
13-	160	General Plan Conformance - Land Use Element	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.	A Geotechnical Report prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety. A Hazardous Materials Environmental Site Assessment will be provided for the proposed project. The assessment and related EIR section will be prepared in accordance with the County's Guidelines for Determining Significance and will identify any areas of potential contamination. Should any potential contamination areas be identified, proper assessment and remediation (if necessary) will occur to ensure reuse of land is compatible.	10/22/14	
13-	161	General Plan Conformance - Land Use Element	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.	A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment. See other fire related responses for additional details.	10/22/14	
13-	162	General Plan Conformance - Land Use Element	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.	The Specific Plan introduces agricultural uses as a benefit to the planned community. Vineyard plantings strategically located on slopes along the main loop road create a unique visual identity, establish a connection to the regions agrarian history, and provide a productive landscape. Vineyards are very low water use crops that provide a productive agricultural use of the irrigated open space. They have a low fuel volume and provide excellent fire resistance.	10/22/14	

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13-	163	General Plan Conformance - Land Use Element	LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	The low-density land use designations on the site today protect natural resources, not agricultural operations. The proposed General Plan Amendment reduces the density on the northern lands in the Project to zero in order to preserve lands for open space preservation.	10/22/14	
13-	164	General Plan Conformance - Land Use Element	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.	The Project's Town Center contains a broad range of commercial, residential, educational and park uses that serve as the hub of the Community. The Town Center is linked to the neighborhoods by local roads, bicycles lanes and pathways.	10/22/14	
13-	165	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.	The Town Center creates a central core, or village, in Twin Oaks Valley. A neighborhood grocery is anticipated at the Town Center which will serve both the Twin Oaks Valley and the Sierra communities. On the north end of the Town Center, a K-8 charter school is planned which will include a joint-use field open to the public during weekends and after school hours during weekdays. The Town Center is within close proximity to the school and to 557 new residential dwelling units and is linked via bicycle lanes and multi-use trails to all of the remaining neighborhoods within the community.	10/22/14	
13-	166	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.]	The Village designation is currently assigned to the Project area abutting the I-15 / Deer Springs Road intersection. The Project is proposing to modify the shape of the Village designation but not to increase the acreage to better conform to the developable land. The slope dependent, Semi-Rural 1 designation is used for the other development areas while the Open Space-Conservation designation with no residential density has been applied to the preserved open space areas.	10/22/14	
13-	167	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.	The Town Center creates a central core, or village, in Twin Oaks Valley. A neighborhood grocery is anticipated at the Town Center which will serve both the Twin Oaks Valley and the Sierra communities. On the north end of the Town Center, a K-8 charter school is planned which will include a joint-use field open to the public during weekends and after school hours during weekdays. The Town Center is within close proximity to the school and to new residential dwelling units and is linked via bicycle lanes and multi-use trails to all of the remaining neighborhoods within the community. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Park and ride facilities will be expanded for enhanced ride sharing and public transit expansion opportunities.	10/22/14	

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13-	168	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.	Infrastructure serving the Community will be constructed concurrent with need and will be sized for the proposed land uses.	10/22/14	
13-	169	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.	The Specific Plan designates a mix of land uses to activate the Town Center and adjacent higher-density residential neighborhood. Each village within the plan has a mix of uses, parks, and trail access to the Town Center.	10/22/14	
13-	170	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."	The Town Center includes a mix of land uses including commercial, educational, higher-density residential and park uses as well as transportation infrastructure, an expanded park-and-ride facility.	10/22/14	
13-	171	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.	Pedestrian orientation is a key component of the Town Center as required in the Specific Plan. The Town Center is required to have the same character as the overall community.	10/22/14	
13-	172	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.]	The Town Center is linked to the other neighborhoods by local roads, bicycle lanes and pathways. The community will include approximately 17 miles of trails for walkers, joggers, mountain bikers, and equestrians that will connect the community to the surrounding areas. Additionally, the existing park-and-ride and gas station are incorporated into the design of the Town Center.	10/22/14	
13-	173	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.	The Community is within the CWA boundary and is served for existing infrastructure and services. The cities of Escondido and/or San Marcos sphere of influence cover the southern portion of the Project area.	10/22/14	

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13-	174	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.	The Town Center is linked to neighborhoods and the natural open space by a local road network, bicycles lanes and pathways. The community will include approximately 17 miles of trails for walkers, joggers, mountain bikers, and equestrians that will connect the community to the surrounding areas.	10/22/14	
13-	175	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.	As shown on the Preliminary Grading Plan, each of the proposed neighborhoods responds to the surrounding topography and preserve significant knolls and ridgelines. Cluster development is proposed along major ridgelines to limit site disturbance and visually soften the development edges.	10/22/14	
13-	176	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.	The Specific Plan establishes a maximum number of dwelling units for the Project and allocates those units among the seven neighborhoods based on location and product type.	10/22/14	
13-	177	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.	The Community Development Model shaped the development pattern for the Project. The neighborhoods outside of the Village designation are buffered by preserved open space and agricultural uses.	10/22/14	
13-	178	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.	The neighborhoods located in the Semi-Rural area are linked to each other and to the neighborhoods in the Village area by a local road network, bicycle lanes and pathways.	10/22/14	
13-	179	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.	The framework of the entire community is influenced by the prominent landforms, watershed patterns, boulder outcroppings, important biological resources, and any natural or man-made hazards found within the property. The location and design of the planning areas strategically preserve natural areas and provide for wildlife movement and connectivity throughout the site. The proposed project is designed to be consistent with accepted preserve design principles by preserving a large block of open space, including the northern and northwestern portions of the site.	10/22/14	
13-	180	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.	The Project is designed in accordance with the Community Development Model. Decreasing low density residential areas ring the Village core. Because a Village core does not currently exist in the Twin Oaks Valley area of the North County Metropolitan Subregional Plan area, the Village core was sited on the southeastern boundary of the Project area adjacent to transportation infrastructure in order to serve the larger North County Metro Plan area.	10/22/14	

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13-	181	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.	Commercial uses are designated in the existing Village area and not in the Semi-Rural or Rural areas of the Project.	10/22/14	
13-	182	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.	The commercial uses have been sited closest to the I-15 & Deer Springs Road interchange reducing in shorter trips on local roads. The design of the Town Center incorporates and expands the existing park-and-ride facility to encourage carpooling and future transit use.	10/22/14	
13-	183	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.	The Village Designated land is adjacent to I-15 and Deer Springs Road providing accessibility to the Town Center from the surrounding residential neighborhoods.	10/22/14	
13-	184	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.	The design of the Town Center incorporates an existing gas station and expands the existing Park & Ride facility into a future transit node.	10/22/14	
13-	185	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.	As indicated in the Specific Plan, commercial buildings are encouraged to be clustered and incorporate plazas and pedestrian areas.	10/22/14	
13-	186	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 Town Centers exist in the Twin Oaks Valley or surrounding area rather the area has scattered retail development. The proposed Town Center will create a sense of place where none currently exist.	10/22/14	
13-	187	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.	Large-format retail stores are not compatible with the pedestrian scale of the proposed Town Center. Because the design does not include any "big box stores" therefore Policy LU-11.5 is not applicable.	10/22/14	

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13-	188	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.	10/22/14	
13-	189	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.	Policy LU-11.7 is not applicable because the Specific Plan has not identified office development as an allowable land use within the proposed Community.	10/22/14	
13-	190	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.	The Specific Plan identifies the zoning requirements for each allowable use within the Specific Plan.	10/22/14	
13-	191	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.	The natural topography of the site is composed on hills and valleys with moderate to steeply sloping terrain. On-site elevations ranges from approximately 660 feet above mean sea level to about 1,750 feet. The Town Center and other medium-density neighborhoods are sited at the lower elevations and are buffered from the low-density residential neighborhoods by preserved open space and in limited instances, vineyards. Each neighborhood is nestled into the site topography offering physical and visual separation between the various community densities. The Town Center, school site, and multi-family housing are located in closer proximity to Deer Springs Road while single family residential is located on the interior of the community, each being separated by open space and topography.	10/22/14	
13-	192	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.	Infrastructure, public facilities and essential services will be adequately sized and provided with the development of the planned Community.	10/22/14	

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13-	193	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."	The infrastructure, public facilities and essential services needed for the Community will be provided prior to development or phased to coincide with phase phasing.	10/22/14	
13-	194	General Plan Conformance - Land Use Element	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.	The EIR will provide analysis regarding impacts to public facilities and Mobility Element Roadways. The proposed project would pay all required public facility impact fees as set forth in the County Code of Regulatory Ordinances. The project's off-site roadway improvements on public roads (Deer Springs Road, Twin Oaks Valley Road, Sarver Lane, and I-15 interchange) are included in project design. The project would also participate in the County's Traffic Impact Fee program as necessary. The paid fees and roadway improvements would ensure that impacts to public facilities and Mobility Element Roadways are minimized to the extent feasible.	10/22/14	
13-	195	General Plan Conformance - Land Use Element	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. 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."	The Project is well located to take advantage of existing and planned infrastructure and services in an efficient manner and will require less extensive infrastructure and services than if the Project had been sited outside of service district boundaries.	10/22/14	

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13-	196	General Plan Conformance - Land Use Element	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.	The proposed project would promote sustainability through sensitive site design that conserves energy, water, open space, and other natural resources. Site planning for the proposed project takes into account existing landforms and topography by concentrating development between and away from ridge lines. Prominent ridges and landforms were mapped, and each neighborhood has been designed to minimize disturbance to prominent peaks and landforms. Each neighborhood is designed to be compact and clustered, reducing the impact of development on open space. Where possible, streets are designed to parallel topography and are inspired by watershed patterns on the site. Existing landforms and ridges north of Deer Springs Road provide a buffer which minimizes the proposed project's visibility from Deer Springs Road, as well as properties immediately adjacent. Utility lines and other public services infrastructure would be located in a manner to minimize visual impacts.	10/22/14	
13-	197	General Plan Conformance - Land Use Element	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.	The project site is located within the Vallecitos Water District (VWD) for water service. There exists an extensive network of water mains within the project site ranging in size from 8 inches to 16 inches. There is one existing 1.3 million gallon water reservoir within the project site that serves the project area as well as provides service to adjacent properties. The project water supply would be provided by VWD, and does not require annexation into the district. Establishment of this water supply would occur through the expansion/extension of existing supply pipelines and reservoirs located within and adjacent to the project. The applicant will work closely with VWD to determine the ultimate sizes and locations of water facilities.	10/22/14	
13-	198	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.	The project site is located within the Vallecitos Water District (VWD) for water service. There exists an extensive network of water mains within the project site ranging in size from 8 inches to 16 inches. There is one existing 1.3 million gallon water reservoir within the project site that serves the project area as well as provides service to adjacent properties. The project water supply would be provided by VWD, and does not require annexation into the district. Establishment of this water supply would occur through the expansion/extension of existing supply pipelines and reservoirs located within and adjacent to the project. The applicant will work closely with VWD to determine the ultimate sizes, locations of water facilities, and adequacy of water supply.	10/22/14	

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13-	199	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.	The applicant will work closely with VWD to determine the ultimate sizes, locations of water facilities, and adequacy of water supply. Prior to approval of the project, the project applicant will work with VWD to ensure that there is a commitment of long term water supply to the proposed project.	10/22/14	
13-	200	General Plan Conformance - Land Use Element	LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.	A Sewer Master Plan for this project has been prepared to assure the proper sizing of wastewater facilities. Wastewater from the site will be treated by the Vallecitos Water District.	10/22/14	
13-	201	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.	The staff of Vallecitos Water District has communicated with the applicant that the project may not be incorporated into their Master Plan until this application has been approved by the Board of Supervisors. In anticipation of that approval, the applicant has been coordinating with VWD staff and will abide by all their Conditions of Approval for the project based on the analysis presented in the Sewer Master Plan for this project.	10/22/14	
13-	202	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.	The applicant agrees that all necessary Wastewater infrastructure necessary to adequately serve the project will be operational concurrent with the demand generated by the project.	10/22/14	
13-	203	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.	The applicant proposes no on-site Wastewater Treatment Facilities. All project wastewater will be treated by Vallecitos Water District. The applicant is coordinating with the District to assure that adequate treatment capacity is available.	10/22/14	

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13-	204	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>	The project is within the boundaries of the Vallecitos Water district and therefor does not propose or require sewer facilities that would induce unplanned growth.	10/22/14	
13-	205	General Plan Conformance - Land Use Element	LU-17 Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.	A K-8 charter school is proposed to be sited within the Town Center to serve the educational needs of the Community.	10/22/14	
13-	206	General Plan Conformance - Land Use Element	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.	The Project is located in the Escondido Elementary School District, Escondido Union High School District and San Marcos Unified School District boundaries. The school districts take the lead on planning new school facilities.	10/22/14	
13-	207	General Plan Conformance - Land Use Element	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.	The proposed charter school has been sited at the north end of the Town Center with two points of access and is buffered from the commercial by medium-density residential and parkland. Actual site planning of the charter school facility will occur once an agreement is reached with an operator.	10/22/14	
13-	208	General Plan Conformance - Land Use Element	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.	The proposed charter school site is located in the Town Center neighborhood of the Community which is linked to the other development areas by bicycle lanes and pathways.	10/22/14	
13-	209	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.	The proposed school would be located in the Sierra Town Center planning area in the southeastern corner of the project site. The proposed school site would be sited to avoid potential natural and man-made hazards to the extent feasible. The school is included as part of the proposed project and, therefore, is also included in the geologic, hazard, and hydrology assessments.	10/22/14	

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13-	210	General Plan Conformance - Land Use Element	LU-18 Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.	See response to comment 13-205.	10/22/14	
13-	211	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.	The Project is studying two options for Deer Springs Road that balance the regional travel needs with the travel requirements and preferences of the local community.	10/22/14	
13-	212	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.	The project site would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane, with an additional access point at Camino Mayor off of Twin Oaks Valley Road to the north. 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 and then to a three lane road. On-site roadways would be constructed within and between the different planning areas where development would occur. These roadways would primarily consist of main roads with a pavement width of 34 feet that mostly travel between the developed planning areas, residential streets that are approximately 36 to 40 feet wide and generally traverse within a planning area, and private paseo roads that typically end at smaller clusters of residential units within a planning area. The roadways would be designed to accommodate safe emergency services access. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation.	10/22/14	
13-	213	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.	The street network within the project has been designed to embrace the rural character of the surrounding community. Street widths have been narrowed and bike lanes are integral to the street network. Generous right-of-way's are provided to offer landscaped setbacks that reinforce the rural identity of the development.	10/22/14	

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13-	214	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.	Please refer to responses 13-212 and 13-213. The proposed project also include off-site roadway improvements to accommodate the growth anticipated by the project. Such improvements would occur to Deer Springs Road, Twin Oaks Valley Road, Sarver Lane, and the I-15 Interchange/Park and Ride area.	10/22/14	
13-	215	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."	The Project's preferred option for Deer Springs Road is to construct the east and west legs of Deer Springs Road to four lanes and keep the center leg between Mesa Rock Road and Server Lane at two lanes. With this approach, the levels of service for all sections of Deer Springs Road fall into an acceptable range, except for the center two-lane segment. The benefits include a reduction in environmental impacts (biological resources, cultural resources, traffic, aesthetics) as well as the preservation of the rural character of this segment. This approach is consistent with Policy M-2.1 in that it addresses a marginal deficiency where only a short segment of road would operate at a deficient level of service, and operational improvements would be applied to improve traffic flow.	10/22/14	
13-	216	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.	The Project is not proposing any new access points along Deer Springs Road. Mesa Rock Road will be realigned and improved and Sarver Lane will be signalized. Camino Mayor, a private easement road, will be improved and made public to provide secondary access to Twin Oaks Valley Road.	10/22/14	
13-	217	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.	The internal road network was located and designed to minimize impacts to grading, environmental resources and visual resources. The applicant's preferred Option for Deer Springs Road is more sensitive to environmental and community character issues than other Options under consideration.	10/22/14	

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13-	218	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."	A Traffic Impact Analysis and Acoustical Analysis Report will be prepared for the proposed project to ensure that cumulative traffic noise is minimized to the extent feasible.	10/22/14	
13-	219	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.	Proposed streetscape treatments along the primary loop road include extended parkways with planted swales that will contribute to the site's stormwater management plan and reinforce the rural aesthetic of the community.	10/22/14	
13-	220	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.	The Traffic Impact Report will recommend mitigation measures and timing of road improvements based on impacts. Since the Level of Service on Deer Springs Road is LOS F today, the proposed project will be conditioned to improve Deer Springs Road prior to occupancy of the first residence.	10/22/14	
13-	221	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.	The Project will either dedicate or acquire right-of-way for Deer Springs Road so that it can be improved consistent with the Mobility Element Classification. The street-section incorporates a pathway.	10/22/14	
13-	222	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.	The EIR traffic study identifies significant direct and cumulative impacts at 16 locations and cumulative impacts at 7 locations. Mitigation measures are recommended at each location to mitigate impacts to below a level of significance, other than at the mainline freeway locations. Mitigation includes physical widening, fair share contributions and traffic impact fee contributions.	10/22/14	
13-	223	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.	Three day-to-day access points are provided to the development which meets state and local regulations.	10/22/14	
13-	224	General Plan Conformance - Mobility Element	M-4 Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.	The project proposes only roads in conformance with the County Public Road Standards, or approved Design Exception Requests.	10/22/14	

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13-	225	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.	The proposed trail network includes a variety of trail types, including 8-foot wide soft-surface pathways along the main loop road and 8-foot wide soft-surface multi-use trails in the open space preserve. Secondary, soft-surface, 3-foot wide trails extend to overlooks throughout the community and the open space. Motorized vehicles will not be permitted to use the trail network.	10/22/14	
13-	226	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.	The Community will be served by two primary and one secondary access roads. An internal loop road network connects the Project neighborhoods. In turn, each neighborhood will have a looped street system that will provide multiple route and modes of travel.	10/22/14	
13-	227	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.]	The Project has proposed a number of design exception requests for onsite road standards that provide safety and sufficient capacity while maintaining the semi-rural character of the area.	10/22/14	
13-	228	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.	The County Fire Authority has reviewed and commented upon the circulation within the proposed site plan. In response to their comments, at some locations the project added roadway width in excess of County Public Road Standards, added turn-out bays for emergency vehicle parking and added additional interior street connections to provide appropriate access for emergency vehicles and evacuating residents.	10/22/14	
13-	229	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.	The roadway design is a direct response to the natural topography of the site. The existing topography was closely studied and the resulting street network is thoughtfully woven into the existing topography of the site.	10/22/14	
13-	230	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.	The applicant will coordinate with the city of San Marcos on improvements to Twin Oaks Valley Road to minimize inconsistencies in public road standards between the two jurisdictions.	10/22/14	

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13-	231	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.	A comprehensive transportation system is planned as part of the Community. The system has been designed to serve vehicles, bicycles, pedestrians and equestrians and to accommodate future transit riders.	10/22/14	
13-	232	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" 	The applicant will continue to work with SANDAG, Caltrans and North County Transit District to coordinate planning of transportation facilities serving the Project. Among consideration is a new freeway interchange, an expanded park-and-ride facility designed to accommodate future transit ridership and improvements to Deer Springs Road to increase capacity.	10/22/14	
13-	233	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.	The applicant is currently working with Caltrans on a PSR to determine improvements to the I-15/Deer Springs Road interchange consistent with Caltrans requirements.	10/22/14	
13-	234	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.	Public transportation is an important consideration for reducing traffic congestion and improving air quality. The design concept for the Town Center accommodates future transit use.	10/22/14	
13-	235	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" 	North County Transit District Routes 388 and 389 travel past the Community along I-15. The applicant has had preliminary discussions with NCTD regarding adjusting the routes to add stops at the Community to serve the population and will continue to plan for this option as design alternatives for I-15 proceed.	10/22/14	

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13-	236	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.	The Town Center is located adjacent to the existing park-and-ride facility which the Project is proposing to expand and redesign to accommodate transit use when it becomes available. Commercial, residential, educational and park uses will be located in the Town Center.	10/22/14	
13-	237	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.	The applicant has had preliminary discussions with North County Transit District to plan for future transit facilities as part of the expansion of the existing park-and-ride facility located in the Town Center neighborhood, and will pursue the inclusion of a transit stop and related facilities. A range of land uses are planned for the Town Center including residential, commercial, educational, and park uses.	10/22/14	
13-	238	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.	The expansion and redesign of the park-and-ride facility will incorporate bike lockers and pedestrian access to the other uses located in the Town Center.	10/22/14	
13-	239	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.	The Project is proposing to expand the existing park-and-ride facility and enhance the design to accommodate future bus transit facilities such as bicycle storage lockers, benches, boarding pads, trash cans and pedestrian access to the Town Center.	10/22/14	
13-	240	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	Expansion of the existing park-and-ride is proposed as part of the Town Center neighborhood, and it will be redesigned to accommodate a future transit stop.	10/22/14	
13-	241	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.	The Project location is adjacent to I-15, a principal north-south transportation corridor connecting the San Diego region and regions to the north. The applicant is coordinating with Caltrans and SANDAG on expanding the existing park-and-ride facility and to accommodate future transit use when available. Additionally, the "bookend" intersections along Deer Springs Road at Sarver Lane and Mesa Rock Road will improve traffic flow, an approach that is consistent with this policy.	10/22/14	

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13-	242	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.	The Transportation Demand Management section of the Traffic Impact Analysis recommends shuttle serve to the closest Sprinter Station located approximately 5 miles from the Community at Buena Creek Road and South Santa Fe.	10/22/14	
13-	243	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.	A comprehensive circulation plan is part of the Project that includes a linked road network, bicycles lanes, pathways and trails and an expanded park-and-ride facility to provide the maximum number of travel choices to residents.	10/22/14	
13-	244	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.	Deer Springs Road improvement Option A proposes to not "increase the number of road lanes" on Deer Springs Road between Mesa Rock Road and Sarver Lane, consistent with this policy. Rather, it proposes to implement additional operational improvements by adding a continuous turn lane, consistent with County standards, to the middle section of Deer Springs Road, as well as add travel lanes only at the signalized intersections. This approach and the resultant decrease in traffic on Deer Springs Road are a net positive for pedestrian and bicycle use along Deer Springs Road.	10/22/14	
13-	245	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.	The proposed project does not include large commercial and office development. 81,000 square feet of General Commercial land use would be located in the Sierra Town Center. Residents of the proposed project would be able to access this commercial space via pedestrian and bike trails, as well as with the proposed electric bike share program, in order to reduce single-occupant vehicle use.	10/22/14	
13-	246	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).	An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Park and ride facilities will be expanded for enhanced ride sharing and public transit expansion opportunities. Other incentives for alternative transportation at the commercial area of the project site would be decided beyond the scope of the project.	10/22/14	
13-	247	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.	The applicant is actively working with Caltrans to expand the existing Park & Ride facility and to incorporate the design of the facility into the Town Center concept plan. Furthermore the applicant is working with North County Transit District to design the facility to accommodate future transit use. The design of the expanded park-and-ride will include bicycle lockers.	10/22/14	

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13-	248	General Plan Conformance - Mobility Element	M-10 Parking for Community Needs. Parking regulations that serve community needs and enhance community character.	In the Design Guideline section of the Specific Plan, parking regulations are outlined consistent with the overall vision of the Community.	10/22/14	
13-	249	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" 	Refer to Chapter 3 of the Specific Plan for a discussion of parking. The Specific Plan has developed parking requirements as appropriate to the proposed uses—parking facilities for motorcycles and bicycles shall be included in the overall parking design. Sufficient parking capacity will be provided for each land use consistent with the zoning ordinance. For commercial and other public uses, parking spaces will be provided either on the street or within parking lots. Additionally, space will be provided for bicycle parking and the Communities pathway network reduces the reliance on single-occupant vehicle trips.	10/22/14	
13-	250	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.	The project includes approximately 4.7 miles of bike lanes, an extensive trail system including: 7.0 miles of multi-use trails along the main road; 6.7 miles of internal trails within neighborhoods; 2.8 miles of multi-purpose trails through the open space area; and, 0.5 miles of secondary trails through the open space area. The project is designed such that all pedestrian oriented facilities would not be impeded by other forms of transportation.	10/22/14	
13-	251	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.	On-street parking would be provided in the Town Center area where appropriate. On-street parking is encouraged where possible to reduce the need for large parking areas and to provide traffic calming along streets to improve the pedestrian environment.	10/22/14	
13-	252	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.	Shared parking would be provided in the Town Center area where appropriate. However, at this stage of project design, it is unknown if shared parking would be provided. On-street parking is encouraged where possible to reduce the need for large parking areas and to provide traffic calming along streets to improve the pedestrian environment.	10/22/14	

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13-	253	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."	Community trails linked to the commercial areas will encourage residents to walk to the town center. The project would accommodate pedestrians, bicycles, electric vehicles, and other alternatives modes of transportation by linking trail systems with parks, open spaces, residential, commercial, and schools. An electric bike share program is planned for the development to further link the neighborhoods to one another and to reduce motorized vehicle trips. Additionally, the project includes bike lanes, an extensive trail system consisting of roadside pathways within the linear greenbelts, and multiuse trails. With incorporation of these internal circulation features, the project will provide residents the opportunity to access employment, education, recreational, and commercial uses via multiple modes of transportation, while reducing the need for additional parking around the Town Center.	10/22/14	
13-	254	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.]	On-street parking will not be offered on the primary loop road. A bike lane has been integrated into the primary loop road. In addition, shoulder-designated bike routes are proposed to provide connections to each neighborhood, neighborhood park, and to the town center.	10/22/14	
13-	255	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.	Parking lot and street parking within the community will be directed to integrated treatment swales and basins. These facilities will be designed to capture the rural character of the surrounding community. Treatment will also be provided along the primary loop road with planted swales that will contribute to the site's stormwater management plan.	10/22/14	
13-	256	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.	The community will include a variety of trail types, including 8-foot wide soft-surface pathways along the main loop road and 8-foot wide soft-surface multi-use trails in the open space preserve. Secondary, soft-surface, 3-foot wide trails extend to overlooks throughout the community and the open space. Pedestrians, equestrians, and cyclists are welcome to use the trail network (note: bike lanes are also provided on many roads throughout the community).	10/22/14	
13-	257	General Plan Conformance - Mobility Element	M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	Bicycle network and trail network noted above will connect to the surrounding community and to the open space trail network to the north.	10/22/14	

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13-	258	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.	As noted in 13-256, bike lanes are provided on the main loop road. An off-street, 8-foot wide multi-use trail will also be available along the loop road and will connect to the town Center, School, Deer Springs Road, and open space trails.	10/22/14	
13-	259	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.	As noted in 13-256, bike lanes are provided on the main loop road. An off-street, 8-foot wide multi-use trail will also be available along the loop road which will reinforce the rural character..	10/22/14	
13-	260	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.	As noted in 13-256, a variety to pedestrian and bicycle options are proposed to create a comprehensive internal pedestrian and bicycle network.	10/22/14	
13-	261	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. "	A bike lane has been integrated into the primary loop road. In addition, shoulder-designated bike routes are proposed to provide connections to each neighborhood, neighborhood parks, trail network, and to the town center. Deer Springs Road will provide a bike route connecting the off-site Park & Ride facility to the town center and greater community.	10/22/14	
13-	262	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.	As noted in 13-256, a variety of pedestrian and bicycle trail standards are proposed.	10/22/14	
13-	263	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.	Proposed pathway and trail locations have been coordinated with the Community Trails Master Plan and important connections along Deer Springs road, and from Deer Spring Road north to the open space trails to the north are proposed as a part of this plan.	10/22/14	

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13-	264	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.	A trail network is proposed through the open space. It has been coordinated with the County Trails Program and Community Trails Master Plan. There is no direct connection to any regional trails. No motorized vehicles will be permitted on the trails.	10/22/14	
13-	265	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.	In Chapter 3, Community Wide Trail Network: Sections of each trail type have been provided with illustrations and are consistent with the County Trails Program.	10/22/14	
13-	266	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.	As noted in 13-256, a variety of pedestrian and bicycle options are proposed to create a comprehensive pedestrian and bicycle network. An equestrian staging area is proposed on Camino Mayor.	10/22/14	
13-	267	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.	As shown in the Parks Master Plan and Trails Master Plan, an extensive network of interconnected parks, open space, and trails is proposed throughout the community. This includes over 17 miles of community and open space trails.	10/22/14	
13-	268	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.	A substantial portion of the site will be preserved in perpetuity as a part of the County MCSP program and managed through an endowment. Trails through this open space will establish connections east and west to a greater regional trail network.	10/22/14	
13-	269	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.	Trails through the dedicated open space (future MSCP) will be constructed as part of the proposed project.	10/22/14	
13-	270	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.	Open space will be dedicated to the County; therefore easements will not be required for trails through open space. Trails within the neighborhood will include easements.	10/22/14	
13-	271	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.	The proposed trail network does not require trail connections across any adjacent private property.	10/22/14	

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13-	272	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.	<p>In order to protect the open space, and control human encroachment, designated public access trails will need to be established using signage and designated trail routes. It is also important to protect large patches of habitat that do not currently contain trails. The proposed trails are predominantly located along pre-existing dirt roads and trails. The allowable use of these trails would be monitored and reinforced by a preserve manager who would monitor the site, document conditions and reinforce these efforts.</p> <p>In many areas, the portion of fuel modification zone directly adjacent to buildings will consist of vineyards. These will provide a sense of ownership that will deter trespassing. This will also provide wildlife with a visual screen from development and might facilitate wildlife movement. In addition, the zone between the vineyard and natural open space will be thinned to varying degrees. Since much of the habitat on site is overly mature, making movement for large ground-based wildlife difficult except for dirt trails and dirt roads, the thinned fuel modification zone may provide additional travel avenues for larger ground-based wildlife.</p>	10/22/14	
13-	273	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.	See also response to comment 13-272 above. The design of the proposed project is also informed by the unique cultural resources on the site. Several permanent displays would be erected in public viewing areas to provide information on the cultural sensitivity of the area, including descriptions of Native American and historic occupants. These displays would include appropriate imagery and text as a method of public outreach to enhance appreciation of the diversity that has characterized the region.	10/22/14	
13-	274	General Plan Conformance - Noise Element	N-1 Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise.	10/22/14	

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13-	275	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. Preparation of the Acoustical Analysis Report per the County's Guidelines will ensure that the proposed project's noise design considerations adhere to the General Plan's Noise Compatibility Guidelines for both exterior and interior noise levels.	10/22/14	
13-	276	General Plan Conformance - Noise Element	N-1.2 "Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: <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)" 	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. The majority of the proposed project would not be considered a substantial source of noise. However, traffic generated by the project and proposed park amenities which may result in an increase in exterior and interior noise levels will be assessed in the Acoustical Analysis Report and adequate noise attenuating design features will be recommended to be incorporated into the proposed project.	10/22/14	
13-	277	General Plan Conformance - Noise Element	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.	The Acoustical Analysis Report may provide recommendations for the use of sound attenuating walls. Where such features are proposed, visual relief will be provided by proposed landscaping.	10/22/14	
13-	278	General Plan Conformance - Noise Element	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.	The noise analysis will incorporate the noise standards of the City of San Marcos for traffic-related noise impacts within that jurisdiction.	10/22/14	

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13-	279	General Plan Conformance - Noise Element	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.	A Traffic Impact Analysis has been prepared for the proposed project (dated 11/7/14) in accordance with the County's Guidelines for Determining Significance and Report Format and Content Requirements for Traffic. The Acoustical Analysis will incorporate the traffic analysis and assessment potential noise impacts from project development. The project will coordinate with the County to ensure that traffic noise is minimized to the extent feasible.	10/22/14	
13-	280	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. The majority of the proposed project would not be considered a substantial source of noise, but would be considered a noise sensitive use. However, traffic generated by the project and proposed park amenities which may result in an increase in exterior and interior noise levels will be assessed in the Acoustical Analysis Report and adequate noise attenuating design features will be recommended to be incorporated into the proposed project.	10/22/14	
13-	281	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. The majority of the proposed project would not be considered a substantial source of noise, but would be considered a noise sensitive use. However, traffic generated by the project and proposed park amenities which may result in an increase in exterior and interior noise levels will be assessed in the Acoustical Analysis Report and adequate noise attenuating design features will be recommended to be incorporated into the proposed project.	10/22/14	

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13-	282	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. The majority of the proposed project would not be considered a substantial source of noise, but would be considered a noise sensitive use. However, traffic generated by the project and proposed park amenities which may result in an increase in exterior and interior noise levels will be assessed in the Acoustical Analysis Report and adequate noise attenuating design features will be recommended to be incorporated into the proposed project.	10/22/14	
13-	283	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including groundborne vibration. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. Groundborne vibration generated by the proposed project would be limited to the construction phase and would be minimized to the extent feasible.	10/22/14	
13-	284	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including groundborne vibration. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. Groundborne vibration generated by the proposed project would be limited to the construction phase and would be minimized to the extent feasible.	10/22/14	

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13-	285	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including transportation related noise. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise.	10/22/14	
13-	286	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.	The proposed project would include a General Plan Amendment that would allow a greater intensity of clustered development beyond current planned land uses. A Traffic Impact Analysis and Acoustical Analysis Report will be prepared for the proposed project to ensure that cumulative traffic noise is minimized to the extent feasible.	10/22/14	
13-	287	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including transportation related noise. The Acoustical Analysis Report will include design recommendations for the proposed project that may include traffic calming measures in order to reduce traffic generated noise. Such measures would be incorporated into project design.	10/22/14	
13-	288	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including transportation related noise. The Acoustical Analysis Report will include design recommendations for the proposed project that may include traffic calming measures in order to reduce traffic generated noise. Such measures would be incorporated into project design and coordination with other jurisdictions beyond the County will occur as needed.	10/22/14	

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13-	289	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including transportation related noise. The project's off-site roadway improvements on public roads (Deer Springs Road, Twin Oaks Valley Road, Sarver Lane, and I-15 interchange) would be included in the Acoustical Analysis. All noise impacts will be minimized to the extent feasible.	10/22/14	
13-	290	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including transportation related noise. The project's off-site roadway improvements on public roads (Deer Springs Road, Twin Oaks Valley Road, Sarver Lane, and I-15 interchange) would be included in the Acoustical Analysis. All noise impacts will be minimized to the extent feasible.	10/22/14	
13-	291	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise.	10/22/14	
13-	292	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise. The only commercial area proposed would be in the southeastern most portion of the project site, nearest Deer Springs Road and away from the majority of the proposed residential development. The nearest proposed residential land uses would incorporate design considerations and recommendations per the Acoustical Analysis Report.	10/22/14	

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13-	293	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise, including short term noise associated with construction, deliveries to the commercial land uses, and park usage per the County's General Plan. Noise impacts would be minimized to the extent feasible.	10/22/14	
13-	294	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.	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses. The Acoustical Analysis Report will provide recommendations and design considerations to minimize the project's potential noise impacts and ensure that land uses are compatible as they relate to noise, including short term noise associated with construction, deliveries to the commercial land uses, and park usage per the County's General Plan. Noise impacts would be minimized to the extent feasible.	10/22/14	
13-	295	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.	High-noise equipment would generally be limited to the construction phase of the proposed project. An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses, including construction noise. The provided design considerations and recommendations would minimized impacts from high-noise equipment to the extent feasible.	10/22/14	
13-	296	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.	Hours of construction would comply with County of San Diego Code of Regulatory Ordinances.	10/22/14	
13-	297	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 proposed project does not proposed any reasonably foreseeable special events sponsored by the County.	10/22/14	

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13-	298	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.	The Community is located within the CWA boundary, is directly west of I-15 and north of Deer Springs Road, is within the service boundary of Vallecitos Water District for water and sewer service, and is within a 5 minutes response time of Deer Springs Fire Protection District Station 2.	10/22/14	
13-	299	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.	The boundary of the Community is not adjacent to either the cities of Escondido or San Marcos making annexation infeasible because it would not lead to logical and reasonable development pattern of the incorporated cities.	10/22/14	
13-	300	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-RURAL RURAL AREAS FROM URBANIZATION AND INCOMPATIBLE DEVELOPMENT.	Agricultural uses do not currently exist within the site's boundary. As part of the Specific Plan, limited agricultural uses are proposed as part of the development including vineyards and community gardens.	10/22/14	
13-	301	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 4. PROTECT ENVIRONMENTAL RESOURCES Because A. the Subregion includes scenic rugged terrain, which is not suitable for urbanization; and B. Resource Conservation Areas have been identified to help protect valuable resources throughout the Subregion. PROTECT NATURAL AND ECONOMIC RESOURCES BY DESIGNATING APPROPRIATE LANDS AS RURAL, SEMI-RURAL, AND ENVIRONMENTALLY CONSTRAINED AREAS.	The project includes a proposed General Plan Amendment that would add the Semi-Rural Regional Category Designation to part of the Community, and would replace the Rural Lands Land Use Designation with the Open Space-Conservation Land Use Designation for the lands proposed to be preserved as part of the North County Multiple Species Program.	10/22/14	

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13-	302	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>	The southeastern portion of the project site is located in the sphere of influence of the city of Escondido, and the southern portion of the site is within the sphere of influence of the city of San Marcos although neither city is contiguous to the project boundary. The policy provides direction to municipal jurisdiction planning cooperation and is not geared toward private developers.	10/22/14	
13-	303	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 2. SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS</p> <p>Because</p> <p>A. the cities and County are generally agreed that territory within the city spheres of influence should eventually be annexed; and</p> <p>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>	This policy is not intended for private development, rather provides direction for city/county cooperation regarding annexation incentive programs.	10/22/14	

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13-	304	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 3. IDENTIFY POTENTIAL COMMERCIAL LOCATIONS Because</p> <p>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;</p> <p>B. these sites should only be developed when sewer service is made available; and</p> <p>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:</p> <p>A. SAN PASQUAL VALLEY ROAD AT BEAR VALLEY PARKWAY - NEIGHBORHOOD SERVING COMMERCIAL USES.</p> <p>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>	Commercial use is currently allowed in the General Commercial Land Use designation and as a secondary use in the Office-Professional Land Use designation. The General Plan Amendment would redesignate the area within these two designations as Village Core Mixed Use which also allows commercial use. The project is currently within the Vallecitos Sewer District, and sewer service is available.	10/22/14	
13-	305	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 4. STUDY AMENDMENT OF COUNTY ROAD AND SIGN STANDARDS</p> <p>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.</p>	This policy does not apply to private development.	10/22/14	

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13-	306	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 7. LIMIT NEW SUBDIVISIONS EXCEEDING ONE DU/ACRE, OTHER THAN WHERE THE LAND USE MAP SHOWS A HIGHER DENSITY - ESCONDIDO</p> <p>Because</p> <p>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;</p> <p>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;</p> <p>C. a one acre minimum policy will minimize the creation of new public service demands; and</p> <p>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.</p> <p>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.</p>	The Community is located within the boundaries of the Vallecitos Water District for sewer service. The majority of the Site will require annexation into a sewer improvement district prior to sewer service being available. This is an internal process for VWD and does not require Local Agency Formation Commission (LAFCO) approval.	10/22/14	

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13-	307	General Plan Conformance - North County Metropolitan Subregional Plan	<p>AGRICULTURE</p> <p>8. PROMOTE AGRICULTURE - OUTSIDE CITY SPHERES</p> <p>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>	<p>Agricultural uses do not currently exist within the proposed Community footprint. Offsite road improvements to Mobility Element roads have slight impacts to existing agricultural uses. Vineyards and community gardens will be incorporated into the proposed Community to pay tribute to the agricultural importance of the region.</p>	10/22/14	
13-	308	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 13. SEWER SERVICE</p> <p>13. IMPROVE SEWER SERVICE WITHIN THE URBAN AREA</p> <p>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>	<p>The Community is located within the CWA boundary and will have sewer service. Moreover, sewer connections will be made available to the existing gas station and fire station adjacent to the Community boundary.</p>	10/22/14	

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13-	309	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 14. DESIGNATE RESOURCE CONSERVATION AREAS Because A. it is County policy to protect and manage environmental resources in order to maintain them for future needs; and 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>	The county has previously designated a large portion of the project area as a Merriam Mountains Resource Conservation Area. Much of the RCA will be folded into the proposed North County Multiple Species Program by the project applicant.	10/22/14	
13-	310	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 15. DIRECT COUNTY RESOURCES TOWARD PARKLAND ACQUISITION AND DEVELOPMENT Because A. priority to acquisition and development protects good park locations from alternative development; and 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>	This policy is not directed to private development; however, the applicant has worked with the Parks Department to provide parkland in compliance with the Park Land Dedication Ordinance (PLDO).	10/22/14	

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13-	311	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.	A proposed General Plan Amendment is seeking to amend the Regional Category and Land Use Designations for the subject property in conformance with the adopted General Plan.	10/22/14	
13-	312	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.	Upon approval of this General Plan Amendment, a brief description of the proposed project will be included in the North County Metropolitan Subregional Plan.	10/22/14	
13-	313	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.	Figure 1 will not need to be revised because the Project is not proposing to amend the boundaries of the North County Metropolitan Subregional Plan area. Figure 3 "North county Metropolitan Subregional Plan Village Boundaries" will have a slight revision to account for the proposed project.	10/22/14	
13-	314	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.	The land use designations assigned to the Community were informed by the location and travel time for emergency services.	10/22/14	

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13-	315	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.	The project site would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane, with an additional access point at Camino Mayor off of Twin Oaks Valley Road to the north. The main access road at Mesa Rock Road would be a four lane entry road with median that transitions into a four lane undivided road further into the project site. An additional access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the project site. All project access points and internal roadways would be designed in accordance to County requirements to ensure adequate emergency access and response times. A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria.	10/22/14	
13-	316	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.	An Evacuation Plan will be prepared for the proposed project in order to ensure that proper, safe, and effective evacuation is achievable with project implementation should a natural or man-made disaster occur. Early evacuation for any type of wildfire emergency on the project site is the preferred method of providing for resident safety, consistent with the DSFPD's current approach for other communities and neighborhoods within the District. As such, the project's Homeowner's Association will formally adopt, practice, and implement a "Ready, Set, Go!" approach to site evacuation. The "Ready, Set, Go!" concept is widely known and encouraged by the state of California and most fire agencies. In addition, an evacuation plan that includes a regional approach rather than a project-specific approach will be prepared. The evacuation planners will coordinate with the DSFPD and will dovetail the plan with existing County evacuation plans, such that potential evacuation impacts from the project are mitigated and existing resident evacuation planning is enhanced.	10/22/14	

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13-	317	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.	A Fire Protection Plan (FPP) has been prepared for the proposed project, the second draft of which was submitted to County staff on 11/10/14. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The proposed project was located, designed, and will be constructed in a manner that provides wildfire defensibility and minimizes the risk of structural loss. Due to the terrain and topography on the project site, special attention was paid to locate neighborhoods and structures such that the likelihood of wildfire spread and encroachment would be minimized. An additional access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the project site. Fire response travel times on the proposed project site meet the County General Plan standard of 5 minutes or less for all structures. Lastly, fuel modification zones have been conservatively sized (250 feet on either side of development – almost 4 times the modeled flame length). The entire project site has been designed with fire protection as a key objective. The site improvements are designed to facilitate emergency apparatus and personnel access throughout the site. Driveway and road improvements with fire engine turnouts and turnarounds provide access to within 150 feet of all sides of every building. Water availability and flow will be consistent with DSFPD requirements including fire flow and hydrant distribution. These features along with the ignition resistance of all buildings, the interior sprinklers, and the pre-planning, training and awareness will assist responding firefighters through prevention, protection and suppression capabilities.	10/22/14	

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13-	318	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.	Fuel modification zones have been conservatively sized (250 feet on either side of development – almost 4 times the modeled flame length). A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The proposed project will meet or exceed all applicable Code requirements with the exception of a minor fuel modification area adjacent to three lots that will be modified. Here, an alternative form of protection that provides the same protection level as fuel modification will be provided. The recommendations and conditions provided in the FPP are also consistent with the lessons learned from After Fire Action Reports from numerous fires occurring over the last 20 years, including the 2003 and 2007 San Diego County fires. The entire project site has been designed with fire protection as a key objective. The site improvements are designed to facilitate emergency apparatus and personnel access throughout the site. Driveway and road improvements with fire engine turnouts and turnarounds provide access to within 150 feet of all sides of every building.	10/22/14	
13-	319	General Plan Conformance - Safety Element	S-3.2 Development in Hillsides 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.	Due to the terrain and topography on the project site, special attention was paid to locate neighborhoods and structures such that the likelihood of wildfire spread and encroachment would be minimized. An additional access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the project site. Fire response travel times on the proposed project site meet the County General Plan standard of 5 minutes or less for all structures. Lastly, fuel modification zones have been conservatively sized (250 feet on either side of development – almost 4 times the modeled flame length). See other fire related responses for additional details.	10/22/14	

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13-	320	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.	Fuel modification zones have been conservatively sized (250 feet on either side of development – almost 4 times the modeled flame length).The proposed project will meet or exceed all applicable Code requirements with the exception of a minor fuel modification area adjacent to three lots that will be modified. Here, an alternative form of protection that provides the same protection level as fuel modification will be provided. The recommendations and conditions provided in the FPP are also consistent with the lessons learned from After Fire Action Reports from numerous fires occurring over the last 20 years, including the 2003 and 2007 San Diego County fires.	10/22/14	
13-	321	General Plan Conformance - Safety Element	S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	A Fire Protection Plan (FPP) has been prepared for the proposed project, the second draft of which was submitted to County staff on 11/10/14. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment.	10/22/14	
13-	322	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.	The project site would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane, with an additional access point at Camino Mayor off of Twin Oaks Valley Road to the north. The main access road at Mesa Rock Road would be a four lane entry road with median that transitions into a four lane undivided road further into the project site. An additional access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the project site.	10/22/14	

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13-	323	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."	A Fire Protection Plan (FPP) has been prepared for the proposed project, the second draft of which was submitted to County staff on 11/10/14. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment. See other fire related responses for additional details.	10/22/14	
13-	324	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.	It is important to note that the fire safety requirements that will be implemented on this site were integrated into the code requirements based on the results of post-fire assessments, similar to the After Action Reports that are now prepared after large fire events. These include ignition resistant construction standards, along with requirements for water supply, fire apparatus access, fuel modification and defensible space, interior fire sprinklers and 5 minute or less fire response travel times. When it became clear that specifics of how homes were built, how fire and embers ignited homes, what effects fuel modification had on structure ignition, how fast firefighters could respond, and how much (and how reliable) water was available, were all critically important to structure survivability, the Fire and Building codes were revised appropriately. DSFPD and San Diego County now boast some of the most restrictive codes for building within Wildland Urban Interface (WUI) areas that focus on preventing structure ignition from heat, flame, and burning embers.	10/22/14	

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13-	325	General Plan Conformance - Safety Element	S-4 Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation.	A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment.	10/22/14	
13-	326	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.	A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment.	10/22/14	
13-	327	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.	A Fire Protection Plan (FPP) has been prepared for the proposed project, the second draft of which was submitted to County staff on 11/10/14. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment. The project will coordinate with DSFPD to ensure adequate fire and EMS services will serve the project.	10/22/14	

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13-	328	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.	Water availability and flow will be consistent with DSFPD requirements including fire flow and hydrant distribution. These features along with the ignition resistance of all buildings, the interior sprinklers, and the pre-planning, training and awareness will assist responding firefighters through prevention, protection and suppression capabilities.	10/22/14	
13-	329	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."	A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment. The project will coordinate with DSFPD to ensure adequate fire and EMS services will serve the project and that proposed structures are designed for adequate fire safety.	10/22/14	
13-	330	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.	The proposed project would pay all required public facilities impact fees required by the County of San Diego and DSFPD.	10/22/14	
13-	331	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).	A Fire Protection Plan (FPP) has been prepared for the proposed project. The FPP evaluates and identifies the potential fire risk associated with the proposed project's land uses and identifies requirements for water supply, fuel modification and defensible space, emergency access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. The purpose of the FPP is to generate and memorialize the fire safety requirements of the Deer Springs Fire Protection District (DSFPD) and the San Diego County Fire Authority (SDCFA) along with project-specific measures based on the site, its intended use, and its fire environment. Fire response travel times on the proposed project site meet the County General Plan standard of 5 minutes or less for all structures	10/22/14	

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13-	332	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.	Coordination with DSFPD and the County of San Diego will ensure that adequate fire department staffing and facilities are provided to serve the project.	10/22/14	
13-	333	General Plan Conformance - Safety Element	S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	A Geotechnical Report prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety.	10/22/14	
13-	334	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.	A Geotechnical Report prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety.	10/22/14	
13-	335	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.	A Geotechnical Report prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety.	10/22/14	
13-	336	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.	A Geotechnical Report prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety.	10/22/14	

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13-	337	General Plan Conformance - Safety Element	S-8.2 Risk of Slope Instability. Prohibit development from causing or contributing to slope instability.	A Geotechnical Report prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety.	10/22/14	
13-	338	General Plan Conformance - Safety Element	S-9 Protection of Life and Property. Minimized personal injury and property damage losses resulting from flood events.	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. Any areas of proposed development that is located in a flood hazard area shall be designed for adequate structural safety for flooding hazards.	10/22/14	
13-	339	General Plan Conformance - Safety Element	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.	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. The proposed project would conform with applicable flood control standards.	10/22/14	
13-	340	General Plan Conformance - Safety Element	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.	Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. Any areas of proposed development that is located in a flood hazard area shall be designed for adequate structural safety for flooding hazards.	10/22/14	

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13-	341	General Plan Conformance - Safety Element	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."	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, that hydrology generally follows the existing drainage pattern, and that impacts to drainage and flooding are minimized to the extent feasible. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed. Any areas of proposed development that is located in a flood hazard area shall be designed for adequate structural safety for flooding hazards.	10/22/14	
13-	342	General Plan Conformance - Safety Element	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.	Any areas of proposed development that is located in a flood hazard area shall be designed for adequate structural safety for flooding hazards. Analysis of potential project impacts on floodways and drainage will be addressed in the relevant EIR sections. The EIR will utilize a drainage study, hydromodification study, and a stormwater study in order to ensure impacts to drainage are minimized.	10/22/14	
13-	343	General Plan Conformance - Safety Element	S-10 Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff and to ensure that proposed stormwater runoff control facilities are adequately sized.	10/22/14	
13-	344	General Plan Conformance - Safety Element	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.	A drainage study, hydromodification study, and a stormwater study will be provided in order to analyze impacts regarding stormwater runoff, ensure that proposed stormwater runoff control facilities are adequately sized, and that hydrology generally follows the existing drainage pattern. Development within the project site is planned in such a manner to retain substantial existing topographic characteristics, including floodways and drainage, that are important for the continued health of the San Luis Rey-Escondido Watershed.	10/22/14	

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13-	345	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.	A drainage study, hydromodification study, and a stormwater study will be provided in order to ensure that proposed stormwater runoff control facilities are adequately sized. The proposed project would incorporate Low Impact Development features that would utilize natural stormwater flows and hydrology to the extent feasible.	10/22/14	
13-	346	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.	The proposed project would incorporate stormwater facilities to manage stormwater quality, hydromodification impacts, and peak flow attenuation. Stormwater quality and hydromodification impacts would be addressed through a system of bioretention swales and bioretention basins that have been integrated into the project design, along with additional LID features such as roadside swales. A drainage study, hydromodification study, and a stormwater study will be provided in order to ensure that proposed stormwater runoff control facilities are adequately sized.	10/22/14	
13-	347	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.	The project will incorporate LID, hydromodification management and storm water IMPs in accordance with County SUSMP requirements. A SWMP and Hydromodification Management Plan will be prepared and submitted for review.	10/22/14	
13-	348	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.	The project proposes drainage facilities which will provide adequate capacity to safely convey stormwater runoff. Offsite improvements will also provide adequate stormwater systems. Please refer to the project drainage study.	10/22/14	
13-	349	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."	The project will incorporate hydromodification mitigation and peak detention facilities to eliminate adverse impacts to the area's hydrology. Diversion of runoff has also been avoided by carefully balancing the proposed drainage basins with the existing drainage basins. Where proposed storm drain systems discharge to a natural drainage, adequate energy dissipation will be provided (energy dissipation to be sized during final engineering).	10/22/14	
13-	350	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.	A Hazardous Materials Environmental Site Assessment will be provided for the proposed project as part of the formal submittal on 1/20/15. The assessment and related EIR section will be prepared in accordance with the County's Guidelines for Determining Significance and will identify any areas of potential contamination. Should any potential contamination areas be identified, proper assessment and remediation (if necessary) will occur to ensure reuse of land is compatible.	10/22/14	

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13-	351	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.	An Agricultural Resources Technical Report has been prepared in accordance with the County's Guidelines for Determining Significance and Report Format and Content Reports for Agricultural Resources. Analysis in both the technical report and related EIR section(s) will include assessment of pesticides and other hazardous materials use that would be in proximity to proposed land uses.	10/22/14	
13-	352	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.	Assessment of the proposed project's impact on law enforcement will be provided in the EIR and will include analysis regarding adequacy and potential need for expansion of existing law enforcement facilities.	10/22/14	
13-	353	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.	The Sierra Town Center planning area would include 81,000 square feet of General Commercial use. While the proposed project does not specify future uses within the proposed commercial space, it does not prohibit the potential future use of sheriff facilities. However, the commercial area is envisioned as community serving retail such as a grocery store.	10/22/14	
13-	354	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.	The Sierra Town Center planning area would include 81,000 square feet of General Commercial use. While the proposed project does not specify future uses within the proposed commercial space, it does not prohibit the potential future use of sheriff facilities. However, the commercial area is envisioned as community serving retail such as a grocery store.	10/22/14	
13-	355	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.	The Sierra Town Center planning area would include 81,000 square feet of General Commercial use. While the proposed project does not specify future uses within the proposed commercial space, it does not prohibit the potential future use of sheriff facilities. However, the commercial area is envisioned as community serving retail such as a grocery store.	10/22/14	
13-	356	General Plan Conformance - Safety Element	S-14 Crime Prevention. Crime prevention through building and site design.	Buildings are encouraged to be clustered to create high traffic areas and incorporate 360 degree architecture for visibility.	10/22/14	

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13-	357	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.	The project site would have two main access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane, with an additional access point at Camino Mayor off of Twin Oaks Valley Road to the north. The main access road at Mesa Rock Road would be a four lane entry road with median that transitions into a four lane undivided road further into the project site. An additional access road (Camino Mayor) is proposed in order to provide both residents and emergency access vehicles with sufficient access to the project site. All project access points and internal roadways would be designed in accordance to County requirements to ensure adequate access for law enforcement and reduce response times.	10/22/14	
13-	358	General Plan Conformance - Safety Element	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: <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" 	As indicated in the Specific Plan, buildings are required to face the street and face onto parks and open to create "eyes on the street and park"	10/22/14	

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14-	1	Geotechnical Report	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.	A Geotechnical Report has been prepared in accordance to the County's Guidelines for Determining Significance for Geology/Geologic Hazards/Soils and will be utilized for relevant sections of the EIR. This report will be submitted on 1/20/15. The Geotechnical Report will include recommendations and design considerations to minimize geologic, seismic, soils, slopes, and other hazards. The proposed project would be designed in accordance with the most recent building code standards for geologic and seismic safety. The report will note areas of the project site where more extensive excavation methods are required. The report will be submitted to the County for review as part of the discretionary review process.	10/22/14	
15-	1	Hydromodification Management Plan	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 .	A Preliminary Hydromodification Management Study has been prepared and will be submitted for review in accordance with the HMP and SUSMP requirements on 1/20/15. A channel screening analysis has been performed to determine the erosive susceptibility of the receiving channels. Flow-through planter IMPs are proposed to store runoff from the hydromodification range of storm events and release the runoff at non-erosive levels. The IMPs have been sized using the County's BMP Sizing Spreadsheet. Please refer to the Preliminary Hydromodification Management Study for further details.	10/22/14	
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.	As part of the Rezone application, the properties subject to the I-15 Corridor Plan will be amended to only include the properties that are within the "viewshed" area of the freeway. The "B" Special Area Designator will be applied to the Town Center and Terraces neighborhoods, and which will require a Site Plan that complies with the I-15 Design Review Guidelines prior to development.	10/22/14	

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17-	1	Memorandums of Understanding	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.	Hydrology and stormwater technical studies for the proposed project shall be prepared in accordance with the County's Guidelines for Determining Significance and Report Format and Content Requirements for Hydrology and Water Quality. Preparers of the hydrology and stormwater technical studies will be properly registered and certified as required by the County of San Diego. These studies will be submitted with the formal application on 1/20/15.	10/22/14	
18-	1	Mineral Resource Report	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). 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).	A Mineral Resource Investigation Report prepared in accordance with the County's Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources will be provided with the formal application on 1/20/15. The Mineral Resource Investigation Report will assess the areas within or in proximity to MRZ-2 areas.	10/22/14	

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19-	1	Noise Analysis	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 .	An Acoustical Analysis Report will be prepared in accordance to the County's Guidelines for Determining Significance and Report Format and Content Requirements for Noise in order to assess the proposed project's potential noise impacts to on-and off-site uses.	10/22/14	
20-	1	Off-Site Mitigation Information	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.	A Biological Resources Technical report will be prepared for the proposed project in accordance with County specific guidelines. The report will include all recommended mitigation measures necessary to minimize impacts to biological resources to the extent feasible. Should any recommendations include off-site mitigation, the project applicant will work closely with the County to ensure that off-site mitigation is appropriate and adequate to meet County, State, and Federal requirements.	10/22/14	

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21-	1	Open Space Exhibit and Fencing/Signage Exhibit	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.	An exhibit that will identify all proposed open space, including biological open space, fencing, signage, easements, and other required specifications will be provided. Open space easements will also be provided on site and grading plans. Relevant exhibits will be provided in the EIR.	10/22/14	
22-	1	Ownership Verification	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.	A signature authorization letter from Newland Sierra LLC is included in the application package.	10/22/14	
23-	1	Phase I Environmental Site Assessment (ESA)	A Phase I Environmental Site Assessment (ESA) must be completed for the subject parcels.	A Hazardous Materials Environmental Site Assessment will be provided for the proposed project and includes a Phase I ESA.	10/22/14	
24-	1	Phasing	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.	A Phasing Plan indicating 3 primary project phases is included with the application.	10/22/14	
25-	1	Preliminary Drainage Study	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.	A Preliminary Drainage Study prepared in compliance with the County Drainage Manual is included with the application. It indicates existing and proposed conditions for quantity, pattern, siltation, and erosion. The accommodation for drainage from proposed lots and roads is addressed in detail.	10/22/14	

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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.	The application includes both a Tentative Map and a Preliminary Grading Plan. The Preliminary Grading Plan addresses pad elevations, wall and slope heights, the location of BMPs, and phasing.	10/22/14	
26-	2	Preliminary Grading Plan	Please indicate the height of all proposed retaining walls.	The height of all retaining walls is indicated on the preliminary Grading Plan.	10/22/14	
26-	3	Preliminary Grading Plan	Please review all the comments on the Tentative Map and make any necessary revisions to the Preliminary Grading Plan.	Comments made on the Composite Tentative Map/ Preliminary Grading Plan which were part of the Preliminary Application submittal, have been addressed in the now separated Tentative Map and Preliminary Grading Plan included with this submittal.	10/22/14	
26-	4	Preliminary Grading Plan	Please indicate the proposed pad elevations for all proposed lots.	Elevations for all proposed pads are located below the proposed lot number and denoted by a rectangle surrounding the elevation text.	10/22/14	
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.	Staging areas are unknown at this time. Staging will be shown on the final grading plan subject to County approval. The locations of stationary rock crushers have been added to the plan.	10/22/14	
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.	Offsite road and utility improvements have been included in the Preliminary Grading Plan.	10/22/14	
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 Project Description has been updated to reflect the RS (Single Family) Residential Use Regulations.	10/22/14	

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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 are provided for San Marcos Unified School District as well as for Escondido Elementary School District and Escondido High School District. A K-8 charter school is envisioned for the proposed school site.	10/22/14	
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.	The Specific Plan defines the terms "age targeted" and "active adult" and their location. The identified "age targeted" lots in the Sierra Hillside planning area are not age-restricted, and the "active adult lots" in the Sierra Mesa planning area would be age restricted. "Active adult lots" are restricted to individuals over 55 years of age whereas "age targeted" indicated product features such as single-story homes or master bedroom downstairs that are appealing to older adults.	10/22/14	
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.	VWD is the primary entity holding easements within the project other than the applicant. Documentation of their approval will be provided at the completion of their review.	10/22/14	
29-	1	Request for Modification of Conditions (DPW)	All design exception requests must be approved by the Department of Public Works.	Design exceptions have been submitted to DPW. The TM will be revised as necessary to conform to the approved DER's.	10/22/14	
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.	The roundabout proposed in the preliminary application has been removed from the design. Roundabouts are no longer part of the project design.	10/22/14	
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/formfields/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.	Comment noted. A Comprehensive Resource Management and Resource Protection Program will be prepared and submitted to the County.	10/22/14	
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/formfields/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.	An RPO slope analysis and Habitat Management Plan will be submitted with the EIR.	10/22/14	
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.	A Sewer Master Plan for this project has been prepared to assure the proper sizing of wastewater facilities and will be submitted to Vallecitos Water District.	10/22/14	

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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).	Conceptual site plan and list of amenities for all parks will be submitted with the Specific Plan.	10/22/14	
35-	1	Specific Plan	Please submit a Specific Plan that includes the following: <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. 	The text and graphics of the Specific Plan provide all of the requested content.	10/22/14	
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.	Residential yield analysis calculations based on the proposed General Plan Land Use Designations are detailed in Chapter 1 of the Specific Plan.	10/22/14	
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 Zone Boxes for C34 and RS Use Regulations include "B" Open Space Designator for all multi-family development within the Village-Core Mixed Use area and the RS area.	10/22/14	

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35-	4	Specific Plan	The Specific Plan should identify design concepts for the proposed different product types, including elevations, site design, and access.	Design concepts for the proposed product types including site design, access and architectural character is included in the "Development Standards and Design Guidelines" chapter of the Specific Plan.	10/22/14	
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.	In the Specific Plan setback requirements are identified for each product type in Chapter 3 "Development Standards and Design Guidelines."	10/22/14	
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.	A Major Storm water Management Plan has been prepared and is part of the submittal package.	10/22/14	
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.	Grading contours have been removed from the Tentative Map and a separate Preliminary Grading Plan is included with the application.	10/22/14	
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.	It is the intent of the applicant to prepare a Boundary Adjustment and secure a Certificate of Compliance to modify the common property line of APNs 182-040-69 (formerly the Clark parcel) and 182-040-36 (formerly the Kim Parcel). The resulting southerly parcel will not be included as a part of this application.	10/22/14	
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.	Proposed lot lines have been clarified and access easements have been indicated where necessary to clarify intended access for all parcels.	10/22/14	
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 prepared for the project includes Design Guidelines and subdivision requirements for proposed lotting which supersede the Subdivision Ordinance requirements.	10/22/14	

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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.	On Tentative Map sheets depicting proposed lots for condominium purposes, a column has been added to the "Lot Area Table" to clarify the total number of Condominiums proposed per lot. We have confirmed that the total number requested is consistent with the number on sheet 1.	10/22/14	
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.	It is proposed that the private road easements for this connection, known as "Camino Mayor" be offered to the County as a public road. Recorded agreements will be provided once obtained.	10/22/14	
37-	7	Tentative Map	Please have the owner and engineer sign the Tentative Map.	The owner and engineer have signed the title sheet of the Tentative Map submitted with this application.	10/22/14	
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.	A location is provided to add the Tentative Map number when it is assigned.	10/22/14	
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.	Plan and Profile sheets for the 4-lane Deer Springs Road with 6-lane grading within the project frontage have been added as Option "B".	10/22/14	
37-	10	Tentative Map	The Tentative Map should clearly show and label all proposed fire access into brush management areas. Please ensure that the access locations are consistent with the Fire Protection Plan.	The locations for brush management access indicated in the Fire Protection Plan have been more clearly identified on the Tentative Map as "Brush Management Access Easements".	10/22/14	
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.	Open Space Lots and Brush Management Area Easements within those lots have been more clearly labeled and numbered. There are no lots proposed to separate brush management areas from open space areas.	10/22/14	
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.	All Park Lots have been labeled as "P-X". Public and Private Parks are delineated in the Parks Plan.	10/22/14	
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 proposed RU zoning has been revised to RS.	10/22/14	
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.	Authorization to vacate or realign easements within the project held by entities other than the applicant will be provided as obtained.	10/22/14	

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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.	It is the intent of the applicant to prepare a Boundary Adjustment and secure a Certificate of Compliance to modify the common property line of APNs 182-040-69 (formerly the Clark parcel) and 182-040-36 (formerly the Kim Parcel). The resulting southerly parcel will not be included as a part of this application.	10/22/14	
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.	182-020-29 is correct. The Tentative map has been corrected to reflect this.	10/22/14	
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 corrected to indicate the parcel number as 186-611-17.	10/22/14	
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 corrected to indicate parcel number 178-100-07 as SR-10.	10/22/14	
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 corrected to indicate parcel number 178-222-14 as SR-10.	10/22/14	
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 corrected to indicate the existing zoning as RR.	10/22/14	
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 identifies "Brush Management Area Easements" within the proposed Open Space lots which are consistent with the Fire Protection Plan. .	10/22/14	
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 corrected to indicate the Limited Building Zone in conformance with the Fire Protection Plan.	10/22/14	
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 to indicate the Horse Staging Area as lot P9.	10/22/14	

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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.	Proposed 20-foot trail easements are indicated on Typical Trail Section J on Sheet 2 of the TM.	10/22/14	
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 to more clearly depict the proposed trails and their connectivity.	10/22/14	
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.	Documentation from easement holders (primarily VWD) of their approval for trail use within their easements will be provided.	10/22/14	
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.	There is a limited amount of grading in the open space lots. The grading encroachments will be re-vegetated with native vegetation consistent with the adjacent areas. Permission for the specific grading encroachments will be included in the deed language.	10/22/14	
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 to more clearly depict the intended use for areas previously unlabeled. Areas not intended for residential or commercial use include Park, Private Park, Open Space and Brush Management.	10/22/14	
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 to more clearly depict the intended use for areas previously unlabeled. The large block of area at the north of the project is intended for Open Space.	10/22/14	
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.	The applicant is just beginning to prepare a PSR with Caltrans that includes options for the interchange. It is premature at this time to show options.	10/22/14	
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 to indicate that all lot areas indicated are Net Areas.	10/22/14	
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.	Lettered Lots are identified as "Basin" or "HOA" Lots. Open Space Lots are identified as "OS-X" Lots. This has been clarified on the TM.	10/22/14	
37-	33	Tentative Map	Please label the proposed school site on the Tentative Map.	The Tentative Map has been revised to indicate the "Proposed School Site."	10/22/14	

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37-	34	Tentative Map	Please correct the lot line for Lot 4.	The Tentative Map has been revised to clarify that the northerly lot line of Lot 4 is continuous.	10/22/14	
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.	Sewer and Water mains and improvements are depicted on the Tentative Map in conformance with the Utility studies prepared for this submittal.	10/22/14	
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.	An I.O.D. consistent with the 2.2C Light Collector classification has been added to the portion of North Twin Oaks Valley Road which is within the boundary of the Tentative Map.	10/22/14	
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 to remove these circles. They were a drafting error.	10/22/14	
37-	38	Tentative Map	Please clearly indicate whether the proposed streets are public or private on the Tentative Map.	The "Utility Access Road" is to be private. All other streets are to be public. This information has been added to sheet 2 of the Tentative Map.	10/22/14	
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 to more clearly identify the space between Lots 107 and 108 as a trail. Spaces between lots at other locations have also been more clearly identified.	10/22/14	
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 to remove this line. It was a drafting error.	10/22/14	
37-	41	Tentative Map	Please center the lot number for Lot 201.	We will do our best to keep the lot numbers centered, but it is occasionally necessary to adjust the location of the lot number to allow room for other labels (In the case the "EVC 300VC" label).	10/22/14	
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.	The driveway between Lots 375-380 is 150 feet long. This does not exceed the maximum distance for a dead-end Fire Access road. (Sec.503.2.5)	10/22/14	
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 to more clearly show the lot line between lots 408 and 409. Minor adjustment have been made to lots 408-411 to achieve a minimum lot size of 3,000 square feet for each.	10/22/14	
37-	44	Tentative Map	Staff was unable to locate proposed Lot 270. Please identify the location of Lot 270 on the Tentative Map.	Lot Number 270 was omitted in error. Also Lot number 122 was used twice in error. The Tentative Map has been revised to correct these errors.	10/22/14	

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37-	45	Tentative Map	Please clearly indicate the lot line on proposed Lot 327.	Text has been moved so that the lot line can be seen more clearly.	10/22/14	
37-	46	Tentative Map	Please indicate the use of the area between Lots 347 and 348.	The Tentative Map has been revised to more clearly indicate that this area is for Trail, and Brush Management Access.	10/22/14	
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 to more clearly label Lot 557 as a proposed Vallecitos Water District lot.	10/22/14	
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 to remove grading information. Grading information is now shown on the separate "Preliminary Grading Plan."	10/22/14	
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 to provide consecutive lot numbering in this area and throughout the subdivision.	10/22/14	
37-	50	Tentative Map	Please revise the proposed lot line for Lot 721.	The Tentative Map has been revised to more clearly show Lot 721 and all lot lines without interruption.	10/22/14	
37-	51	Tentative Map	Please revise the proposed lot line between Lots 738 and 739.	The Tentative Map has been revised to more clearly show Lots 738/739 and all lot lines without interruption.	10/22/14	
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 to more clearly label this space as a "Park Lot". It has been added to the list of total lots.	10/22/14	
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 to more clearly indicate that this area is for Trail, and Brush Management Access.	10/22/14	
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 in this area, and this gap no longer exists.	10/22/14	
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 to more clearly label this space as a Private Park Lot". It has been added to the list of total lots.	10/22/14	
37-	56	Tentative Map	Please revise the lot line on proposed Lot 928 along the frontage.	The Tentative Map has been revised to more clearly show Lot 928 and all lot lines without interruption.	10/22/14	
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 to more clearly label this space as a "Open space". It has been added to the list of total lots.	10/22/14	

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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 in this area. The Community Park has been given a lot number and added to the list of lots.	10/22/14	
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 to more clearly label this space as a "Open space". It has been added to the list of total lots.	10/22/14	
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.	Lot Y was between Lots 1100 and 1101 and Lot Z was between Lots 1122 and 1123, however, this area has been significantly revised and these lots have been relocated.	10/22/14	
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 road has been labeled "Private Utility Access Road"	10/22/14	
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 to more clearly tabulate all proposed Residential, Park, Private Park, Open Space, School and Water District lots. The comprehensive total is indicated on sheet one of the Map.	10/22/14	
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.	There is no need for the County Water Authority to vacate their easements due to this project. The applicant is in the process of addressing concerns raised by their preliminary review.	10/22/14	
38-	1	Title Report	Please submit a Title Report that also includes any off-site right-of-way needed for off-site improvements.	The applicant is in process to obtain right-of-way needed for the project.	10/22/14	
39-	1	Traffic Impact Analysis	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.	A draft traffic analysis dated 11/7/14 has been completed by Linscott, Law & Greenspan, Engineers (LLG) and submitted to the County of San Diego for their review on 11/10/14.	10/22/14	

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PROJECT NAME: Newland Sierra				Project Number: PDS2014-MPA-14-018		
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
40-	1	Vector Management Plan	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 .	A Vector Management Plan will be prepared in accordance with County of San Diego Guidelines and Specifications.	10/22/14	
41-	1	Visual Resource Report	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. 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.	A Visual Resources Report will be prepared by a County approved visual resources consultant in accordance to County of San Diego Guidelines and specifications.	10/22/14	
42-	1	Water Service Analysis	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.	A Water Master Plan for this project has been prepared and will be processed for approval with the Vallecitos Water District to assure the proper sizing of water facilities and identify any offsite improvements required to properly serve the site.	10/22/14	
43-	1	Water Supply Assessment	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.	The applicant has agreed to pay the necessary fee to Vallecitos Water District for them to prepare independently a Water supply assessment in conformance with SB 221 and SB 610.	10/22/14	