County of San Diego, Planning & Development Services

APPLICATION FOR AN ENVIRONMENTAL INITIAL STUDY (AEIS)

ZONING DIVISION

For Applications NOT covered by a previously completed CEQA document

NOTE: if the proposed project was considered in a previous CEQA document (Negative Declaration or EIR) which has received previous environmental review, do not complete this form. Complete PDS-366 for an environmental review update.

1. Complete the attached application so possible environmental impacts of your project may be assessed. If a question is not applicable to your project, fill in **"N/A."**
2. Provide a current United States Geographical Survey (USGS) quadrangle map showing the **exact, accurate project location** or a clear 8.5 x 11" copy with the project delineated in the middle of the copy.
3. Provide clear, representative, color photographs **looking into the project site** from the North, South, East and West.
4. Provide any additional data, information, or special study reports that may be necessary to determine whether the project may have a significant effect on the environment, to evaluate any adverse impacts and determine how they may be mitigated.

COUNTY USE ONLY
Project Number(s): PDS2016-ER-16-14-004
PDS2016-TPM-21238

THIS FORM IS BEING COMPLETED BY:

Lawrence Walsh
Name (Please Print)

Walsh Engineering & Surveying, Inc. RCE 5-23-16
Agency (If applicable) Title Date

607 Aldwych Road
Address

El Cajon CA 92020 619-588-6747
City State Zip Phone Number Fax Number

Westhill Terrace Portion of 385-023-19 & portion of 385-023-20
Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: Lawrence W. Walsh ***Date:*** 5/24/16

---- COUNTY USE ONLY ----
SDC PDS RCVD 05-25-16
TPM21238

GENERAL PROJECT INFORMATION

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are ***anticipated at this time***.

PLANNING & DEVELOPMENT SERVICES ISSUED PERMITS:

- ☐ Administrative Permit
  - ☐ Borrow Pit
  - ☐ Grading and Clearing
  - ☐ Lot Area Averaging
- ☐ Agricultural Preserve
  - ☐ Amendment to the Preserve
  - ☐ Cancellation
- ☐ Boundary Adjustment
- ☐ Certificate of Compliance
- ☐ Final Map Modifications
- ☐ General Plan Amendment
- ☐ Habitat Loss Permit
- ☐ Landscape Plans
- ☐ Major Use Permit
  - ☐ Modification
  - ☐ Time Extension
- ☐ Minor Grading Permit
- ☐ Minor Use Permit
  - ☐ Modification/Waiver
  - ☐ Time Extension
- ☐ Open Space Easement Encroachment
- ☐ Open Space Easement Vacation
- ☐ Parcel Map Modification
- ☐ Reclamation Plan
- ☐ Rezone
- ☐ Road Opening
- ☐ Road Vacation
- ☐ Site Plan
- ☐ Specific Plan
  - ☐ Specific Plan Amendment
- ☐ Tentative Map
  - ☐ Expired Map
  - ☐ Resolution Amendment
  - ☐ Revised Map
  - ☐ Time Extension
- ☒ Tentative Parcel Map
  - ☐ Amendment of Conditions
  - ☐ Expired Map
  - ☐ Revised Map
  - ☐ Time Extension
- ☐ Variance
- ☐ Other: _____

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- ☐ County Right of Way Permits
  - ☐ Construction Permit
  - ☐ Encroachment Permit
  - ☐ Excavation Permit
- ☐ Grading Permit
  - ☐ Grading Permit Plan Change
- ☐ Improvement Plans
- ☐ Map Modification
- ☐ Remandment of Relinquished Access Rights
- ☐ Condemnation of Right-of-Way

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- ☐ Exploratory Borings, Direct-push Samplers, and Cone Penotrometers Permits
- ☐ Groundwater Wells and Exploratory or Test Borings Permit
- ☐ Septic Tank Permit
- ☐ Underground Storage Tank Permit
- ☐ Water Well Permit

I. PROJECT APPROVALS (cont.)

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are ***anticipated at this time***.

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
☐	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
☐	State Highway Encroachment Permit *http://www.dot.ca.gov/hq/traffops/developserv/permits/*	CalTrans	
☐	401 Permit - Water Quality Certification *http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html*	Regional Water Quality Control Board (RWQCB)	
☐	404 Permit – Dredge and Fill *http://www.swrcb.ca.gov/rwqcb1/Program_Information/wqwetcert.html*	US Army Corps of Engineers (ACOE)	
☐	1603 – Streambed Alteration Agreement *http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp*	CA Department of Fish and Wildlife (CDFW)	
☐	Section 7 - Consultation or Section 10a Permit – Incidental Take *http://www.fws.gov/*	US Fish and Wildlife Services (USFWS)	
☐	Air Quality Permit to Construct *http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf*	Air Pollution Control District (APCD)	
☐	Air Quality Permit to Operate – Title V Permit *http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV*	APCD	
☐	National Pollutant Discharge Elimination System (NPDES) Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☐	General Industrial Stormwater Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☐	General Construction Stormwater Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☐	Waste Discharge Requirements Permit *http://www.swrcb.ca.gov/rwqcb9/*	RWQCB	
☒	Water District Approval	Designated Water District	
☒	Sewer District Approval	Designated Sewer District	
☐	School District Approval	Designated School Districts	
☐	Others:		

II. CODE COMPLIANCE/VIOLATION ISSUES

Describe any known open or active code compliance/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code compliance/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

Grading of four new pads for four new single family manufactured homes and construction of a private road.

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. <u>An answer to each question is required</u> to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

		YES	NO	UNKNOWN	
1.	LAND USE:	☐	☒	☐	Will the project be a land use not presently existing in the surrounding neighborhood?
2.	AGRICULTURE RESOURCES:	☐	☒	☐	Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:
3.	POPULATION AND HOUSING:	☐	☒		Will existing housing be removed to allow construction of the proposed project?
4.	GEOLOGICAL ISSUES:	☒	☐	☐	Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)? SLOPES > 25%
5.	WATER RESOURCES:	☐	☒		Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)? *(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)*

		YES	NO	UNKNOWN	
5.	WATER RESOURCES (cont.):	☐	☒	☐	Are there any existing water wells on the property? If yes, state how many are currently in-use. *(Show all wells on site/plot plans or maps)*
		☒	☐	☐	Will the project require new stormwater/drainage facilities?
6.	AIR QUALITY:	☐	☒	☐	Will the project generate smoke, fumes, or odors?
7.	TRANSPORTATION /CIRCULATION:	☐	☒	☐	Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?
		☐	☒	☐	Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):

	YES	NO	UNKNOWN	
8. BIOLOGICAL RESOURCES:	☐	☒	☐	Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?
	☒	☐	☐	Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number: YES GRADING PER PDS 2014-RESGRD-000058
	☐	☒	☐	Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?
	☐	☒	☐	Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?

		YES	NO	UNKNOWN	
9.	HAZARDS:	☐	☒	☐	Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):
		☐	☒	☐	Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?
		☐	☒		Will the project involve the burning of wastes? If yes, explain what materials will be burned:
10.	NOISE:	☐	☒	☐	Will the project cause a substantial change in existing noise levels in the vicinity?
		☐	☒	☐	Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?
11.	PUBLIC SERVICES:	☐	☒		Will the project involve the siting of any schools?

		YES	NO	UNKNOWN	
12.	UTILITIES AND SERVICES:	☐	☒		Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?
		☐	☒	☐	Will the project require annexation to any service agency?
13.	AESTHETICS (INCLUDES LANDFORMS):	☐	☒	☐	Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?
		☐	☒	☐	Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?
		☐	☒	☐	Will the project introduce glare, reflecting materials or unusually bright colors?
14.	CULTURAL AND HISTORICAL RESOURCES:	☐	☒	☐	Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?

		YES	NO	UNKNOWN	
14.	CULTURAL AND HISTORICAL RESOURCES (cont.):	☐	☒	☐	Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.
		☐	☒	☐	Are there any existing Archaeological Open Space Easements on the project site?
15.	MISCELLANEOUS	☐	☒		Have all known easements including all easements on the property Title report been shown? *(Show all easements on site/plot plans or maps)*

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are ***anticipated at this time***:

		YES	NO	
1.	STREETS:	☒	☐	Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe: Widen Westhill Terrace
2.	EXTENSION OF UTILITY LINES:	☒	☐	Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point: Extend sewer, water, gas and electric into the site from Westhill Terrace

	YES	NO	
3. DRAINAGE/ STORMWATER/ FLOOD CONTROL :	☐	☒	Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities proposed?** If yes, describe:
4. PATHS:	☐	☒	Are pedestrian and/or bicycle paths proposed?

VI. GRADING: **DO NOT** complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES ☒ NO ☐ Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: 1500 cubic yards. Max cut slope ratio: 2:1 Max. height: 7 ft.

Vol. of fill: 1500 cubic yards. Max fill slope ratio: 2:1 Max. height: 7 ft.

If soil is to be imported/exported please describe the source of import/export location, if known. *(Use additional sheets if necessary)*:

☐ ☒ Will grading or filling be required off-site? Explain *(Use additional sheets if necessary)*:

☐ ☒ Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

☐ ☒ Are retaining walls proposed? If yes, what is max. height? ____ ft. *(Show all retaining walls on site/plot plan or map)*

VII. PROPOSED SITE UTILIZATION: Complete **ONLY** if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances.

1. Total area [5.68] acres

   Total net acres (total minus area of public and private streets and parkland dedication) [5.3]

2. Number of buildings [4] Height [25] Stories [2]

3. Number of attached residential units [0] Detached [4]

4. Number of floor area: Commercial uses [—] Industrial uses [—]

5. Number of off-street parking spaces [30]

VIII. COMMERCIAL/INDUSTRIAL SITE UTILIZATION: Complete **ONLY** for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

A. Project Operations

1. Number of average daily vehicle trips generated by the project [ ]

2. Facilities to be open on weekdays from [ ] a.m. to [ ] p.m.

   On weekends from [ ] a.m. to [N/A] p.m.

3. Total number of employees [ ] Each Shift [ ]

4. Number of clients, customers, or users EACH weekday [ ]

5. Radius of the service area [ ]

6. Total floor area [ ] square feet Type of uses [ ]

7. Number of off-site parking spaces provided [ ]

8. North American Standard Industrial Classification Code(s) *(http://www.census.gov/epcd/www/naicstab.htm):*

B. Industrial Waste

	YES	NO	UNKNOWN	
1.	☐	☐	☐	Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.

N/A

	YES	NO	UNKNOWN	
2.	☐	☐	☐	Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)? If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following *(Use additional sheets if necessary)*: a. What type of material (s): b. How often?

Miscellaneous

	YES	NO	UNKNOWN	
1.	☐	☐	☐	Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?
2.	☐	☐	☐	Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)
3.	☐	☐	☐	Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken *(Use additional sheets if necessary)*