



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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VINCE NICOLETTI
ASSISTANT DIRECTOR

February 15, 2024

Salim Development Group LLC
4740 Green River Road, Ste 317
Corona, CA 92878

PROJECT NAME: Fallbrook Express Carwash
RECORD ID: PDS2023-MUP-23-016; **ENVIRONMENTAL LOG NO.:** 24-02-002
PROJECT ADDRESS: 1581 S. Mission Road; **APN:** 104-250-10 & 47
TRUST ACCOUNT NO.: 2196054-D-08656

RE: SCOPING LETTER

Dear Mr. Yorkison:

Planning & Development Services (PDS) has reviewed your application for a Major Use Permit and is providing you with the attached package of information as a guide for further processing your application.

PROJECT DESCRIPTION

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

The project is a Major Use Permit to build a carwash and associated uses on an approximately half acre previously developed parcel (0.57 acres). The project consists of the construction of a 3,379 square foot Spanish-style carwash and associated uses. The two towers at the entry and the exit of the carwash are 33 ft 8 inches in height. The carwash tunnel is 120 feet long with the entry to the tunnel facing west and the exit facing east. Eleven parking spaces will be provided with two ADA parking spaces and one EV-capable parking space compatible for an electric vehicle. The application also includes a plan for 6400 square feet of landscaping. The project site is located at 1581 S. Mission Road in the Fallbrook

Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. Zoning for the site is General Commercial (C36). A Major Use Permit is required for processing of a carwash in the General Commercial (C36) Use Regulation and a Site Plan Permit is required for the "B" Special Area Designator, which requires community design review. The site is developed with an existing restaurant that would be demolished. Access would be provided by a driveway connecting to S. Mission Road. The project would be served by the Fallbrook Public Utility District for water and sewer. New utilities shall be brought onsite to serve the carwash including domestic water, irrigation water, sanitary sewer, power, and natural gas. Earthwork will consist of cut of 2,520 cubic yards and a fill of 189 cubic yards of material. A retaining wall is also proposed on the west, north and south sides of the project site with a maximum height of 13.5 feet. Offsite improvements will include curb cuts for the new driveway locations and new curb and gutter at the existing driveway opening location.

PROJECT ISSUES

A Project Issue Checklist (Attachment A) has been prepared that details all issues, revisions or processing requirements that must be completed for this project. An update to the Project Issue Checklist provided to you at the Pre-application meeting is included as an Attachment A. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

MAJOR PROJECT ISSUES

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

- 1. LEGAL LOT:** According to County records, the most recent activity on the two parcels that make up the project site was a Boundary Adjustment done in 1998, BC-98-0055. Unfortunately, the boundary adjustment did not establish a single legal lot for the entire project site, therefore an application for a Certificate of Compliance would be required, which can be processed concurrently with this Major Use Permit.
- 2. MUP FINDINGS:** Before any use permit may be granted or modified, it shall be found:

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 1. Harmony in scale, bulk, coverage and density;
 2. The availability of public facilities, services and utilities;
 3. The harmful effect, if any, upon desirable neighborhood character;
 4. The generation of traffic and the capacity and physical character of surrounding streets;
 5. The suitability of the site for the type and intensity of use or development which is proposed; and to
 6. Any other relevant impact of the proposed use; and
- b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
- c. That the requirements of the California Environmental Quality Act have been complied with.

Provide a Land Use Analysis as detailed in Attachment D to demonstrate how these findings can be made.

PROJECT ISSUE RESOLUTION PROCESS

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. Please contact me to learn more about this process, the limitations, or to request an application form.

Also, please be aware that a staff initiated Project Issue Resolution (PIR) meeting will be scheduled if one or more of the following criteria is met:

1. Submittal is inadequate or does not sufficiently address staff's comments; or
2. Identified major project issues remain unresolved; or
3. A review of four or more iterations is necessary.

Note that the Department may make a recommendation for denial of your project to the appropriate decision-making authority based on inadequate progress pursuant to Section 15109 of the CEQA Guidelines if issues remain unresolved after the PIR meeting or the next iteration of submitted documentation is determined to remain inadequate.

SECOND OPINION

A second opinion is available on any interpretation or comment provided within the Scoping Letter and will not affect the level of customer service you receive. We ask you to provide your interpretation of the code along with any health and safety concerns that the interpretation may cause and how this will affect your project. The second opinion will

come from our Chief of Project Planning and Chief of Land Development who will have a chance to take a deeper look at supporting documentation on both sides of the issue. This may occur via an email response or a meeting that will need to be scheduled. Please allow a few days for proper research and understanding of the intent of the code in question. After your second opinion you can always follow up with our Deputy Director for a final opinion.

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in **Attachment B**. It is estimated that \$112,223 of County fees and deposits will be required to get the project through to a hearing and/or decision. The estimated hearing/decision date for this project is **Summer 2025**. Please note that the estimated cost and hearing/decision date is based on certain assumptions detailed in Attachment B and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application(s) to hearing/decision.

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

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

DEFENSE AND INDEMNIFICATION

The Board of Supervisors may require a defense and indemnification agreement from the project owner and/or applicant on a case-by-case basis where significant risk to the County is identified in connection with the processing of a discretionary land use development project. The County will notify applicants of the requirement for a defense and indemnification agreement as early in the project processing as possible. Please see the Defense and Indemnification FAQ sheet (<http://www.sdcounty.ca.gov/PDS/docs/ZC001.pdf>) for more information.

TECHNICAL STUDIES

Please note that preparation of the following studies, if requested, **must be completed by a consultant on the County's CEQA Consultant List for Privately Initiated Projects. The County-approved consultant must be the Principal Investigator for the study.**

Agricultural Resources
Air Quality (including Climate Change)
Archaeological Resources

Groundwater
Historic Resources
Mineral Resources

Biological Resources
EIR Preparer
Fire Protection Planning

Noise
Revegetation Planning
Transportation & Traffic
Visual Analysis

The list of County-approved consultants is located at:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/CeqaConsultantsList.pdf>

Any studies completed by consultants not on the County's list will not be accepted. Should the consultant decide to apply for placement on the County's CEQA Consultant List, their application will be reviewed with the next batch of applications. Batching for the County's CEQA Consultant List typically takes place twice per year. **Application for placement on the County's CEQA Consultant List does not guarantee that a consultant will be listed. A study completed by a consultant not on the County's CEQA Consultant List may not be subsequently checked by a County-approved consultant as a way to avoid compliance with these requirements.**

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. Planning & Development Services generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received.

DETERMINATION OF COMPLETENESS

Completeness Determination – Section 65943 of the Government Code

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

Completeness Determination – California Environmental Quality Act (CEQA)

Planning & Development Services has completed its review of your AEIS and determined it not to be "complete" as defined by the CEQA. At this time, additional information will be required to determine your project's potential impacts on the environment and to complete the CEQA Environmental Initial Study.

These reports will be reviewed for technical accuracy and to determine whether a Negative Declaration or Environmental Impact Report will be necessary for your project. Additional copies of the final technical report(s) will be required when your project's environmental documents are circulated for public review. The reasons for this determination and the required information are detailed in the attachments to this letter.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of

project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

Additionally, because your project may have an effect on native biological resources, State law requires the payment of a fee to the California Department of Fish and Wildlife for their review of the Mitigated Negative Declaration (Fish and Wildlife Code §711.4) and an administrative fee to the County Clerk. Payment of these fees are required regardless of whether or not the effects on native biological resources are considered to be significant or clearly mitigated. The fee is assessed and due upon filing of the NOD after the final decision for the project. The applicant/Owner is responsible for filing the NOD/NOE, signed by the lead agency.

RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, will be provided immediately after the Decision determination for this project and must be signed, notarized with an all-purpose acknowledgement form and returned to PDS at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, PDS staff shall have the document recorded at the County Recorder's Office.

SUBMITTAL REQUIREMENTS

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

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A NEW APPLICATION FOR A CERTIFICATE OF COMPLIANCE .** You will need to schedule an appointment with the zoning counter (858-694-2262) to make your complete submittal. Please make the appointment as soon as possible, as the wait time for appointments fluctuates.
- c. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted

documents) how every unresolved item has been addressed in the resubmittal package.

- d. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in ~~strikeout~~/underline format.**

Information/Document	# of Copies	Electronic Copy on USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
<i>Note: All PDF files have to be unlocked.</i>			
Project Issue Checklist Response Letter	1 PDF	USB	Hofreiter, All Specialists
Revised Plot Plan	1 PDF	USB	Hofreiter, All Specialists
“Redlined” Plot Plan highlighting all changes	1 PDF	USB	Hofreiter, Fallbrook Community Planning Group, All Specialists
Application for a Certificate of Compliance (See Above)	1 PDF	USB and Hard Copies	Planner
Conceptual Landscape Plan	1 PDF	USB	Hofreiter, Landscape Architect
Preliminary Grading Plan	1 PDF	USB	Hofreiter, LD
Land Use Consistency Analysis	1 PDF	USB	Hofreiter (1)
Air Quality Information/Study	1 PDF, 1 Word	USB	Hofreiter (1 PDF), Air Quality Specialist (1 Word)
Cultural Resource Report	1 PDF	USB	Hofreiter (1), Cultural Resources Specialist

Information/Document	# of Copies	Electronic Copy on USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Cultural Resource Report Confidential Appendix	1 PDF	USB	Cultural Resources Specialist (1)
Stormwater Management Plan for Priority Development Projects	1 PDF	USB	Hofreiter, LD
CEQA Drainage Study	1 PDF	USB	Hofreiter, LD
Traffic Study	1 PDF	USB	Hofreiter, LD, Traffic Specialist
Noise Analysis	1 PDF	USB	Hofreiter, Noise Specialist
Memorandum(s) of Understanding according to Attachment C.	1 copy for each Subject Area	USB, Hard Copies with Wet Signature	Hofreiter
The staff turnaround goal for review of the requested information/document is 30 days.			

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

e. Deposits:

TRUST ACCOUNT ID#: 2196054-D-08656	
DEPARTMENT	DEPOSIT AMOUNT
PDS	\$ 40,000
TOTAL:	\$40,000

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

SUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), PDS recommends that all of the information requested in this letter be submitted by **May 27, 2024**. If you are unable to submit the requested information by the above date, please contact your PDS Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

If you have any questions regarding this letter or other aspects of your project, please contact me at (619) 629-4431.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniella Hofreiter". The signature is fluid and cursive, with the first name being larger and more prominent than the last name.

Daniella Hofreiter, Planning Manager
Project Planning Division

email cc:

Sean McLean, Land Development, Senior Civil Engineer, Planning &
Development Services
Fallbrook Community Planning Group

SCOPING LETTER MATRIX

Attachment	Item
A	Project Issue Checklist
B	Estimate of Discretionary Processing Time and Cost
C	Memorandum(s) of Understanding
D	Scope for Land Use Consistency Analysis
E	Scope for Air Quality and Greenhouse Gas Analyses
F	Cultural Resources
G	Request for LMA and Traffic Scoping Agreement

Comments from Fallbrook Community Planning Group have not yet been received. Comments will be forwarded to you if any issues are identified.

ATTACHMENT A
PROJECT ISSUE CHECKLIST

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

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

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 1	Project Description	<p>The project is a Major Use Permit to build a carwash and associated uses on an approximately half acre previously developed parcel (0.57 acres). The project consists of the construction of a 3,379 square foot Spanish-style carwash and associated uses. The two towers at the entry and the exit of the carwash are 33 ft 8 inches in height. The carwash tunnel is 120 feet long with the entry to the tunnel facing west and the exit facing east. Eleven parking spaces will be provided with two ADA parking spaces and one EV capable parking space compatible for an electric vehicle. 6400 square feet of landscaping will be installed. The project site is located at 1581 S. Mission Road in the Fallbrook Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial . Zoning for the site is General Commercial (C36). A Major Use Permit is required for processing of a carwash in the General Commercial (C36) Use Regulation and a Site Plan Permit is required for the "B" Special Area Designator, which requires community design review. The site is developed with an existing restaurant that would be demolished. Access would be provided by a driveway connecting to S. Mission Road. The project would be served by the Fallbrook Public Utility District for water and sewer. New utilities shall be brought onsite to serve the carwash including domestic water, irrigation water, sanitary sewer, power, and natural gas. Earthwork will consist of cut of 2,520 cubic yards and a fill of 189 cubic yards of material. A retaining wall is also proposed on the west, north and south sides of the project site with a maximum height of 13.5 feet. Offsite improvements will include curb cuts for the new driveway locations and a new curb and gutter at the existing driveway opening location.</p>		2/15/24	
2- 1	Major Project Issue-Legal Lot Status	<p>According to County records, the most recent activity on the two parcels that make up the project site was a Boundary Adjustment done in 1998, BC-98-0055. Unfortunately, the boundary adjustment did not establish a single legal lot for the entire project site, therefore an application for a certificate of compliance would be required, which can be processed concurrently with this Major Use Permit.</p>		2/15/24	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2- 2	Major Project Issue - Major Use Permit Findings	<p>Before any use permit may be granted or modified, it shall be found:</p> <p>a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:</p> <ol style="list-style-type: none"> 1. Harmony in scale, bulk, coverage and density; 2. The availability of public facilities, services and utilities; 3. The harmful effect, if any, upon desirable neighborhood character; 4. The generation of traffic and the capacity and physical character of surrounding streets; 5. The suitability of the site for the type and intensity of use or development which is proposed; and to 6. Any other relevant impact of the proposed use; and <p>b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.</p> <p>c. That the requirements of the California Environmental Quality Act have been complied with.</p> <p>In order for Staff to make the above findings, provide a Land Use Analysis as detailed in Attachment D.</p>		2/15/24	
3- 1	Plot Plan	Please label the 14 vacuums.		2/15/24	
3- 2	Plot Plan	Remove contour lines from the plot plan to make it easier to read. Submit a revised Plot Plan like the one labeled "Figure1-B" in the Noise Study.		2/15/24	
3- 3	Plot Plan	Show the existing buildings on the site and label as "To Be Demolished".		2/15/24	
3- 4	Plot Plan	Show all required setbacks on the plot plan. The front yard setback is 50' (measured from the centerline).		2/15/24	
3- 5	Plot Plan	Clearly label the center line of S. Mission Road and show the entire ROW on the Plot Plan.		2/15/24	
3- 6	Plot Plan	Include the APNs on the Plot Plan.		2/15/24	
3- 7	Plot Plan	A number of the Key Notes are not on the plot plan. Make sure all the numbers can be identified.		2/15/24	
4- 1	Resource Protection Study-Steep Slopes	Please revise the color coding and state whether there are steep slopes on the property or not.		2/15/24	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5- 1	Notice of Permit Application	Please send a picture of the property notice.		2/15/24	
6- 1	Fallbrook Community Planning Group Recommendation	Planning & Development Services (PDS) strongly recommends coordination with the Fallbrook Community Planning Group prior to application submittal, as the Department will consider comments from applicable community groups in its decision-making process.	Ongoing.	2/15/24	
7- 1	General Plan Conformance	Staff has identified several General Plan policies for which additional information is required to determine the project's compliance. Staff cannot move forward with a positive recommendation until the project is found to comply with all General Plan policies. Please provide a brief explanation of how your project complies with these policies		2/15/24	
7- 2	General Plan Conformance	LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.		2/15/24	
7- 3	General Plan Conformance	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.		2/15/24	
7- 4	General Plan Conformance	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.		2/15/24	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
7- 5	General Plan Conformance	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.		2/15/24	
7- 6	General Plan Conformance	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.		2/15/24	
7- 7	General Plan Conformance	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.		2/15/24	
7- 8	General Plan Conformance	COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.		2/15/24	
8- 1	Fallbrook Community Plan	Staff has identified several Community Plan policies for which additional information is required to determine the project's compliance. Staff cannot move forward with a positive recommendation until the project is found to comply with all General Plan and Community Plan policies. Please provide a brief explanation of how your project complies with these policies		2/15/24	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8- 2	Fallbrook Community Plan	Policy LU 2.2.4 Encourage "Village Style" architecture, described as Craftsman, Victorian, Ranch, Colonial, Cottage Mission and Spanish architectural styles and utilization of building materials such as wood (simulated, non-combustible) rock, brick, stone or similar materials which are in harmony with the natural environment. These requirements aim to maintain and promote the intimate personal scale of the Village, its character, and warmth.		2/15/24	
8- 3	Fallbrook Design Guidelines	Section A4. Architectural Character (p. 19 - 23) 3. Building Materials •The following is a list of materials whose use is encouraged: -Cement plaster (stucco) over masonry or wood frame. -Exposed timber structural members. -Brick, adobe and native stone. -Concrete and concrete masonry with textured surfaces and integral color. -Wood siding. •The following is a list of materials whose use is discouraged: -Large areas of glass, unless located at pedestrian level for store fronts. -High contrast color glazed masonry except for small areas of detail. -Glass curtain walls. -Synthetic materials made to resemble masonry.		2/15/24	
8- 4	Fallbrook Design Guidelines	4. Roof Forms •The following is a list of roof materials whose use is encouraged: -Clay tile. -Concrete tile. -Composition shingles with a shadow line. -Fire treated wood shakes and shingles. •The following is a list of roof materials whose use is not recommended: -High contrast color, brightly colored glazed tile or highly reflective surfaces. -Corrugated or galvanized sheet metal.		2/15/24	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
9- 1	Signage	<p>Show all proposed signage. Include elevation drawings with dimensions and construction materials. Indicate if the sign will be illuminated. Please review the Fallbrook Design Guidelines (link below) Section A7 Signage for sign guidelines, including the following:</p> <ul style="list-style-type: none"> -All monument signs should be kept as low to the ground as possible. -Illumination should be projected onto the sign face. The light source should be fully shielded from view. - Color of signs and sign components should be limited to 3 in addition to black and white. <p>https://www.sandiegocounty.gov/content/dam/sdc/pds/dr/b/F-GUI.pdf</p>	All signage is mounted on the side of the carwash structure and is only 1 color. No additional signage is shown.	2/15/24	
10- 1	Fencing	Provide fencing details on the Plot Plan.		2/15/24	
11- 1	Parking	How many employees will there be at the facility? Each employee will need to have a parking space.		2/15/24	
12- 1	Site Lighting	<p>Please show all exterior lighting. Please review the Fallbrook Design Guidelines (link below) Section A8 Site Lighting for sign guidelines, including the following:</p> <ul style="list-style-type: none"> -For commercial parking areas overhead lighting should be mounted at a maximum height of 20 feet above the paved surface. <p>https://www.sandiegocounty.gov/content/dam/sdc/pds/dr/b/F-GUI.pdf</p>		2/15/24	
13- 1	Landscaping	Provide a conceptual landscape plan that identifies all proposed landscaped areas shown on the site plan.		2/15/24	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 2	Landscaping	Label, and provide written dimensions of the projects' 15' wide Landscaped Street Edge Zone along S. Mission Rd. Required street trees shall be located just inside private property and outside of the public right-of-way. Trees shall be provided based on 1/300 sq. ft. of area per the Fallbrook Design Guidelines for Commercial Development. Review Guidelines and dimension Interior Side Yard and Rear Yard with trees provided at 1/300 sq. ft. of area within these Zones. Street trees shall be selected from Appendix A of the Guidelines, or selected based on the dominant tree species already existing on neighboring street frontages.		2/15/24	
13- 3	Landscaping	Review the Internal Parking Lot Planting requirements within the Guidelines and provide tree planting and screening shrubs.		2/15/24	
13- 4	Landscaping	Parking lot planting shall also be compliant with the County's Parking Design Manual in providing shade and screening. All trees shall be a minimum of 24"B containers and be located such that all stalls are within 30' of the trunk of a tree. Consider the use of raised half diamond planters that will act as wheel stops as well.		2/15/24	
13- 5	Landscaping	Show and label any vegetated storm water basins/swales.		2/15/24	
13- 6	Landscaping	Show location of any proposed fencing. Call out height and material type.		2/15/24	
13- 7	Landscaping	No fire prone or invasive species of trees, shrubs, vines, or groundcovers shall be introduced to the site.		2/15/24	
13- 8	Landscaping	Provide notes on the plan that indicates who will be responsible for maintaining the landscape both on private property and within the public right-of-way. Indicate that all irrigation shall be compliant with the County's Water Conservation in Landscaping Ordinance.		2/15/24	
13- 9	Landscaping	Clarify if room allows for landscape screening along the southern property line.		2/15/24	

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PROJECT ISSUE CHECKLIST

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14- 1	DEHQ	The Department of Environmental Health & Quality, Land & Water Quality Division, has no objection to the approval of the project. The following conditions of approval shall apply to the project:	Prior to issuance of the building permit, the applicant must complete a Hazardous Material Business Questionnaire from the Department of Environmental Health & Quality-Hazardous Materials Division for any reportable quantities of hazardous materials within the proposed facility. The contact person for this review is Maria Martinez. Maria can be reached via email at maria.martinez2@sdcounty.ca.gov or by phone at (858) 750-5421.	2/15/24	*****
15- 1	Air Quality and Greenhouse Gas Emissions	See Attachment E for additional information on completing an Air Quality Analysis.		2/15/24	
16- 1	Cultural Resources	See Attachment F for additional information on completing an Cultural Resources Analysis.		2/15/24	
17- 1	Fire	Provide on the site plan a fire hydrant location within 400 feet along a paved surface to the structure.		2/15/24	
18- 1	Noise	Staff has reviewed the Noise Assessment Letter dated October 26, 2023, prepared by Ldn Consulting and submitted to the County on November 2, 2023. The report requires revisions as detailed in the following comments.		2/15/24	
18- 2	Noise	Planner comment: Please verify the number of vacuums with the applicant. The project description says there are 14.		2/15/24	
18- 3	Noise	Executive Summary, Operational Analysis: Revise "above" reference - noise level standards have not been introduced yet		2/15/24	
18- 4	Noise	Section 1.3.a, 1st Paragraph: A residential line to the south isn't mentioned above in Settings & Locations. Additionally, this is inconsistent with Figure 1-C and the description of two measurement sites below. Please revise for consistency, and add additional receptors to Settings & Locations if necessary.		2/15/24	
18- 5	Noise	Paragraph above Table1-1: See comment above. This paragraph is inconsistent with the first paragraph in the section that described one location at a residential property line to the south. Please revise for consistency.		2/15/24	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
18- 6	Noise	Paragraph after Figure 3-A: The property line standards in Table 3-2 conflict with the standards determined using the ambient noise standard. Since the Table 3-2 standards are ultimately used in the impact analysis, suggest revising here to clarify that the ambient noise levels could be applied, but the project is evaluated against the more conservative standard.		2/15/24	
18- 7	Noise	Paragraph after Figure 3-B: See previous comment. For consistency and to avoid conflicting statements of the standard, suggest revising Section 3.2 to clarify standard applied in the analysis, and delete references to the ambient standard in this section.		2/15/24	
18- 8	Noise	General Comment: The project is a vehicle-serving use. Analysis should include a discussion of the project's potential to result in an increase in ambient vehicle noise levels.		2/15/24	
19- 1	Noise	The following traffic information is also in Attachment G of this letter:		2/15/24	
19- 1	Traffic	The proposed car wash facility is providing a service/retail opportunity to the Fallbrook area and based on the County's adopted Transportation Study Guide (TSG), is considering it to be locally-serving. Locally serving projects are considered to have a less than significant impact for CEQA/Transportation because adding retail/service opportunities within communities improve destination proximity and tend to shorten trips and reduce Vehicle Miles Traveled.		2/15/24	
19- 2	Traffic	Concerning roadway operations analysis, based on SANDAG trip generation rates, this project will generate 900 average daily trips with 36 AM and 81 PM peak hour trips. A Local Mobility Analysis (LMA) will be required. The LMA will look at roadway operations, multimodal facilities, and project's access points to ensure safety for the public. Information regarding the LMA can be found within the County's Transportation Study Guidelines on the SB 73 website here: https://www.sandiegocounty.gov/content/sdc/pds/SB743.html		2/15/24	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19- 3	Traffic	Please complete and submit the scoping agreement for transportation studies found in Appendix A in the County's Transportation Study Guide (TSG) found here: https://www.sandiegocounty.gov/content/dam/sdc/pds/SB743/Transportation%20Study%20Guide%20-%20FINAL%20-%20September%202022.pdf		2/15/24	
20- 1	Visual	The project fronts on S Mission Road, which is a Country Scenic Highway. Staff anticipates that the impacts to visual resources can be determined from photo simulations, without a full Visual Resources Report. Photo simulations should be shown from all property boundaries. If, however, the determination cannot be made from the photo simulations alone, additional information and/or further studies may be required. Show how the retaining wall will look with the landscaping from the west, south and north of the property.		2/15/2024	
Planning & Development Services (PDS) Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
1 - 1	General	Comments have been provided to the extent possible with the information provided . A thorough review will commence with a formal project submittal. Additional issues may arise upon formal project review.	Comment for information only	4/4/2022	4/4/2022
1 - 2	General	Project conditions will be provided after formal project submittal.	Comment for information only	4/4/2022	4/4/2022
1 - 3	General - Fire Protection	Have your project reviewed and commented on by the North County Fire Protection District and the San Diego County Fire Authority . Project's conditions may be revised upon further review and input from the agencies.		4/4/2022 2/7/24	2/7/2024
1 - 4	General - Water Service	Have your project reviewed and commented on by the Fallbrook Pubic Utility District (FPUD) and the San Diego County Water Authority . Project's conditions may be revised upon further review and input from the agencies.		4/4/2022 2/7/24	2/7/2024
1 - 5	General - Sanitation	Have your project reviewed and commented on by the FPUD and the San Diego County Sanitation District . Project's conditions may be revised upon further review and input from the agencies.		4/4/2022 2/7/24	2/7/2024
2 - 1	Title Report	2nd Comment: Please provide a complete Title Report with color-coded easements plot. Provide access easement documents for reference.		4/4/2022 2/7/24	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 2	Access - Road Improvements	Please note that South Mission Road (SF 1305) is classified as a 4.2B Boulevard with intermittent turn lanes, under the General Plan Mobility Element Network. The County Public Road Standards requires providing a minimum width of 106' of public right-of-way (R/W) and improving the road to a minimum of 78' in width. Please note that ME roads with bike lanes require an additional 12 feet of pavement and ROW.	S. Mission Road was improved by the San Diego Co. Highway Comm. In 1960	4/4/2022	4/4/2022
3 - 1	Plot Plan	Show the lines of inundation of the 100-Year Flood Way and 100-Year Flood Plain.	None identified on site	4/4/2022	4/4/2022
3 - 2	Plot Plan	2nd Comment: Call out a proposed G-14 commercial driveway at the project frontage connecting to the public road ROW. Provide cross section existing and proposed for the access driveway. Show easement width, improvement width, graded width, cross slope etc. The minimum driveway centerline separation along Mobility Element Network roads is 300 feet from existing and proposed driveways on both sides of the street. Please show the minimum driveway centerline separation for proposed driveways is met or submit a Design Exception Request (DER) to the satisfaction of DPW Traffic. Please note submittal of a DER does not guarantee approval by DPW and PDS.		4/4/2022 2/7/2024	
3 - 3	Plot Plan	Provide Land Disturbance quantity and earthwork quantities. This shall include any earthwork for onsite private road improvements and/or any earthwork for any drainage improvements, if applicable. Provide a summary of Work to be Done:	See PGP	4/4/2022	2/7/2024
3 - 4	Plot Plan	The lowest floor elevation of any structure placed or located within the 100-year flood plain shall be raised 1 foot above the 100-year base flood elevation in accordance with the County Flood Damage Prevention Ordinance.	None identified on site	4/4/2022	4/4/2022
3 - 5	Plot Plan	Provide a Vicinity Map please on the cover sheet.	Sheet 1	4/4/2022	2/7/2024
3 - 6	Plot Plan	Clearly show existing and proposed grading, contours, elevations, BMPs, drainage structures, slopes, retaining walls, etc.	See PGP	4/4/2022	2/7/2024
3 - 7	Plot Plan	Include the Assessor's Book, page and parcel number on the plot plan.	Sheet 1	4/4/2022	4/4/2022

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3 - 8	Plot Plan	Show the following dimensions: Exterior property lines, width of roads and easements, size of structures, setbacks from property lines and centerlines to existing and/or proposed structures, distances between detached structures, parking areas and driveways. 2nd Comment: Please include a legend with all symbols defined. Please include the items listed above.		4/4/2022 2/7/2024	
3 - 9	Plot Plan	Show all existing and proposed structures and their dimensions and floor area, including buildings, sheds, storage areas, corrals, barns, stables etc. Indicate number of stories of buildings. Indicate if structures are existing or proposed. Label buildings and their use. Show fences, wall trash enclosures or dumpster locations. Indicate heights where applicable. 2nd Comment: Please include a legend with all symbols defined. Please include the items listed above.		4/4/2022 2/7/2024	
3 - 10	Plot Plan	Show walkways, driveways, entrances, exits, parking lot areas with all dimensions. Label handicapped parking. Show contiguous streets with centerlines and all easements. Show parking for service and delivery vehicles and loading and unloading areas. 2nd Comment: Please include a legend with all symbols defined. Please include the items listed above.		4/4/2022 2/7/2024	
3 - 11	Plot Plan	Indicate any natural drainage (including ephemeral streams) and any proposed drainage systems. Show the slopes of the property and any proposed grading.	N/A	4/4/2022	4/4/2022
3 - 12	Plot Plan	Indicate trees with over 6" trunk diameter, streams, rock outcroppings, location of flood zones. Extensive natural features may be shown on a separate drawing.	N/A	4/4/2022	4/4/2022
3 - 13	Plot Plan	Show all existing signs to remain and proposed signs. Include elevation drawings with area and height dimensions and construction materials indicated and proposed method of illumination. 2nd Comment: Please include a legend with all symbols defined. Please include the items listed above.		4/4/2022 2/7/2024	
3 - 14	Plot Plan	Show locations and types of all project lighting 2nd Comment: Lighting Plan not submitted please provide		4/4/2022 2/7/2024	
3 - 15	Plot Plan	Show all utility lines and easements. 2nd Comment: Please include a legend with all symbols defined. Please include the items listed above.		4/4/2022 2/7/2024	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3 - 16	Plot Plan	A preliminary grading plan must be filed with a Major Use Permit conforming to all requirements of Section 87.203 of the San Diego County Code of Regulatory Ordinances, except that it shall not be required to show the estimated grading starting and completion dates. The level of detail required may be less than would be required for actual construction, but shall be sufficient to permit analysis of all on-site and off-site environmental impacts and mitigation measures.	See PGP	4/2022 2/7/2024	2/7/2024
3 - 17	Plot Plan	Show existing and proposed fencing including heights and materials. 2nd Comment: Please include a legend with all symbols defined. Please include the items listed above.		4/4/2022 2/7/2024	
3 - 18	Plot Plan	Indicate any phasing of the project. 2nd Comment: Please provide a phasing plan or indicate phasing is not proposed.		4/4/2022 2/7/2024	
3 - 19	Plot Plan	Please remove references to the "City of Banning" on all sheets		2/7/2024	
4 - 1	Prelim. Grading Plan	The grading plan shall also show feasible grading for the creation of building sites on each lot and driveway access for each lot. 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 the term is defined in Section 67.802. Submit a Preliminary Grading Plan. Additional information can be obtained in the following link: Preliminary Grading Guideline http://www.sandiegocounty.gov/content/dam/sdc/pds/LandDevelopment/preliminarygradingplanguidelines.pdf Grading Ordinance http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance.pdf In addition to the Preliminary Grading guideline, the Plan shall include, but not limited to the following:	Submitted	4/4/2022	2/7/2024

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 2	Prelim. Grading Plan	A Precise Grading Plan was submitted. Please change the title of the grading plan to "Preliminary Grading Plan" to satisfy the Land Development Preliminary Grading Guidelines outlined here: https://www.sandiegocounty.gov/pds/LandDevelopment.html Additional information can be obtained in the following link: Grading Ordinance: https://www.sandiegocounty.gov/content/dam/sdc/dpw/PERMITS_FORMS_CHARTS_DRAWINGS_MANUALS_TEMPLATES_GUIDES/progradord.pdf		2/7/2024	
4 - 3	Prelim. Grading Plan	The comments below are standard general comments limited to this review. Further comments will be warranted upon submittal of detailed conceptual grading plans.		2/7/2024	
4 - 4	Prelim. Grading Plan	Provide earth work quantities (i.e. cut, fill, import, export).		2/7/2024	
4 - 5	Prelim. Grading Plan	Provide a legend with all symbols of existing and proposed facilities defined and provide a scope of work. Include existing and proposed contours, property lines, pavement, utilities, overhead power lines, power poles, storm drains and structures. Screen back existing symbols and make proposed symbols bold. Please include daylight/limit of work line.		2/7/2024	
4 - 6	Prelim. Grading Plan	Call out any existing storm drains, culverts, and storm drain inlets.		2/7/2024	
4 - 7	Prelim. Grading Plan	Show the ultimate right-of-way width of South Mission Road (SF 1305) as a 4.2B Boulevard with intermittent turn lanes.		2/7/2024	
4 - 8	Prelim. Grading Plan	PRELIMINARY GRADING PLAN NOTE: "This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain a valid grading permit before commencing such activity."		2/7/2024	
4 - 9	Prelim. Grading Plan	This review was limited to the plans and information provided. Comments have been provided to the extent possible. Project comments and conditions may be revised contingent on submittal of new information, detailed plans, and updated scope of project.		2/7/2024	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 10	Prelim. Grading Plan - Construction General Permit (CGP)	Project is subject to compliance with the Statewide General Permit for Stormwater Discharges Associated with Construction Activity, Order 2022-0057-DWQ (Construction General Permit) effective September 1, 2023. The project will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB), obtain a Waste Discharge Identification number (WDID#), and develop and implement a construction Storm Water Pollution Prevention Plan (SWPPP) that identifies appropriate Best Management Practices (BMPs) prior to the approval of the grading plan, and issuance of the County development permit. For more information on the Construction General Permit (CGP) process, please visit the links below. https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html		2/7/2024	
4 - 11	Prelim. Grading Plan	The North arrow is missing on several sheets. Show North Arrow and scale on all sheets. Provide sheet index with Key Map and label each sheet number		2/7/2024	
4 - 12	Prelim. Grading Plan	List the name of the applicant/owner, address, telephone number and e-mail.		2/7/2024	
4 - 13	Prelim. Grading Plan	List the engineer's name, address, telephone number and e-mail.		2/7/2024	
4 - 14	Prelim. Grading Plan	Show project address and Assessor Parcel Number. Provide a short legal description.		2/7/2024	
4 - 15	Prelim. Grading Plan	Identify datum/basis of elevations and contours shown.		2/7/2024	
4 - 16	Prelim. Grading Plan	Show approximate property lines of the site on which the work is performed.		2/7/2024	
4 - 17	Prelim. Grading Plan	Show any buildings or structures on the site where the work is to be performed and any structures on adjacent lands within fifteen feet (15') of the project.		2/7/2024	
4 - 18	Prelim. Grading Plan	Show all existing easements.		2/7/2024	
4 - 19	Prelim. Grading Plan	Provide disturbed area calculations. Include pads, slopes, driveways and fuel modification zones.		2/7/2024	
4 - 20	Prelim. Grading Plan	Show direction of lot and street drainage.		2/7/2024	
4 - 21	Prelim. Grading Plan	Show proposed slope ratios, not greater than 1.5:1 on cuts and 2:1 on fills.		2/7/2024	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 22	Prelim. Grading Plan	Label all existing and proposed streets as (PUBLIC) or (PRIVATE).		2/7/2024	
4 - 23	Prelim. Grading Plan	Please clearly label all proposed storm drain infrastructure as private or public.		2/7/2024	
5 - 0	Technical Studies	<p>CEQA Level PGP, Hydrology Study and PDP SWQMP review:</p> <p>The technical study reviews are being conducted for CEQA purposes not for Final Engineering or Construction. Please note that additional analysis, calculations including hydraulic modeling, routing analysis, design and or continuous simulation modeling may be required at Final Engineering at the discretion of the PDS LD plan check reviewer and DPW Flood Control. Please note that any proprietary modeling software and or proprietary BMPs accepted for CEQA Level review may not be accepted at the Final Engineering Construction Level. Please coordinate with your Final Engineering plan check reviewer before submitting technical studies.</p> <p>CEQA Level review is provided in accordance with the County of San Diego - Guidelines for Determining Significance - Hydrology and Water Quality, 2021: https://www.sandiegocounty.gov/pds/ceqa/SignificanceGuidelinesHydrology2021.html</p> <p>NOTE: Project issues have been identified to the extent possible based on the information provided. Additional issues may be identified upon subsequent project submittals and input from other agencies, changes to the proposal and/or during final engineering review.</p>	Informational	2/7/2024	2/7/2024
5 - 1	Stormwater Quality Management Plan (SWQMP)	<p>Submit a Storm Water Intake form and SWQMP in order to be in conformance with the new municipal permit, 2013 MS4, that was implemented by the County on February 26, 2016. The BMP Design Manual and SWQMP forms are available at: http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction.html</p> <p>The SWQMP is a living document to be updated to reflect any changes during the project's final plan review and construction throughout the life of the project in perpetuity.</p>	Submitted	4/4/2022	2/7/2024

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 2	SWQMP	The SWQMP is a living document to be updated to reflect any changes during the project final plan review and construction throughout the life of the project in perpetuity.	Comment for Information Only	2/7/2024	2/7/2024
5 - 3	PDP SWQMP	Update the SWQMP cover page and attachment 1 to include Record ID: PDS2023-MUP-23-016.		2/7/2024	
5 - 4	PDP SWQMP	Update the SWQMP submittal checklist on page 6 of the pdf to include at minimum, Attachments 5, 7, 8, and 9 and include these attachments within the SWQMP. The hydromodification analysis is not provided. Provide this analysis in Attachment 8.		2/7/2024	
5 - 5	PDP SWQMP	Hydrologic Soil Type D is indicated where the underground infiltration unit is proposed. Soil type D does not promote infiltration. Provide a Geotechnical Report with recommendations for this infiltration design and include infiltration rates and ensure the BMP can drawdown within 96 hours. Reference the County of San Diego BMP Design Manual for all applicable project requirements: https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction/BMP_Design_Manual.html		2/7/2024	
5 - 6	PDP SWQMP	Worksheet B.1 is shown after Table 7 on page 16 of the pdf. This is out of order. Relocate Worksheet B.1 to be included in Attachment 7. Include all Worksheets B.2, B.3, and B.4.		2/7/2024	
5 - 7	PDP SWQMP	Consult with a Geotechnical Engineer and provide an analysis consistent with Appendix D of the County BMP Design Manual. Include a completed Table D.1-1 in Attachment 7 of the PDP SWQMP.		2/7/2024	
5 - 8	PDP SWQMP	The proposed underground vault must provide pre-treatment upstream to consolidate trash/debris/sediment. Refer to cistern fact sheet HU-1 in the BMP Design Manual Appendix E.		2/7/2024	
5 - 9	PDP SWQMP	Move the DMA exhibits in Attachment 2.3 to 2.1. Update DMA exhibit to include all Attachment 2.1 checklist items such as topography, soil type, depth to groundwater etc.		2/7/2024	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 1	CEQA Drainage Study	The project is required to prepare and submit a CEQA Drainage Study in compliance with the documents shown below: San Diego County Hydrology Manual: http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html San Diego County Hydraulic Design Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrolpdf/hydraulic_design_manual_2014.pdf	Submitted	4/4/2023	2/7/2024
6 - 2	CEQA Drainage Study	For CEQA Drainage study format, please visit a San Diego County Hydrology Manual, Section 1.6, page 1-21 and Figure 1-8 http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf In addition to the guideline, the study shall include, but not limited to the following:	Informational	4/4/2023	2/7/2024
6 - 3	CEQA Drainage Study	Change the title on the cover page from Stormwater Management Report to Preliminary CEQA Drainage Study.		2/7/2024	
6 - 4	CEQA Drainage Study	Update the Drainage Study cover page to include Record ID: PDS2023-MUP-23-016.		2/7/2024	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 5	CEQA Drainage Study	<p>Update the Preliminary Drainage Study to reflect the San Diego County Hydrology Manual standards. This project is using the NRCS method, however, the manual states that projects with drainage areas less than 1 square mile shall use the rational method or modified rational method for the hydrologic methodology. NRCS methodology shall only be used when drainage areas exceed 1 square mile. Refer to sections 2.3, 3.1, and 3.4 of the San Diego County Hydrology Manual. Update the Preliminary Drainage Study and the hydrologic analysis and methodology to be consistent with the criteria outlined in the San Diego County Hydrology Manual and the San Diego County Hydraulic Design Manual. These documents can be found here:</p> <p>San Diego County Hydrology Manual: http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymannual.html</p> <p>San Diego County Hydraulic Design Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrolpdf/hydraulic_design_manual_2014.pdf</p>		2/7/2024	
6 - 6	CEQA Drainage Study	<p>For Preliminary Drainage study format, please visit a San Diego County Hydrology Manual, Section 1.6, page 1-21 http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymannual.html</p>		2/7/2024	
6 - 7	CEQA Drainage Study	<p>Provide DECLARATION OF RESPONSIBLE CHARGE (DRC) – See San Diego County Hydrology Manual, Figure 1-9. DRC needs to be signed and stamped by the engineer or record.</p>		2/7/2024	
6 - 8	CEQA Drainage Study	<p>The final submittal of the Preliminary CEQA Drainage Report shall be signed, stamped and dated by the responsible Registered Civil Engineer.</p>		2/7/2024	

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6 - 9	CEQA Drainage Study	In the narrative of the report please provide a summary table of: pre- and post- development C, Tc, I, A,V100, Q100 without mitigation and Q100 with mitigation (if required, see ch. 6 of HDM, detention not always required depending on downstream conditions) for each area (or point) where drainage discharges from the project. Peak runoff rates (cfs), velocities (fps) and identification of all erosive velocities (at all points of discharge) calculations for pre-development and post-development. The comparisons should be made about the same discharge points for each drainage basin affecting the site and adjacent properties.		2/7/2024	
6 - 10	CEQA Drainage Study	Summary/Conclusion: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.		2/7/2024	
6 - 11	CEQA Drainage Study	Discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Provide reasons and mitigations proposed.		2/7/2024	
6 - 12	CEQA Drainage Study	Discuss whether or not the proposed project would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? Provide reasons and mitigations proposed.		2/7/2024	
6 - 13	CEQA Drainage Study	Discuss whether or not the proposed project would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? Provide reasons and mitigations proposed.		2/7/2024	
6 - 14	CEQA Drainage Study	Discuss whether or not the proposed project would place structures within a 100-year flood hazard area which would impede or redirect flood flows?		2/7/2024	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 15	CEQA Drainage Study	Provide existing and proposed Hydrology Maps for each phase. The maps shall show existing and proposed culverts, discharge point with A & Q, flow path direction for each drainage basin. Show lines of inundation of the 100-year flood for a drainage basins over 25 acres. A minimum map size is 11"x17".		2/7/2024	
6 - 16	CEQA Drainage Study	Provide Hydrologic Soil Group Map.		2/7/2024	
6 - 17	CEQA Drainage Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps.		2/7/2024	
6 - 18	CEQA Drainage Study	Provide Intensity-Duration Design Chart-Figure 3-1.		2/7/2024	
6 - 19	CEQA Drainage Study	Provide runoff coefficients for urban areas-Table 3-1.		2/7/2024	
6 - 20	CEQA Drainage Study	Provide Rational Formula for Overland Time of Flow Nomograph Figure 3-3		2/7/2024	
6 - 21	CEQA Drainage Study	Provide Nomograph for Determination of Tc Figure 3-4		2/7/2024	
6 - 22	CEQA Drainage Study	Provide Computation of Effective Slope for Natural Watersheds Figure 3-5		2/7/2024	

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PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
7 - 1	Sight Distance	<p>2nd Request: A sight distance study and 85th percentile speed survey are required to determine necessary corner sight distance to demonstrate that:</p> <p>“There is _____ feet of unobstructed intersectional sight distance in both directions along S. Mission Road (PUBLIC) from the private access driveways serving the project in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.</p> <p>Additional information can be obtained in the following link: http://www.sandiegocounty.gov/content/dam/sdc/dpw/COUNTY_ROADS/roadspdf/pbrdstds.pdf</p>		4/4/2023 2/7/2024	
Department of Environmental Health (DEH) Comments					
1- 1	Hazards	Prior to issuance of the building permit, the applicant must complete a Hazardous Material Business Questionnaire from the Department of Environmental Health & Quality-Hazardous Materials Division for any reportable quantity is of hazardous materials within the proposed facility.		2/7/2024	
1- 2	Hazards	The contact person for this review is Maria Martinez. Maria can be reached via email at maria.martinez2@sdcounty.ca.gov or by phone at (858) 750-5421.		2/7/2024	

ATTACHMENT B
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

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

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

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Fallbrook Express Car Wash
 Project Number: PDS2023-MUP-23-016
 Staff Completing Schedule: Daniella Hofreiter
 Decision-Making Body: Planning Commission
 Date Schedule Produced/Revised: 2/14/2024

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
Major Pre-Application Conference		N/A	N/A
Application Submittal	185	11/2/2023	11/2/2023
PDS reviews project application "completeness" , completes planning and environmental scoping	30	12/4/2023	2/15/2024
PDS meets with applicant to discuss scoping letter, cost estimate and schedule	10	2/26/2024	
Applicant Submits 1st Iteration submittal per scoping letter requirements*	90	5/27/2024	
PDS Reviews 1st Iteration Submittal	60	7/26/2024	
PDS meets with applicant to discuss 1st iteration submittal*	10	8/5/2024	
Applicant Submits 2nd Iteration submittal addressing PDS comments*	45	9/19/2024	
PDS Reviews 2nd Iteration Submittal	60	11/18/2024	
PDS meets with applicant to resolve final project issues*	30	12/18/2024	
PDS finalizes Environmental Initial Study and prepares Application Amendment Form (if applicable)	21	1/8/2025	
Applicant submits requested information (Application Amendment form, copies of plans, technical studies, etc.)	14	1/22/2025	
PDS completes, advertises and distributes draft Negative Declaration	14	2/5/2025	
Public review of draft Negative Declaration	30	3/7/2025	
PDS Responds to Public Comments (completion date depends on number & complexity of comments, need for technical study revisions, etc.)*	13	3/20/2025	
PDS Finalizes environmental documentation	7	3/27/2025	
Applicant submits requested information/deposits	10	4/7/2025	
PDS makes staff recommendation on the project & finalizes project documentation	30	5/7/2025	
Planning Commission Hearing	37	6/13/2025	

PROJECT SCHEDULE ASSUMPTIONS

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

COST ESTIMATE ASSUMPTIONS

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

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	\$112,223
Deposits Paid to Date	\$17,948
Account Balance	\$2,000
Estimated County Costs Remaining	\$94,275
Fish & Wildlife Fees/ County Clerk Fee	\$2,764
% Expended of Total Cost Estimate	14.21%

ATTACHMENT C
MEMORANDUM(S) OF UNDERSTANDING

CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)

The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego Planning & Development Services website at: [CeqaConsultantsList.pdf \(sandiegocounty.gov\)](#) and that technical studies be prepared using the Guidelines for Determining Significance and Report Format & Content Requirements for applicable subject areas. The Guidelines and Report Format & Content Requirements can be found on the Department's website [Process Guide \(sandiegocounty.gov\)](#) (listed in alphabetical order).

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

The MOU can be found on the Department's website at: [Microsoft Word - MOU.docx \(sandiegocounty.gov\)](#)

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

- Air Quality
- Archaeological Resources
- Fire Protection Planning
- Historic Resources
- Land Use Planning
- Noise
- Photometric Studies
- Transportation & Traffic
- Visual Analysis

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

ATTACHMENT D
SCOPE FOR LAND USE CONSISTENCY ANALYSIS

General Information: A land use consistency analysis shall be prepared for the proposal. This analysis shall include a map of the surrounding land uses that exist in the area. The analysis shall provide the following information:

1. An evaluation of the compatibility of the scale and mass of the proposed project with the surrounding area.
 - This evaluation shall include information which compares square footage, heights, lot sizes, required earthwork and occupancy rates of other uses in the vicinity of the proposed project.
 - The architectural style of the structures and their site utilization shall be related to the manner in which surrounding properties have developed.
 - Landscaping shall be discussed in light of the ability of the plantings to soften the exterior appearance and relative massiveness of the proposed structures.
2. Other physical impacts resulting from the nature of the operations
 - This evaluation shall include the type of activities to be conducted, the time of day during which the various operations will occur, the days of the week the facility will be used, and the number of peoples involved.
 - This information shall define any potential impacts associated with this intensification of use of the site as well as providing a baseline for the analysis of noise, traffic, lighting or other related impacts.
3. The potential for subsequent changes to the regional environmental setting resulting from similar additional requests encouraged by the now altered community character or what physical limitations would not permit other property owners from following suit.

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT E

SCOPE FOR AIR QUALITY AND GREENHOUSE GAS EMISSIONS ANALYSES

Project Understanding:

The proposed application is to build an express car wash. This car wash will have 10 parking spots with free vacuums at each parking spot. Customers will drive to the pay station and pay for their car wash. Then the customer will drive into the car wash tunnel where they will stay in their cars, and their cars will be pulled through the car wash tunnel where it will be washed and dried. The 80 feet long conveyor can wash over 80 cars per hour. The car wash will be operational from 7 am to 7 pm from Monday through Sunday, with an extra hour to open and an extra hour to close. There will be 2 to 4 employees on site at any one time during the operating hours. The project would generate emissions of criteria air pollutants and greenhouse gases (GHGs) during construction and operational activities.

The proposed project is not expected to exceed screening level thresholds (SLTs) related to construction or operational activities. However, it is recommended to disclose the quantity of criteria pollutants emitted from both construction and operational activities and prepare an Air Quality Analysis Report (Report).

The project has the potential to generate emissions of GHGs that could be cumulatively considerable from construction and operational activities. At a minimum, it is anticipated that the project will require a quantitative disclosure of estimated GHG emissions and implementation of feasible sustainability measures (e.g., solar panels, etc.) that would reduce potential on-site GHG emissions. The applicant should consult with County staff to determine further analysis needed to disclose potential impacts.

General Information:

Air Quality Analysis Report

Based on the potential impacts the proposed project's construction and operations may have on air quality, an Air Quality Analysis Report is required. The County has approved Guidelines for Determining Significance and Report Format and Content Requirements dated March 19, 2007 which can be found here: <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Guidelines.pdf> and here: <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Report-Format.pdf>. The Report should be prepared pursuant to these guidance documents.

The construction emissions inventory must account for all on- and off-site construction activities associated with the project, including site preparation, clearing and grubbing, or temporary equipment staging area construction. Additionally, emissions associated with transport of construction materials including material and soil import/export, water import, or any other traffic associated with construction activities, must be included in the

analysis. Sensitive receptors in the vicinity of the project site should be disclosed and impacts to these receptors analyzed. The impact of construction emissions on these receptors from fugitive dust emissions, criteria pollutants, and toxic air contaminants must be addressed in the Report.

Emissions of pollutants of concern from the proposed project may occur from construction activities. In general, emissions from construction activities include:

- Particulate matter less than 10 microns and 2.5 microns (PM₁₀ and PM_{2.5}) from grading and soil disturbance, road improvements, operation of construction equipment, haul trucks, vendor vehicles, worker commute vehicles, and vehicle travel on unpaved roads;
- Volatile organic compounds (VOC) from the application of architectural coating or the laying of asphalt;
- Carbon monoxide (CO), nitrogen oxides (NO_x), sulfur oxides (SO_x), and toxic air contaminants from operation of construction equipment, haul trucks (e.g., soil and excavated material import/export), vendor vehicles (e.g., material delivery, concrete delivery, water truck trips), worker commute vehicles, and stationary sources (such as generators, if any); and
- Ozone (O₃) precursors, VOC and NO_x, from consumer products and combustion engines.

The operational emissions inventory must account for all onsite activities as a result of proposed operations, including but not limited to mobile trips, area sources, and onsite energy use (e.g., building energy). Offsite sources such as truck trips for delivery of materials and other worker/vendor trips related to maintenance of the complex must be included as well. The Report must analyze potential health impacts from operational activities to sensitive receptors. In general, emissions from operational activities include:

- Products of combustion, including hazardous air pollutants, from traffic throughout the project site and beyond;
- Area sources such as landscaping equipment, consumer products, and architectural coatings;
- Onsite energy consumption using natural gas or other fuels;
- Onsite generation of criteria pollutants from the operation of generators;
- Queuing of vehicles at traffic lights can result in concentration of emissions, known as "hot spots". Given the status of the San Diego Air Basin, principal emissions of concern are carbon monoxide (CO), volatile organic compounds (VOC), and nitrogen oxides (NO_x). In order to adequately assess emissions during operations of the area, the analysis should assess level of service impacts along major roadways; and
- Odors generated on site.

The following issues should be addressed as a part of the air quality analysis. It should be noted that issues addressed should follow the most recent CEQA Guidelines Appendix

G Checklist questions which have not been updated within the County's *Guidelines for Determining Significance*:

1. Would the proposed project conflict or obstruct the implementation of the San Diego Regional Air Quality Strategy (RAQs) or applicable portions of the State Implementation Plan (SIP)?
2. San Diego County is presently in non-attainment for the federal and/or State ambient air quality standards for ozone (O₃), PM₁₀, and PM_{2.5}. Would the proposed project result in a cumulatively considerable net increase of PM₁₀, PM_{2.5}, or exceed quantitative thresholds for O₃ precursors, NO_x, and VOCs? The analysis should also provide a detailed discussion on cumulative impacts, framed in light of past, present, and reasonable anticipated future projects in the project area. This should include a discussion on other projects contribution of PM₁₀, PM_{2.5}, and O₃ precursors.
3. Would the proposed project's operational and construction activities expose sensitive receptors (residences, schools, hospitals, resident care facilities, or day-care centers) to substantial pollutant concentrations? This analysis should discuss the proximity of any surrounding or proposed sensitive receptors to any known point
4. source pollutant emissions and if applicable, a screening-level health risk assessment for diesel-fired PM₁₀ and for toxic air contaminant emissions from operations.
4. Would the proposed project have the potential to generate other emissions (offensive odors)? The analysis should discuss the potential sources of odorous emissions from the proposed project and if the project operations will cause an odor nuisance to the nearby public.

Any proposed dust control measures or project design features that may be incorporated on-site to minimize criteria pollutant emissions should be described in the project description and incorporated in air quality emission estimates.

Greenhouse Gas Emissions Analysis

At a minimum, it is anticipated that the project will require a quantitative disclosure of estimated GHG emissions and implementation of feasible sustainability measures that would reduce potential on-site GHG emissions. The County does not currently have an adopted threshold for determining significance for greenhouse gases. Thus, compliant with CEQA, the project will need to analyze potential GHG emissions compared to a relevant, project-specific threshold of significance. The project applicant should coordinate with County staff to determine the appropriate threshold and level of analysis prior to completing and submitting a GHG analysis. The project is required, at a minimum, to address the following issues as a part of the GHG analysis:

1. Would the proposed project generate GHG emissions that could contribute substantially to global climate change?
2. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs?

Any proposed project design elements that may be incorporated to minimize GHG emissions should be described in the project description. It is recommended that the project reduce building generated GHG emissions, consider the installation of photovoltaic solar panels on-site to reduce energy consumption from off-site sources.

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT F CULTURAL RESOURCES

CULTURAL SURVEY

Project Specific Information: County records, as well as the database from the South Coastal Information Center has been reviewed and it has been determined that the project site has not been surveyed. The project site is developed; however, the existing structure potentially meets the threshold for a historic structure. As such, a cultural study will be required as outlined below.

General Information: A field survey (including off-site improvements) for the presence of archaeological or tribal cultural resources and/or an evaluation of the site as a historic resource must be conducted in accordance with the Resource Protection Ordinance (RPO), Section 21083.2 of the Public Resources Code (CEQA), and the San Diego County CEQA Guidelines. The survey must provide evidence in the form of a letter from the South Coastal Information Center (SCIC) that an institutional record search has been conducted. In addition, a field survey and/or evaluation by a County approved historian must be conducted. The report must follow the required report format as outlined in the Report Format and Content Guidelines. Please complete all appropriate DPR Series 123 forms and submit them to the South Coastal Information Center and PDS. The study must include a discussion of the absence or presence of tribal cultural resources and must include a Sacred Lands check with the Native American Heritage Commission (NAHC). The study must provide the results of outreach with listed tribes provided by the NAHC.

Guidelines for Determining Significance and Report Format and Content Guidelines can be obtained from the County website at:

<http://www.sdcounty.ca.gov/dplu/Resource/3~procguid/3~procguid.html#arch>

If no cultural resources are identified, a brief letter report will be satisfactory documentation of the survey.

If the survey is positive for resources, scientific evidence must be provided to substantiate (a) the resources significance, and (b) the boundaries of the resource(s). If the resources extend off-site, these must be shown on the map and discussed. The report must address both CEQA and County RPO significance criteria for each resource as outlined in the Guidelines for Determining Significance. The report must address the direct construction impacts to resources (both on- and off-site) and make a determination as to impact severity. Any resource(s) that will be exposed to indirect impacts from the project should be addressed as well.

All project specific archaeological/cultural site location maps and figures must be submitted under a separate confidential appendix that clearly states that the contents are not for public review.

Native American Consultation: County staff will conduct outreach with the Native American communities for the purpose of AB-52 consultation. The intent of Native American consultation is to allow tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting or mitigating impacts to Native American cultural resources.

Preservation Plan

Historic Resources

If the historic resource evaluation determines that a site is significant pursuant to CEQA, RPO, or the County's Guidelines for Determining Significance, the report must include a preservation plan. Adaptive reuse, open space easements, facade easements, and other conservation easements should be considered as mitigation. Specific performance criteria and/or easements should be proposed to guide future landowners.

Cultural Material Conveyance

The report shall include both the curation and repatriation of artifacts as options. Any human remains identified is subject to Public Resources Code §5097.98, CEQA §15064.5, Health & Safety Code §7050.5, and the County's RPO. Disposition of human remains and associated grave goods will be determined during consultation with the Most Likely Descendant.

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

**ATTACHMENT G
REQUEST FOR LOCAL MOBILITY ANALYSIS AND SCOPING AGREEMENT**

- The proposed car wash facility is providing a service/retail opportunity to the Fallbrook area and based on the County's adopted Transportation Study Guide (TSG), is considering it to be *locally-serving*. Locally serving projects are considered to have a have a less than significant impact for CEQA/Transportation because adding retail/service opportunities within communities improve destination proximity and tend to shorten trips and reduce Vehicle Miles Traveled.
- Concerning roadway operations analysis, based on SANDAG trip generation rates, this project will generate 900 average daily trips with 36 AM and 81 PM peak hour trips. A Local Mobility Analysis (LMA) will be required. The LMA will look at roadway operations, multimodal facilities, and project's access points to ensure safety for the public. Information regarding the LMA can be found within the County's Transportation Study Guidelines on the SB 73 website here: <https://www.sandiegocounty.gov/content/sdc/pds/SB743.html>
- Please complete and submit the scoping agreement for transportation studies found in Appendix A in the County's Transportation Study Guide (TSG) found here: <https://www.sandiegocounty.gov/content/dam/sdc/pds/SB743/Transportation%20Study%20Guide%20-%20FINAL%20-%20September%202022.pdf>

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.