

NOTICE OF DETERMINATION

To:

- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

- San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

From:

City of Lemon Grove
Development Services Dept.
3232 Main Street
Lemon Grove, CA 91945

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Planned Development Permit No. PDP-150-0003, Tentative Subdivision Map No. TM0-000-0062, General Plan Amendment No. GPA-150-0003, and Zoning Amendment No. ZA1-500-0004; Log ND16-04.

State Clearinghouse Number: N/A

Contact Person: David De Vries, Development Services Director **Phone:** (619) 825-3812

Project Location: The site is located on the southwest corner of Camino De Las Palmas and Palm Street, Lemon Grove, CA 91945 (APN: 503-252-42-00). To the north, south, and west are single-family residential land uses. Liberty Charter High School is to the west and State Route 125 is to the east. The General Plan land use designation of the subject property is Transportation and is within the Special Treatment Area (STA) VII, Palm Street/SR-125 Planning Area. The subject property is located in the Residential Low Zone (RL) and Residential Low/Medium Zone (RL/M).

Project Description: The project amends the General Plan Land Use Designation from Transportation to Medium Density Residential; amends the Zoning District from Residential Low (RL) and Residential Low-Medium (RLM) to Residential Medium (RM); authorizes a Tentative Subdivision Map for a 24-lot subdivision on an 89,887 square foot (2.064 gross acre) parcel, including 20 residential lots, one private street lot (0.30 acres), and three common area lots; and authorizes a Planned Development Permit for a total of 20 dwelling units, including 14 single-family units and six twin-homes, and two common area parks with a turf area, walking path, play structure, benches, lighting, grading, landscaping, a private street, and other improvements. The total net area excluding the private street is 1.757 acres. The maximum density for the Medium Residential land use designation is 14 dwelling units per acre, or a maximum of 24 dwelling units.

Project Applicant: Vista Azul, LLC, Attn. Christopher Dahrling, 8109 Santa Luz Village Green San Diego, CA 92127.

Mitigation Measures: The City has determined that there may be potentially significant impacts relating to noise, cultural resources, geology and soils, and mandatory findings of significance. Mitigation measures required to reduce potentially significant impacts to below a level of significance are as follows:

- 1) The project will grade into the Mission Valley Formation. The following conditions of approval shall be included in the project in order to mitigate any impacts that grading

- may cause to paleontologic and archaeological resources: a) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search of the project area to determine if there is likelihood for on-site Native American cultural resources. A copy of a letter regarding the records search shall be provided to the Development Services Department prior to issuance of grading or improvement permits. The report shall provide recommendations for further analysis and those recommendations shall be implemented as a part of the mitigation measures. b) A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at the pre-grading meeting to consult with the grading and excavation contractors. A qualified paleontologist is defined as an individual with a Bachelor's or higher degree in paleontology or geology experienced in paleontological techniques and procedures. c) A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at all times during the original cutting of previously undisturbed sediments of the Mission Valley Formation. These monitors shall inspect an excavation which exposes sediments of the Mission Valley Formation. Said monitors shall salvage remains as they are uncovered. d) The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be allowed to temporarily direct, divert or halt grading to allow recovery of fossil and artifact remains. e) The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall document the stratigraphic and geologic context of salvaged fossil and artifact remains. f) The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall clean, repair and sort salvaged fossils and artifacts for eventual donation. g) Prior to final inspection a report shall be prepared summarizing the results of the mitigation program and the report shall be submitted to the City of Lemon Grove Development Services Director. This report will include a discussion of methods employed, fossils and artifacts recovered, geologic context of fossil and artifact remains and the significance of the mitigation program. h) Donate all curated fossil and artifact specimens to an institution with a proven history of professional, long term care and storage of paleontological and archaeological collections, such as the San Diego Natural History Museum. i) A Kumeyaay Cultural Monitor must be on site for ground disturbing activities to inform the Viejas Band of Kumeyaay Indians of any new developments such as the inadvertent discovery of cultural artifacts, cremation sites, or human remains.
- 2) The Geotechnical Evaluation recommends that the thin, surficial deposits of colluvium and undocumented fill that overlies the bedrock locally, within the southern and southwestern portions of the site, be removed (removal depths are estimated at two to seven feet, with variation), moisture conditioned, and re-compacted prior to foundation and improvements. According to the Geotechnical Evaluation, site soils are considered erosive. Thus, properly designed site drainage is necessary in reducing erosion damage to the planned improvements. Typical erosion control measures will be required during site grading.
 - 3) The noise study determined that a Sound Transmission Class (STC) rating of 31 will be needed for the glass assemblies (windows, fixed windows, and glass doors) of the perimeter units having direct line of sight to SR 125 to reduce the interior noise levels below 45 dBA CNEL. The remainder of the proposed units will have noise levels that are 5 dBA CNEL lower and STC ratings of 28 for those glass assemblies would reduce the noise levels below the 45 dBA CNEL threshold. Proposed lots 1 through 6, which are adjacent to Camino De Las Palmas and directly parallel to Sr-125, Lot B, which is an open/recreational space, and Lot 7, which has frontage on Palm Street just west of the intersection of Palm Street and Camino De Las Palmas, all exceed the maximum 65 dB CNEL exterior noise exposure levels. The noise study determined that a six-foot high

sound wall shall be constructed along the rear ridges of these lots to reduce sound exposure. Additionally, a "closed window" condition is required for all units above 60 dBA CNEL to reduce interior noise levels to comply with CCR Title 24 and the City of Lemon Grove requirements. The "windows closed" condition requires that mechanical ventilation be installed to move air within the structure.

This is to advise that the City of Lemon Grove has approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measure(s) were included as conditions of approval of the project.
4. A statement of Overriding Considerations was, was not, adopted for this project.

This is to certify that the final Mitigated Negative Declaration, with comments and responses and record of the project approval is available to the General Public at:

City of Lemon Grove, Development Services Department,
3232 Main Street, Lemon Grove, CA 91945

October 5, 2016
Date of Final Action


Development Services Director