

APPENDIX A



Appendix A Findings PA24-0009

1	EIR AND ADDENDUM	PA24-0009
	That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002-PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and p A130006) approved on March 27, 2013; and Addendum 3.1 (PA140072-81) approved February 25, 2015 prior to project approval:	
	a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA24-0009, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and Addendum 3.1;	
	b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 which adequately addressed the effects of the project proposed in PA24-0009. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.	
	c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.	
2	ENVIRONMENTAL MONITORING	PA24-0009
	That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and Addendum 3.1 (PA140072-81).	
3	GENERAL PLAN	PA24-0009
	That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.	
4	ZONING	PA24-0009
	That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.	
5	COMPATIBILITY	PA24-0009
	That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.	
6	GENERAL WELFARE	PA24-0009
	That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.	
7	PUBLIC FACILITIES	PA24-0009
	That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).	
8	NUMBER OF DWELLING UNITS	PA24-0009
	That the number of dwelling units permitted by this use permit is compatible with existing and planned infrastructure facilities.	
9	PARKING AND CIRCULATION	PA24-0009
	That the access, parking and circulation facilities will not result in excess traffic safety hazards.	
10	SEWER SYSTEM	PA24-0009
	That the discharge of waste from the proposed subdivision into the existing sewer system of the Water District will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region.	
11	MODEL HOME COMPLEX	PA24-0009
	That the operation of a model home complex will not conflict with adjacent and nearby residential uses.	
12	ALTERNATIVE DEVELOPMENT STANDARD	PA24-0009
	That the alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community	
