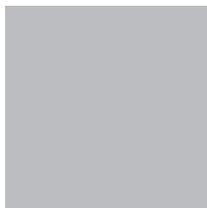
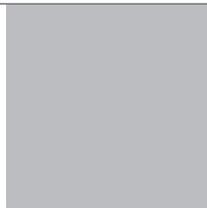
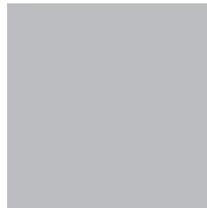


J. SANTA FE VALLEY SPECIFIC PLAN EIR

Excerpts from Final EIR for the Santa Fe Valley Specific Plan
County of San Diego
1995





County of San Diego

ROBERT R. COPPER
DIRECTOR (Acting)
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666

INFORMATION (619) 694-2960

Date Prepared: October 20, 1995

FINAL ENVIRONMENTAL IMPACT REPORT

PROJECT: Santa Fe Valley Specific Plan

PERMIT: SPA 95-001, R95-008,
TM 5069RPL³, P95-005,
TM 5070RPL³, TM 5073RPL³,
P95-009, P95-010, TPM 20196
LOG #: 95-8-21

The Board of Supervisors has reviewed the enclosed draft Environmental Impact Report (EIR). Based on that draft, public and agency comments received, and staff analysis, the Board of Supervisors finds that:

1. The attached final EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and that the Board has reviewed and considered the information contained therein prior to approving the project.
2. The project will have the following environmental impacts:

Significant and Mitigable:

- a. Biological Resources
- b. Cultural Resources
- c. Visual Quality/Aesthetics
- d. Traffic/Circulation
- e. Noise
- f. Air Quality
- g. Hydrology/Water Quality
- h. Geology/Seismicity/Soils
- i. Paleontological Resources
- j. Public Services/Utilities
- k. Cumulative Impacts

Not Significant:

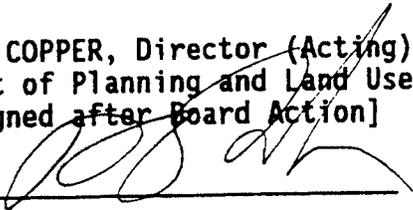
- l. Land Use
- m. Population/Demographics
- n. Socio-economics

000068 DEC 1395

3. The mitigation measures presented in the EIR findings have been made conditions of the project approval.

Date Certified:

ROBERT R. COPPER, Director (Acting)
Department of Planning and Land Use
[To be signed after Board Action]



Reviewed by Chief ___ Date ___
Reviewed by Deputy ___
Date _____

REMOVE FOR SIGNATURE COPY

TABLE OF CONTENTS

- A. Candidate CEQA Findings per Section 21081 of the CEQA, A-1 through A-38.
- B. Draft EIR prepared by: Ogden Environmental, 5510 Morehouse Drive, San Diego, California 92121, for the County of San Diego, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California 92123.
- C. Letters of and Responses to Public and Other Agency Comment, C-1 through C-118.
- D. Any other information added by the Lead Agency.

PROJECT: Santa Fe Valley Specific Plan

PERMIT: SPA 95-001, R95-008,
TM 5069RPL³, P95-005,
TM 5070RPL³, TM 5073RPL³,
P95-009, P95-010, TPM 20196
LOG #: 95-8-21

PROJECT DESCRIPTION

The Santa Fe Valley Specific Plan proposes to accommodate a maximum of 1,200 residential dwelling units at varying densities throughout the Specific Plan Area (SPA). Other uses proposed include a 7 acre neighborhood commercial area, a group care facility with a maximum of 200 beds, a 20-hole golf course, a resort facility, a 9-hole golf course, clubhouses for the golf courses, an elementary school site, a middle school site, a fire station, a local park, and a sewage treatment plant. Development of the SPA is expected to occur in 4 phases over a 20 year period.

In addition, three Tentative Maps, a Tentative Parcel Map and three Major Use Permits are proposed concurrently with the SPA. The Tentative Map areas represent about 1,656 acres of land, or about 50 percent of the SPA. These maps are for the Balcor, McCrink, Seaton, and Bernardo Lakes ownerships. Other property owners may apply for discretionary permits in the future. The maps and/or permits are described in more detail as follows:

1. Balcor (TM 5073, P95-009, P95-010) - 642 acres of land on which is proposed a 20-hole golf course, a resort, a clubhouse, golf course maintenance facilities, a golf driving range, and the ultimate development of 254 single-family dwelling units and 167 condominium units. It includes 167 acres of Open Space I and 253 acres of Open Space II.
2. McCrink (TM 5069, P95-005) - 789 acres of land on which is proposed a 9-hole golf course, an equestrian facility, a congregate care facility, 387 residential dwelling units, 273 acres of Open Space I, and 110 acres of Open Space II.
3. Seaton (TPM 20196) - A land division of 4 lots and a remainder parcel on 40 acres, with 13 acres of Open Space II.
4. Bernardo Lakes (TM 5070, AD 95-015) - Proposal for 138 residential dwelling units with 113 acres of Open Space I, a local park site, a fire station site, 226 total acres for the project, and a future reclaimed water storage site.

PROJECT LOCATION

The Santa Fe Valley SPA is in the San Dieguito Community Planning Area in northwestern San Diego County. The SPA is about 2.5 miles west of Interstate 15, about 5 miles east of Interstate 5, and generally south of and

adjacent to Del Dios Highway and north of Artesian Road in the unincorporated portion of San Diego County. It encompasses approximately 3,163 acres of land along the northern border of the City of San Diego.

LAND USE FACTORS AND SURROUNDING LAND USES

The northern boundary of the Santa Fe Valley SPA is formed by the western end of Lake Hodges and the San Dieguito River. The southern boundary is partially formed by the City/County jurisdictional boundary. The approved Rancho Cielo SPA is to the north of Santa Fe Valley, and the existing Fairbanks Ranch community is to the southwest. The communities of Rancho del Rio and Rancho Santa Fe are located west of Santa Fe Valley, with the 4S Ranch Specific Plan to the east. The City of San Diego Rancho Bernardo community is located further east of Santa Fe Valley. The community of Santa Fe Hills is partially surrounded by the Santa Fe Valley SPA. The proposed City of San Diego Black Mountain Ranch project is in the City Future Urbanizing Area adjacent and south of Santa Fe Valley.

BACKGROUND

In 1987, the County amended the San Dieguito Community Plan to designate the Santa Fe Valley area as (21) Specific Plan Area. The preparation of a Specific Plan for Santa Fe Valley was authorized by the Board of Supervisors on December 18, 1991. The Santa Fe Valley SPA planning process consisted of four phases: Phase 1, Existing Conditions; Phase 2, Specific Plan Alternatives; Phase 3, Preferred Specific Plan; and Phase 4, Specific Plan Adoption. These are discussed in detail on Pages 3-4 through 3-7 of the draft EIR.

FINDINGS CONCERNING MITIGATION OF SIGNIFICANT EFFECTS

The San Diego County Board of Supervisors, having reviewed and considered the information contained in the final EIR for the Santa Fe Valley Specific Plan, and having reviewed and considered the information in the public record, finds that changes or alterations have been incorporated into the project that mitigate or avoid all of the significant impacts of the project, as identified in the draft EIR and final EIR. Specifically, potential adverse impacts to the issues of biological resources, cultural resources, visual quality/aesthetics, traffic/circulation, noise, air quality, hydrology/water quality, geology/seismicity/soils, paleontological resources, and cumulative impacts are mitigated by measures identified in the draft EIR and final EIR and in these findings. The mitigation measures addressed in this document will be adopted as conditions of the project for the SPA, the submitted Tentative Maps (TM 5069, TM 5070, TM 5073), the submitted Tentative Parcel Map (TPM 20196), and the submitted Major Use Permits (P95-005, P95-009, P95-010). These conditions are described issue-by-issue in the draft EIR and final EIR.

Applications submitted in the future for discretionary actions within the Santa Fe Valley SPA will need to comply with the conditions of the Specific Plan. In addition, future projects will need to conform to the requirements of the appropriate discretionary approval sought, and will need to undergo review per the environmental review process of the CEQA. Conformance of future applications with this final EIR for the Santa Fe Valley Specific Plan will be determined on a case-by-case basis when applications are submitted.

A detailed project description is provided in the draft EIR on Pages 3-1 through 3-42. The public review period for the draft EIR was from August 8, 1995 through September 22, 1995, a 45 day public review period. Letters of public comment received and County of San Diego responses to comments are attached to this final EIR.

Pursuant to Section 21081 of the CEQA, the following findings are made for each of the significant effects identified in the EIR for the Santa Fe Valley Specific Plan project:

1. BIOLOGICAL RESOURCES

Significant Effect: The draft EIR and final EIR identify a direct, significant environmental impact of the project on biological resources prior to mitigation. Please see Pages 4.2-1 through 4.2-85 and Appendices B and C of the draft EIR for a complete discussion of this topic.

As described in the draft EIR, 11 native vegetation associations and 5 non-native vegetation associations have been identified in the SPA. Fourteen (14) sensitive plant species and 30 sensitive animal species are also located in the SPA.

Currently, a majority of the Santa Fe Valley SPA is vacant and undeveloped, with about 2,144 acres in this category. About 994 acres are in agricultural use, primarily as orchards and vineyards, field crops, or intensive agriculture. About 23 acres are developed in residential uses. Thus, the majority of the property, about 66 percent, is presently in its natural state with minimal disturbance.

The Specific Plan proposes to permanently protect 1,380 acres in natural open space, about 44 percent of the SPA. These are identified as Open Space I, environmental lands designated for permanent open space protection. These areas are intended to meet the objectives of the State Natural Communities Conservation Plan (NCCP) and subarea planning process. The County of San Diego and the Santa Fe Valley property owners have been involved in the NCCP process, in an effort to qualify the Specific Plan for permitting authority under the 4(d) Rule. The open space design for Santa Fe Valley was formulated by the County of San Diego through negotiations and a series of meetings with the U.S. Fish and Wildlife Service and the State Department of Fish and Game. The Open Space I areas are not to be disturbed by any uses, with the exception of the bridge river crossing, trails, a trail staging area, and essential public facilities, such as utility lines and/or poles.

Areas identified as Open Space II are for sensitive and non-sensitive lands designated for passive and active recreational uses, and will serve as buffers between the sensitive lands of Open Space I and developed areas. Uses allowed in Open Space II include golf courses, irrigation and water storage ponds, trails, and essential public facilities. There are about 375 acres of Open Space II lands identified in the SPA.

In addition, the "D2" Designator proposed for the SPA is to be applied to lands within the very low and rural residential designated areas to assure that all feasible measures are taken to maximize the amount and viability of sensitive resources in environmentally sensitive areas when residential development is proposed in the future. This will allow for an additional environmental review at the time of discretionary permit application in areas that carry the "D2" Designator.

Potential impacts to the following habitats and species are summarized as follows:

- a. Implementation of the SPA would result in the direct loss of 16.3 acres of wetlands and 0.9 acre of unvegetated waters of the United States. This includes the loss of 8 vernal pool basins of about 0.06 acre. Impacts are significant and mitigable.
- b. Implementation of the SPA would result in the direct loss of about 344.1 acres of sensitive upland habitats. These include loss of 323.7 acres of Coastal sage scrub (147.3 acres undisturbed, 176.4 acres disturbed); 14.4 acres of Coastal sage scrub/chaparral; 3

acres of Southern maritime chaparral; 2.3 acres of perennial grassland; and 0.4 acre of Coast live oak woodland. Impacts are significant and mitigable.

- c. Implementation of the SPA would result in the direct loss of the following Group 1 species or their habitats: 41 specimens of Del Mar manzanita (of a population of 447 shrubs); loss of a potential site for Encinitas baccharis (population undetermined, but small); and the potential indirect loss of Sticky dudleya (all to be preserved in Open Space I). Impacts are significant and mitigable.
- d. Implementation of the SPA would result in the direct loss of the following Group 2 species or their habitats: loss of about one-third of the specimens of California adolphia (of a population of 3,601); loss of 183 acres of Wart-stemmed ceanothus (of 301.5 acres); 41 specimens of Summer-holly (of a population of 272); 42 specimens of San Diego coast barrel cactus (of a population of 120); 331 San Diego marsh-elder (population 3,272). Impacts are significant and mitigable.
- e. Implementation of the SPA would result in the direct loss of the following sensitive wildlife species or their habitats: San Diego fairy shrimp; Golden eagle foraging habitat; and California gnatcatcher (17 gnatcatcher territories, indirect impacts to 9 additional territories). Impacts are significant and mitigable.
- f. Adverse impacts to wildlife movement corridors would occur because of the loss of habitat within the corridors, constricted segments of some corridors, disturbance caused by humans, and incompatible adjacent land uses. Impacts are significant and mitigable.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. The mitigation measures for each major issue area are separated into measures that apply to the Specific Plan, and measures that apply to the discretionary permit applications, as follows:

Mitigation Measures:

- 1A. Prior to recordation of Final Maps, Parcel Maps, issuance of grading permits and approval of improvement plans, open space easements over those portions of the Specific Plan Area designated as Open Space I on the adopted Specific Plan maps shall be dedicated to the County of San Diego. These easements are for the protection of significant biological and cultural resources, and prohibit all of the following on any portion of the land subject to said easements: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard; and, uses and activities expressly permitted pursuant to a Revegetation Plan, Habitat Management Plan (HMP), or Landscape Plan approved by the Director of Planning and Land Use. Such uses may include revegetation/restoration to natural open space, riding and hiking trails, trail staging area, bridge river crossing, emergency access and essential public facilities, such as utility lines and poles.

- 1B. Prior to recordation of any Final or Parcel Map, issuance of any grading permit, approval of any improvement plan, and any other discretionary permits within the SPA, a HMP shall be prepared for the Open Space I areas to the satisfaction of the Director of Planning and Land Use. The HMP shall be prepared by a qualified biologist and shall specify the terms and conditions of the open space easements in concert with Mitigation Measure 1A. The Habitat Management Plan should be consistent with Federal Fish and Wildlife Service and the Multiple Species Conservation Program criteria and standards. The necessary components of the HMP shall include, but shall not be limited to, the following:

- The administrative and management structure.
- Ownership and management responsibility.
- A funding mechanism.
- Open space enhancement, restoration/revegetation, and non-native/predator control provisions.
- Habitat mapping consistent with County standards.
- A procedure for future participation by other projects.
- Trail construction and maintenance.
- Conducting dispersal studies.

Additionally, the following items shall be addressed as part of the HMP:

- Habitat previously disturbed or used for agricultural purposes shall be restored to Coastal sage scrub, chaparral, or native grassland as dictated by adjacent habitat and soils. Restoration shall be prioritized along the San Dieguito River north of the confluence of Lusardi Creek.

- California gnatcatcher linkages shall be widened to accommodate dispersal and breeding in the areas between the San Dieguito River and the proposed golf course, between the 4S Ranch SPA and Santa Fe Valley SPA, and between the Lusardi Creek to Black Mountain to Penasquitos Canyon linkage. Disturbed lands identified for preservation shall be restored to Coastal sage scrub along these linkages or other native scrub or grassland habitat as dictated by location and soils.
 - Each project shall be responsible for all mitigation, restoration, enhancement, trail construction, and predator control provisions on all property within that project ownership's area boundaries.
 - Trail use in Open Space I or other permanent open space areas shall be compatible with breeding season sensitivities for gnatcatchers and other sensitive species.
- 1C. In Subarea V.6, prior to recordation of a Final Map, issuance of a grading permit and approval of improvement plans, and prior to approval of any other discretionary permits (excluding Tentative Maps), an open space easement shall be granted to the County of San Diego over the non-contiguous land in the Specific Plan but under the same ownership (APN 678-020-02, 678-020-03, 678-021-02, 678-021-03, and 265-320-03). This area is designated Open Space I on the adopted Specific Plan map, and is for the preservation of significant biological habitat.
- 1D. Prior to approval of Tentative Maps and Tentative Parcel Maps, site-specific wetland delineation studies shall be prepared by a qualified biologist to document the amount and habitat value of wetland resources. Wetland impacts shall be avoided through the creation and/or enhancement of on-site or off-site wetland habitats at a ratio to be determined by the State and Federal regulatory agencies. This shall include the preparation of wetland mitigation plans, dedication of wetlands into open space easements, and the establishment of buffers around wetland habitats to the satisfaction of the Director of Planning and Land Use.

Activities adjacent to wetland habitats and buffers shall be limited to passive recreation, such as biking, horseback riding, and hiking. Fencing shall be used to protect sensitive wetland areas, including vernal pools.

TENTATIVE MAP 5069RPL³, MAJOR USE PERMIT P95-005

Mitigation Measure 1B. shall apply to these applications.

- 1E. Prior to recordation of any Final or Parcel Map, issuance of any grading permit, and approval of any improvement plan, site-specific wetland delineation studies shall be prepared by a qualified

biologist to document the amount and habitat value of wetland resources. Wetland impacts shall be avoided through the creation and/or enhancement of on-site or off-site wetland habitats at a ratio to be determined by the State and Federal regulatory agencies. This shall include the preparation of wetland mitigation plans, dedication of wetlands into open space easements, and the establishment of buffers around wetland habitats to the satisfaction of the Director of Planning and Land Use.

Activities adjacent to wetland habitats and buffers shall be limited to passive recreation, such as biking, horseback riding, and hiking. Fencing shall be used to protect sensitive wetland areas, including vernal pools.

- 1F. By separate document, prior to recordation of a Final Map, issuance of a grading permit, and approval of improvement plans, the subdivider shall grant an open space easement to the County of San Diego over that portion of the site designated as Open Space I as shown on the Tentative Map. This easement is for the protection of significant biological resources and prohibits all of the following on any portion of the land subject to said easements: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard; and, uses and activities expressly permitted pursuant to a Revegetation Plan, HMP, or Landscape Plan approved by the Director of Planning and Land Use. Such uses may include revegetation/restoration to natural open space, riding and hiking trails, emergency access, and essential public and private facilities, such as utility lines, wells, pumps, pipes and poles.

- 1G. Prior to recordation of a Final Map, issuance of a grading permit and approval of improvement plans, the subdivider shall submit and have approved by the Director of Public Works a detailed drainage control plan to mitigate impacts associated with increased runoff. The plan shall be prepared by a qualified geologist, hydrologist, or civil engineer and should include, but not be limited to, an emphasis on the use of unlined drainage channels, energy dissipating structures, detention ponds, and interim and post-development landscaping utilizing native, drought tolerant vegetation.
- 1H. Grading and/or improvement plans shall include the requirement that grading and clearing activities adjacent to identified wetlands shall be limited to the dry season (March 1 to November 1) standard erosion control procedures shall be used, and graded slopes shall be revegetated as soon as possible after grading.

- 1I. Grading and/or improvement plans shall show a "no fueling" zone where fueling of construction vehicles or equipment is prohibited within 50 feet of all wetlands and drainages.
- 1J. Prior to recordation of a Final Map, issuance of a grading permit and approval of improvement plans, the subdivider shall submit and receive approval from the Director of Planning and Land Use of a Revegetation Mitigation Plan which mitigates for the loss of wetlands, Coastal sage scrub, and grassland habitats as identified and discussed in the Santa Fe Valley Specific Plan draft EIR. The Revegetation Plan shall include, but not be limited to, the following to ensure the establishment of the vegetation: objectives; blue-line Tentative Map showing the revegetation areas; site preparation information; type of planting material (e.g., species ratios, source, size, material); planting program; 80 percent success criteria; and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, fencing around the area to be revegetated, monitoring, and report preparation. The report shall be prepared by a County certified biologist and a State of California licensed landscape architect.

Submit to the Department of Planning and Land Use a security consisting of an instrument of credit, lien contract, letter of credit (up to \$100,000.00), or bond for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and a 10 percent cash deposit (for site inspections, plan review, and monitoring report review) not to exceed \$30,000.00. A cost estimate shall be submitted to and approved by the Director of Planning and Land Use which includes the cost of plant stock and installation, irrigation system and installation, cost of monitoring and maintenance of the revegetated area for the required five year period, and report preparation. This security is intended to guarantee project completion and success. The monitoring time and the length of time the security and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The security and remaining cash deposit shall be released upon completion of the Revegetation Plan implementation provided the success criteria stated in the Plan has been met.

- 1K. Prior to issuance of a grading permit and approval of improvement plans, the subdivider shall install temporary fencing along the open space easement boundaries adjacent to areas to be graded and staging areas. The location of this fencing shall be verified by a qualified biologist (or archaeologist where applicable to cultural resource sites), and a letter indicating the fencing has been installed shall be submitted to and approved by the Director of Planning and Land Use. The letter shall be accompanied by a deposit to cover verification review. Said fencing shall be installed prior to commencing grading or brushing and clearing activities, shall remain until grading and/or brushing and clearing are completed, and

must be removed upon completion of such activities. As an alternative, a permanent fence of split rail or other approved design may be installed in lieu of a temporary fence, to the satisfaction of the Director of Planning and Land Use.

- 1L. Grading indicated on the final grading plans or improvement plans shall be in substantial conformance with that shown on approved Tentative Map 5069RPL³, dated October 13, 1995, and with Major Use Permit P95-005. Any deviation from the Tentative Map grading plans in excess of 5 percent of the total grading quantities and/or total grading quantities in excess of 82,500 cubic yards of earthwork may require additional environmental review. Any deviation in maximum slope heights from the approved Tentative Map in excess of five feet may also require additional environmental review. The need for further environmental review will be determined during the grading/improvement plan check process.
- 1M. Prior to obtaining any building or other permit pursuant to Major Use Permit P95-005, and prior to commencement of construction or use in reliance on this Major Use Permit, the applicant shall submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan.
 1. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Community Planning Division, Zoning Counter. Plans shall include:
 - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.
 - b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
 - d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
 - e. The location and detail of all walls, fences and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
- 1N. Prior to obtaining any building or other permit, excluding a grading permit, pursuant to Major Use Permit P95-005, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall submit to and receive approval from the Director of Planning and Land Use of an exterior lighting plan to assure that the lighting will be properly placed and shielded in accordance with Section 6322 of the County Zoning Ordinance to avoid conflicts with adjacent residential activities and wildlife movement. The following items shall be addressed in the plan:
- 1. Outdoor lighting of the clubhouse shall be minimized.
 - 2. Lighting on the golf course and associated facilities, such as parking areas, and storage and maintenance facilities, shall be prohibited.
10. Prior to recordation of any Final or Parcel Map, issuance of a grading permit, approval of any improvement plan, the 0.4 acre of Coast live oak woodland shown on Plate 1 of the Biological Technical Report by Ogden Environmental (August 1995) on the McCrink Ranch shall be avoided. Any impacts shall be mitigated through on-site habitat creation at a 3:1 ratio. In addition, this area shall be granted in an open space easement (Open Space I) to the satisfaction of the Director of Planning and Land Use.

TENTATIVE MAP 5070RPL³

Mitigation Measures 1B., 1E. through 1K. and 1M. apply to this Tentative Map.

- 1P. Grading indicated on the final grading plans or improvement plans shall be in substantial conformance with that shown on approved Tentative Map 5070RPL³, dated October 4, 1995. Any deviation from the Tentative Map grading plans in excess of 10 percent of the total

grading quantities and/or total grading quantities in excess of 42,500 cubic yards of earthwork may require additional environmental review. Any deviation in maximum slope heights from the approved Tentative Map in excess of five feet may also require additional environmental review. The need for further environmental review will be determined during the grading/improvement plan check process.

TENTATIVE MAP 5073RPL³, MAJOR USE PERMITS P95-009 AND P95-010

Mitigation Measures 1B., 1E. through 1K. and 1M. apply to these applications.

- 1Q. Prior to issuance of a grading permit and approval of improvement plans, a pregrading survey shall be conducted by a qualified biologist in the spring for the presence of Riverside and San Diego fairy shrimp in the northeastern vernal pools. If detected, an appropriate mitigation program shall be prepared and implemented by a qualified biologist to the satisfaction of the Director of Planning and Land Use.
- 1R. Grading indicated on the final grading plans or improvement plans shall be in substantial conformance with that shown on approved Tentative Map 5073RPL³, dated August 1, 1995, and Major Use Permits P95-009 and P95-010. Any deviation from the grading plans in excess of 2.5 percent of the total grading quantities and/or total grading quantities in excess of 75,000 cubic yards of earthwork may require additional environmental review. Any deviation in maximum slope heights from the approved Tentative Map in excess of five feet may also require additional environmental review. The need for further environmental review will be determined during the grading/improvement plan check process.
- 1S. Prior to obtaining any building or other permit pursuant to Major Use Permit P95-009, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall submit to and receive approval of the Director of Planning and Land Use a complete and detailed Landscape Plan.
 - 1. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Community Planning Division, Zoning Counter. Plans shall include:
 - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works

approving the variety, location and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
- d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- e. The location and detail of all walls, fences and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.

Additionally, the following items shall be addressed as part of the Landscape Plans:

"Native enhancement" areas associated with the golf course shall be restored to native Coastal sage scrub to the extent feasible to maximize the effectiveness of the habitat for dispersing or breeding California gnatcatchers. Native species shall clearly predominate the percent cover and composition. Complementary species or ornamental species should be used sparingly. No invasive species shall be utilized.

- 2. Upon submittal, the Director of Planning and Land Use shall send the Landscape Plan for a minimum 30 day review and comment period to the Federal Fish and Wildlife Service and California Department of Fish and Game.
- 1T. Prior to obtaining any building or other permit, excluding a grading permit, pursuant to Major Use Permit P95-009, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the subdivider shall submit to and receive approval from the Director of Planning and Land Use of an exterior

lighting plan to assure that the lighting will be properly placed and shielded in accordance with Section 6322 of the County Zoning Ordinance to avoid conflicts with adjacent residential activities and wildlife movement. The following items shall be addressed in the plan:

1. Outdoor lighting of the clubhouse shall be minimized.
 2. Lighting on the golf course and associated facilities, such as parking areas, storage and maintenance facilities, and the golf course driving range shall be prohibited.
 3. Lighting of the bridge over the San Dieguito River shall be minimized.
- 1U. Prior to obtaining any building permit, excluding grading, pursuant to Major Use Permits P95-009 and P95-010, fencing along the roadway leading onto the bridge shall be constructed to direct wildlife movement under the bridge and away from the roadway, as directed through consultation with a qualified biologist, to the satisfaction of the Director of Planning and Land Use.

TENTATIVE PARCEL MAP 20196RPL

Mitigation Measures 1B., 1E. through 1K. and 1M. apply to this Tentative Parcel Map.

- 1V. By separate document, prior to recordation of a Final Map, issuance of a grading permit, and approval of improvement plans, the subdivider shall dedicate an open space easement on that portion of the site designated as Open Space II as shown on the Tentative Parcel Map.

This easement is for the protection of sensitive biological resources and prohibits all of the following on any portion of land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard; and, uses and activities expressly permitted pursuant to a Revegetation Plan, HMP, or Landscape Plan approved by the Director of Planning and Land Use. Such uses may include revegetation/restoration to natural open space, riding and hiking trails, emergency access, and essential public facilities, such as utility lines and poles.

- 1W. Grading indicated on the final grading plans or improvement plans shall be in substantial conformance with that shown on approved Tentative Parcel Map 20196, dated April 25, 1995. Any deviation from the grading plans in excess of 10 percent of the total grading quantities and/or total grading quantities in excess of 6,000 cubic yards of earthwork may require additional environmental review. Any deviation in maximum slope height from the approved Tentative Parcel Map in excess of five feet may also require additional environmental review. The need for further environmental review will be determined during the grading/improvement plan check process.
- 1X. Prior to issuance of a grading permit and approval of improvement plans pursuant to Tentative Parcel Map 20196RPL, the subdivider shall install temporary fencing along the open space easement boundaries adjacent to areas to be graded. The location of this fencing shall be verified by a qualified biologist, and a letter indicating that the fencing has been installed shall be submitted to and approved by the Director of Planning and Land Use. The letter shall be accompanied by a deposit to cover verification review. Said fencing shall be installed prior to commencing grading or brushing and clearing activities, shall remain until grading and/or brushing and clearing are completed, and must be removed upon completion of such activities.

Rationale: The draft EIR analyzed and considered the effects of the project on the biological resources of the SPA, and the effects of the project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and the Major Use Permits. Particular attention was given to determining the presence of significant biological resources in the SPA, and the degree to which the proposed project will affect those resources. Biological impacts will be adequately mitigated by implementation of Mitigation Measures 1A. through 1D., which apply to all properties within the SPA. Individually tailored mitigation measures have also been crafted for the four discretionary permit applications, and are addressed above as items 1E. through 1W., as applicable. All four discretionary permit applications must comply with Conditions 1A. through 1K. and 1M. The other measures addressed above that are specifically applicable to each permit request must also be completed by the applicants of the concurrent discretionary permits.

Approximately 1,400 acres of land will be dedicated into permanent natural open space easements, where no disturbance will be allowed. Other properties within the SPA that apply for discretionary permits in the future will also be required to dedicate acreage into permanent natural open space easements. In addition, the requirement of the preparation of a HMP for both the SPA and the individual permit applications that are being processed concurrently will ensure adequate preservation of sensitive on-site biological habitats. Use of the "D2" Designator for those properties that contain sensitive biological habitat that could be subdivided in the future will also provide additional open space within the SPA when permits are requested.

The Department of Planning and Land Use has worked closely with the State Department of Fish and Game and the U.S. Fish and Wildlife Service to meet the objectives of the State NCCP and subarea planning process. The letter in the attachment from the U.S. Fish and Wildlife Service states that "... the Service and the CDFG will consider the Santa Fe Valley Specific Plan acceptable if the SPA is included within a viable subarea plan." The Lake Hodges Subarea Plan has recently been prepared by the Department of Planning and Land Use, with action on this plan to be taken by the San Diego County Board of Supervisors on December 6, 1995. In addition, the open space design was formulated with the intent of providing large blocks of habitat that will not be disturbed, including the preservation of a significant amount of Coastal sage scrub habitat, riparian habitats, and areas of other sensitive habitats and species.

2. CULTURAL RESOURCES

Significant Effect: The draft EIR and final EIR identify a direct, significant environmental impact of the project on cultural resources (archaeological and historical sites) prior to mitigation. Please refer to Pages 4.3-1 through 4.3-32 and Appendix D of the draft EIR for a complete discussion of this topic.

Based on a field survey of the Santa Fe Valley SPA by a team of qualified archaeologists, there are 93 sites located within the SPA. Of these, 59 had been previously recorded, and 34 were discovered as a result of the survey. The sites ranged from prehistoric lithic scatters to extensive occupation locales to historic artifacts, deposits, or structural features.

The well known archaeological site, known popularly as the C.W. Harris Site, is located within the proposed Balcor subdivision in the western portion of the SPA. The C.W. Harris Site is considered to be the type locale for the San Dieguito Culture, with radiocarbon dates to about 9,000 years before the present, and has national significance. The two other recognized cultural horizons in San Diego County, the La Jolla and the Kumeyaay, are also represented at this site, thus lending to the uniqueness of the resource.

Testing of cultural resource sites has taken place at the Balcor subdivision, and the Bernardo Lakes subdivision. Testing of the 16 cultural resource sites was also conducted at the McCrink subdivision, but it was not completed in time to assess the significance of the resources nor prior to preparation of this final EIR. Specific conditions relative to the McCrink subdivision (and the other concurrent discretionary actions) are provided below. A research design was prepared by a consultant (RECON 1995) to conduct the testing at the McCrink subdivision. No cultural resource sites were identified in the Seaton subdivision.

Excluding the 16 sites on the McCrink property for which testing results are not yet available, 18 sites in the SPA have been tested or otherwise assessed to determine that they are not important sites according to CEQA criteria. Fifty-eight (58) sites have been assigned to Constraint Level 3; that is, these sites are potentially important unless testing determines otherwise. Ten sites are either important or potentially important cultural resources, Constraint Level 2. Seven sites have been categorized as Constraint Level 1; that is, these sites are important, and mitigation can only be achieved through avoidance of impacts at these locations. All of these Constraint Level 1 sites are believed to be eligible for inclusion to the National Register of Historic Places.

As identified in the paragraph above, a total of 75 important or potentially important cultural resource sites have been identified in the SPA. Of these, 30 sites would be directly impacted by the development of Santa Fe Valley. The other 45 sites would not be directly impacted.

Mitigation measures, such as avoidance of sites and placement of them in open space easements, mitigation through testing and subsequent capping of the resource with a layer of protective soil, and mitigation through data recovery are typical techniques to avoid direct, significant impacts to cultural resource sites. These mitigation measures have been included in the project and will reduce the impact of the project on the cultural resources of the SPA, with the end result that impacts to cultural resource sites are significant and mitigable.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 2A. Prior to approval of Final Maps, issuance of grading permits and approval of improvement plans, and prior to issuance of any other discretionary permits, field surveys are required for unsurveyed lands located in development areas by a qualified archaeologist to the satisfaction of the Director of Planning and Land Use. Please refer to Plate 1, Cultural Resource Technical Report, Ogden Environmental, July 31, 1995. Areas that have not been surveyed that are in dedicated open space easements are not required to be surveyed.
- 2B. All untested or unevaluated cultural resource sites are considered important resources until testing determines otherwise. Prior to approval of discretionary permits, testing of known and yet to be identified cultural resource sites shall be performed by a qualified archaeologist to the satisfaction of the Director of Planning and Land Use. Sites that have already been tested and where mitigation has been achieved will not require further analysis.

- 2C. Prior to issuance of a grading permit and approval of improvement plans, temporary fencing shall be installed around cultural resource sites that may be directly or indirectly impacted by grading under the direction of a qualified archaeologist. The location of the fencing shall be verified by a qualified archaeologist, and a letter indicating that the fencing has been installed shall be submitted to and approved by the Director of Planning and Land Use. Said fencing shall be installed prior to commencing grading or brushing and clearing activities, shall remain until grading and/or brushing and clearing are completed, and must be removed upon completion of such activities.

TENTATIVE MAP 5069RPL³, MAJOR USE PERMIT P95-005

Mitigation Measure 2C. applies to these applications.

- 2D. Prior to approval of a Final Map, issuance of a grading permit, and approval of improvement plans, sites identified in Policy CO-5.1 of the Specific Plan shall be dedicated into permanent open space easements. These are sites SDi-12,684 and SDi-12,685H (Plate 1, Cultural Resource Technical Report, Ogden Environmental, July 31, 1995).

These easements are for the protection of significant cultural resource sites, and prohibit all of the following on any portion of the land subject to said easements: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any other purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard; and activities expressly permitted pursuant to a Revegetation Plan, HMP, or Landscape Plan approved by the Director of Planning and Land Use. Revegetation/restoration to natural open space, riding and hiking trails, emergency access, and essential public facilities, such as utility lines and poles may be allowed upon review and approval of the Director of Planning and Land Use.

- 2E. By separate document, prior to recordation of a Final Map, issuance of a grading permit and approval of improvement plans, the subdivider shall contract with a qualified archaeologist to conduct testing of the cultural resource sites located on the property. The testing shall be conducted pursuant to County review and approval of a research design.

A report of the findings of the testing program shall be prepared by the archaeologist, who shall make final recommendations as to the mitigation for the sites. Recommendations may include, but are not

limited to, dedication of portions of the sites into open space easements, preparation of a capping plan, or further testing pursuant to the CEQA. The final report shall be reviewed and approved to the satisfaction of the Director of Planning and Land Use.

TENTATIVE MAP 5070RPL³

Mitigation Measure 2C. applies to this Tentative Map.

- 2F. By separate document, prior to issuance of a Final Map, issuance of a grading permit and approval of improvement plans, the subdivider shall grant an open space easement to the County of San Diego for the following cultural resource sites: SDi-5,616; SDi-10,943/H; SDi-11,596; SDi-13,011; and SDi-13,016. If these resources fall wholly within areas to be dedicated into permanent biological open space easements, separate dedication does not have to take place. These easements shall include a 50 foot buffer between the important portions of the resources and developed areas.

These easements prohibit all of the following on any portion of the land subject to said easements: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand for the express purpose of reducing an identified fire hazard; and, uses and activities expressly permitted pursuant to a Revegetation Plan, HMP, or Landscape Plan approved by the Director of Planning and Land Use. Riding and hiking trails may be allowed upon review and approval by the Director of Planning and Land Use.

- 2G. If avoidance of site SDi-10,943/H is not feasible, prior to approval of Final Maps, issuance of a grading permit and approval of improvement plans, impacts to the site shall be mitigated through restricted capping of the resource and implementation of a data recovery program. The capping plan and research design shall be prepared by a qualified archaeologist, and may include a data recovery program to identify and protect the important portions of the site, to the satisfaction of the Director of Planning and Land Use.
- 2H. Prior to issuance of a grading permit and approval of improvement plans, the subdivider shall install temporary fencing to protect site SDi-10,943/H. The location of this fencing shall be verified by a qualified archaeologist, and a letter indicating that the fencing has been installed shall be submitted to and approved by the Director of Planning and Land Use. Said fencing shall be installed

prior to commencing grading or brushing and clearing activities, shall remain until grading and/or brushing and clearing are completed, and must be removed upon completion of such activities. In addition, an archaeological monitor shall be present during grading activities to avert potential grading impacts at the site.

TENTATIVE MAP 5073RPL³, MAJOR USE PERMITS P95-009 AND P95-010

Mitigation Measures 2B. and 2C. apply to these applications.

- 2I. Prior to approval of Final Maps, issuance of grading permits and approval of improvement plans, sites identified in Policy CO-5.1 of the Specific Plan shall be dedicated into permanent open space easements. These are sites SD-532/4,935A, SDi-4,935B, SDi-316, and SDi-149 (Plate 1, Cultural Resource Technical Report, Ogden Environmental, July 31, 1995).

These easements are for the protection of significant cultural resource sites, and prohibit all of the following on any portion of the land subject to said easements: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping, or use for any other purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard; and activities expressly permitted pursuant to a Revegetation Plan, HMP, or Landscape Plan approved by the Director of Planning and Land Use. Riding and hiking trails, a trail staging area, a bridge river crossing, and emergency access may be allowed upon review and approval by the Director of Planning and Land Use.

- 2J. By separate document, prior to recordation of a Final Map, issuance of a grading permit and approval of improvement plans, the subdivider shall mitigate impacts to portions of sites SDi-12,868 and SDi-13,037/H as follows:

Prepare a research design for data recovery of the sites to the satisfaction of the Director of Planning and Land Use. The data recovery program shall be conducted by a qualified archaeologist. A report of the findings of the data recovery program shall be completed by the archaeologist, who shall make final recommendations as to any additional mitigation for the sites. The final report shall be reviewed and approved by the Director of Planning and Land Use.

- 2K. By separate document, prior to recordation of a Final Map, issuance of a grading permit and approval of improvement plans, the subdivider shall grant an open space easement to the County of San

Diego over the following cultural resource sites: SDi-149; SDi-316; SDi-532/4,935A; SDi-4,935B; SDi-13,037/H; SDi-317; SDi-320; SDi-13,036; SDi-13,038; SDi-13,039; SDi-13,827; and SDi-13,828. If these resources fall wholly within areas to be dedicated into permanent biological open space easements, separate dedication does not have to take place. These easements shall include a 50 foot buffer between the important portions of the resource and developed areas (Plate 1, Cultural Resource Technical Report, Ogden Environmental, July 31, 1995).

These easements preclude grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any other purpose other than as open space.

The sole exceptions to this prohibition are: selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard; and, activities expressly permitted pursuant to a Revegetation Plan, HMP, or Landscape Plan approved by the Director of Planning and Land Use. Riding and hiking trails, a trail staging area, a bridge river crossing, and emergency access may be allowed upon review and approval by the Director of Planning and Land Use.

- 2L. Prior to issuance of a grading permit and approval of improvement plans, temporary fencing shall be installed around the following cultural resource sites under the direction of a qualified archaeologist: SDi-149; SDi-316; SDi-532/4,935A; SDi-4,935B; SDi-13,037H; SDi-317; SDi-13,036; and SDi-13,039. The location of the fencing shall be verified by a qualified archaeologist, and a letter indicating that the fencing has been installed shall be submitted to and approved by the Director of Planning and Land Use. Said fencing shall be installed prior to commencing grading or brushing and clearing activities, shall remain until grading and/or brushing and clearing are completed, and must be removed upon completion of such activities (Plate 1, Cultural Resource Technical Report, Ogden Environmental, July 31, 1995).
- 2M. Prior to issuance of a grading permit and approval of improvement plans, and prior to use in reliance on Major Use Permit P95-009, the subdivider shall prepare a capping plan to protect those important cultural resource sites that may be impacted by development for which further testing is not proposed. The capping plan and report shall be prepared by a qualified archaeologist, to the satisfaction of the Director of Planning and Land Use. The capping plan report shall be accompanied by a deposit to cover review of the document, and shall include provisions for mitigation of impacts and for the implementation of the capping plan.

- 2N. As a condition of Major Use Permit P95-009, on-going monitoring of the archaeological sites on the Balcor property to be placed in permanent open space easements shall occur on an annual basis for a five year period. The monitoring shall be completed by a qualified archaeologist, who shall visually inspect the sites and prepare a letter report for the sites being monitored, to the satisfaction of the Director of Planning and Land Use. The sites to be monitored are: SDi-149; SDi-316; SDi-532/4,935A; SDi-4,935B; SDi-13,037/H; SDi-317; SDi-13,036; and SDi-13,039. Monitoring shall commence prior to initiation of any grading or improvements in the vicinity of the sites.

Rationale: The draft EIR analyzed and considered the effects of the project on the cultural resources of the SPA, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and the Major Use Permits. Particular attention was given to identifying the cultural resources within the boundaries of the SPA, and assessing the significance of the resources through sub-surface testing of some of the sites. For sites that were not tested, the resources are assumed to be significant unless subsequent testing determines otherwise.

A very significant cultural resource site exists on the Balcor property, commonly known as the C.W. Harris Site. Through testing conducted by Ogden Environmental for the Balcor Tentative Map and Major Use Permit, and through previously conducted testing, site boundaries have been defined for the Harris Site, and the most important portions of the sites are being preserved through the requirement of dedication of open space easements. Some of the golf course tees and/or greens will be allowed to be constructed adjacent to the Harris Site, and preservation of this important resource will be ensured. Two other highly significant sites on the McCrink property, both of which are rock art (Indian painting) will also be preserved through dedication of open space easements.

3. VISUAL QUALITY/AESTHETICS

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on visual quality/aesthetics of the area prior to mitigation. Please refer to Pages 4.4-1 through 4.4-81 of the draft EIR for a complete discussion of this topic.

The 3,163 acre Santa Fe Valley SPA is characterized by diverse topography with rugged, undulating terrain associated with the San Dieguito River Valley, and with Lusardi Creek and Canyon. About 2,144 acres are currently undeveloped, natural open space, while about 994 acres are in agricultural use. Scattered single-family residences make up the rest of the property. About 56 percent of the site is less than 25 percent slope, while the remainder of the site has steeper slopes. A San Diego Gas and Electric transmission line and the San Diego County Water Authority Second San Diego Aqueduct make up the largest and most notable physical features on the land today.

The San Dieguito River Valley, Lusardi Creek, and the Cielo/Del Dios Ridges mark the most prominent natural landforms on the project site. Several small, unnamed drainages also traverse the site. Adjacent development is that of the Fairbanks Ranch community and Rancho Santa Fe to the west, characterized as large lot estate residential development. Land to the south is undeveloped, in the City of San Diego's Future Urbanizing Area, and planned for suburban development. Land immediately to the east is also generally undeveloped, and is known as the 4S Ranch property, which is also proposing a mostly residential development on about 2,800 acres. Farther to the east is the community of Rancho Bernardo, which, for the most part, consists of intensively developed small lot residential development.

The Santa Fe Valley SPA includes a variety of visual resources that have a high degree of visual quality and visual sensitivity. In recognition of this visual condition, the proposed Specific Plan text uses two open space categories, both for the protection of biological resources and for the protection of visual resources. Open Space I, identified above, is for the retention of natural open space and passive recreational uses; Open Space II is for recreational uses, such as the golf course and trails.

The visually sensitive lands proposed on-site to be conserved as permanent open space (Open Space I) are: 1) areas along the San Dieguito River Valley that include the 100 year floodplain, high quality natural vegetation, and some slopes over 25 percent; 2) areas along Lusardi Creek that are within the 100 year floodplain, and significant areas of natural vegetation; and 3) areas in the southwestern portion of the SPA containing biological resources of maximum sensitivity, and some slopes over 25 percent. These areas are intended to be dedicated as open space as part of the regional open space corridor and habitat preserve system.

The Open Space II areas are immediately adjacent to Open Space I. These areas also contain some sensitive lands, and are intended to act as a buffer between the core habitat areas and the developed areas.

In addition to these open space designations, the Specific Plan includes a set of design guidelines for all subject development in the SPA, as well as for specific portions of the SPA. The "D1" Designator is for hillside and ridgeline development, the purpose of which is to mitigate the visual impacts of the development. The "D2" Designator establishes standards for preservation of biological resources. The "D3" Designator applies to land proposed for multi-family residential and certain non-residential development in the SPA. In general terms, the design guidelines apply to subdivision design, grading, site planning, residential architecture, signage, landscaping, and hillside development. Figure 4.4-14 in the draft EIR identifies areas in the SPA where these designators will be applied.

Development of the SPA as proposed would result in substantial physical changes to the project site. The visual quality of the site would be permanently changed from generally vacant natural open space and agriculture to an urbanized setting. However, while the site is natural open space, the visual character of the vicinity is an urban or urbanizing estate development area. Therefore, since the project proposes a similar type of development, substantial changes to the visual aspects of community character would not occur. All impacts to visual quality and community character of the area can be reduced by the proposed mitigation.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which substantially avoid or lessen this effect.

Mitigation Measures:

Implementation of the mitigation measures for biological impacts will mitigate all identified visual quality/aesthetics impacts. No additional measures are required for this issue.

Rationale: The draft EIR analyzed and considered the effects of the project on the visual quality and aesthetics of the immediate area, and the effects of project specific impacts of the submitted Tentative Maps, Major Use Permits, and Tentative Parcel Map. Particular attention was given to identifying the visual quality and aesthetic impacts of the SPA and the discretionary permits, and the degree to which the proposed project will affect those resources and the surrounding area. Through adherence to the design guidelines and implementation of the "D" Designators, all visual quality and aesthetic impacts will be adequately mitigated. These measures include contour grading, implementation of landscaping requirements upon completion of grading, hydroseeding, restricted lot sizes on visually prominent landforms, and minimizing grading in steep slope areas.

4. TRAFFIC/CIRCULATION

Significant Effect: The draft EIR and final EIR identify a direct, significant environmental impact of the project on traffic and circulation prior to mitigation. Please refer to Pages 4.5-1 through 4.5-46 of the draft EIR for a complete discussion of this topic.

The following roadways exist in the vicinity of the SPA: Interstate 15; Bernardo Center Drive; Black Mountain Road; Camino del Norte; El Camino del Norte; Camino San Bernardo; Del Dios Highway; Paseo Delicias; Rancho Bernardo Road; and San Dieguito Road.

Based on existing Average Daily Trips (ADT) and the data presented in the draft EIR, the following roadway segments exceed traffic volume thresholds which the County of San Diego and the City of San Diego use to define unacceptable Levels of Service:

- Del Dios Highway between Via Rancho Parkway and Citracado Parkway.
- Del Dios Highway between El Camino del Norte and Via Rancho Parkway.
- Paseo Delicias between Via de la Valle and El Camino del Norte.
- Via de la Valle west of Paseo Delicias.
- Via de la Valle between El Camino Real (west) and El Camino Real (east).
- Rancho Bernardo Road between West Bernardo Road and Interstate 15.
- Via de la Valle between San Andres Drive and El Camino Real.
- Interstate 15 through the study area.

The Santa Fe Valley Circulation Element proposes a phased transportation system to link the project to the existing circulation system. The Specific Plan is to be implemented over a 20 year timeframe; however, transportation facilities and circulation improvements are to be implemented prior to allowed development in the SPA. A four phase development phasing plan is proposed for the SPA, with associated roadway improvements, as outlined in the draft EIR.

Phase I East constitutes less than five percent of the total trips in the area. Phase II represents about one-half of the total trips in the area (about 11,000 ADT), while Phase III represents buildout at 22,060 ADT. Phase I West, an alternate initial development phase, could occur simultaneously with, or independent of, Phase I East. Phase I West represents about 15 percent of the total trips, of about 3,300 ADT.

Specific mitigation measures related to traffic for the discretionary permits requested concurrently with the SPA are listed in the Department of Public Works conditions in the individual Resolutions and/or Forms of Decision. The development of Santa Fe Valley would generate traffic in an area that is already experiencing congested traffic circulation. However, with the implementation of the mitigation measures, all traffic and circulation impacts will be fully mitigated. The following conditions are applicable to the overall SPA, as well as to the currently submitted discretionary permits.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 4A. The Santa Fe Valley project proponents shall fund the construction of a southbound ramp lane at Camino del Norte to Interstate 15 to the satisfaction of CalTrans at Phase II development phase.

- 4B. The Santa Fe Valley project proponents shall contribute their fair share to fund traffic improvements on Rancho Bernardo Road, between West Bernardo Drive and Interstate 15 per the City of San Diego Facilities Financing Program. Fair share shall be based on the County of San Diego methodology for determining fair share.
- 4C. The Santa Fe Valley project proponents shall contribute their fair share to fund a grade-separated interchange at Camino del Norte and Bernardo Center Drive per the City of San Diego Facilities Financing Program. Fair share shall be based on the County of San Diego methodology for determining fair share.
- 4D. The Santa Fe Valley project proponents shall contribute their fair share to fund interchange improvements at the Camino del Norte ramps at Interstate 15 per the CalTrans Project Study Report (1992). These consist of improvements to the northbound off-ramp and southbound on-ramp to Interstate 15 at Camino del Norte, and the westbound lane at the Interstate 15 underpass. Fair share shall be based on Santa Fe Valley ADT contribution to the subject interchange as a percent of the total cost of improvements.

Rationale: The draft EIR analyzed and considered the effects of the project on the traffic and circulation patterns of the SPA and the surrounding area, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and Major Use Permits. Particular attention was given to identifying the traffic and circulation impacts both within and adjacent to the SPA, and the degree to which the proposed project will affect local and regional traffic and circulation patterns. All traffic and circulation impacts will be adequately mitigated through implementation of the above mitigation measures.

Specific traffic mitigation measures for the four discretionary permit applications will be provided by the Department of Public Works, and will be included as conditions of approval for the map Resolutions and the Form of Decision for the permits. These conditions will not be repeated in the final EIR.

5. NOISE

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on noise in the area prior to mitigation. Please refer to Pages 4.6-1 through 4.6-32 of the draft EIR for a complete discussion of this topic.

Noise measurements were taken at six locations on the project site. Existing noise levels are currently very low, given the generally undeveloped nature of the site. Agricultural uses on-site, and adjacent traffic on existing roadways, contribute to the noise levels in this area. Residential development and the limited commercial development that would be permitted with implementation of the Specific Plan would also contribute to the noise environment in the future.

The primary noise source throughout the project area at full buildout would be vehicular traffic. The degree of the impacts would depend upon the location of noise sensitive receptors in relation to those roadways, traffic volumes, and the project design. Future noise was estimated using the CalTrans Sound 32 Traffic Noise Prediction Model with California noise emission factors.

Calculations indicate that sound levels from roadways in the area will exceed 60 dBA regardless if Santa Fe Valley project is built. The project's incremental contribution to the noise environment ranges from 0 to 1 dBA. Based on the noise model, no significant on-site or off-site vehicular traffic noise impacts are expected given the project's small contribution to the overall noise environment.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which substantially avoid or lessen this effect. This mitigation measure is as follows:

Mitigation Measures:

- 5A. A site specific acoustical analysis shall be required for the sewage treatment plant to ensure compliance with the County Noise Ordinance.

Rationale: The mitigation measure above has been included in the project to reduce the incremental increase in noise levels, which will reduce the noise impacts of the project. This measure is applicable to the overall SPA; the current discretionary permit applications will not have significant acoustical impacts, and noise mitigation measures are not required. All of the proposed subdivisions have been designed to be sufficiently distant from the main noise generators, the roadways needed for the project. In addition, due to the fact that there will not be through traffic, traffic levels within the SPA will be low. Therefore, noise impacts will be significant and will be mitigated due to the design of the project and the low levels of traffic that will use project roadways.

6. AIR QUALITY

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on the local and regional air quality of the area prior to mitigation. Please refer to Pages 4.7-1 through 4.7-17 of the draft EIR for a complete discussion of this topic.

The closest Air Pollution Control District (APCD) air quality monitoring station is located on Valley Parkway in Escondido, about five miles north of the project site. Because of the location and strong temperature inversions that occur in Escondido, and due to pollutants being transported inland, pollutant levels are generally high at this station and may not be reflective of the situation at Santa Fe Valley.

Air quality impacts associated with Santa Fe Valley will originate from short-term construction emissions, primarily exhaust emissions from construction vehicles, and fugitive dust generated during the grading process. Long-term air quality impacts will result from motor vehicles associated with residential and commercial development once these facilities are in place.

During the construction process, fugitive dust and exhaust emissions would slightly exceed the significance threshold level. Construction impacts will be temporary and dust control measures will be used, as appropriate.

Long-term air quality impacts from vehicular emissions would be negligible to the area. Implementation of the Santa Fe Valley SPA is consistent with the land use assumptions contained in the Regional Air Quality Strategies, and no significant impacts would occur. With implementation of the mitigation measures, all impacts to air quality will be adequately mitigated. These conditions are applicable to the overall SPA, as well as to the currently submitted discretionary permits

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which substantially avoid or lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 6A. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall submit and have approved by the Director of Public Works, a construction dust abatement and management plan. This plan shall include all required measures contained in San Diego County APCD Nuisance/Dust Control Rule #51, and other applicable measures deemed necessary to meet these requirements. In addition, said plan shall include the following standards which exceed standard dust control requirements of the APCD:
1. Sufficient water shall be applied to all graded areas to maintain a minimum soil moisture content of four percent in the upper six inch soil stratum. Other equally effective dust palliatives may be substituted if drought conditions limit water availability.
 2. Permanent landscaping shall be established within 90 days of the completion of grading, or the graded area shall be hydroseeded with an interim groundcover plant mix immediately after grading, to minimize wind erosion, and irrigate as necessary to sustain groundcover vegetation.
 3. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods as appropriate.

4. All site grading, excavation, and travel on unpaved surfaces shall be terminated when hourly average wind speed exceeds 25 miles per hour.
 5. Low pollutant emitting grading equipment shall be used.
 6. Electrical grading equipment shall be used if feasible.
 7. Caterpillar prechamber diesel engines or equivalent shall be used, together with proper maintenance and operation of vehicles to reduce emissions.
 8. The Department of Public Works shall periodically monitor construction activities to ensure compliance with the dust control measures identified in the approved construction dust abatement and management plan.
- 6B. Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by Major Use Permits P95-009, and P95-010, a shuttle service between the resort, golf course, and regional transit services shall be provided.

Rationale: The draft EIR analyzed and considered the effects of the project on the air quality of the area, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and Major Use Permit. Particular attention was given to identifying the air quality of the SPA and discretionary permits, and the degree to which the proposed project will affect those resources. Implementation of the dust abatement and management plan will reduce short-term air quality impacts during the construction phase. The incremental contribution to long-term air quality impacts in the San Diego Air Basin will be reduced through application of the basinwide Regional Air Quality Strategies.

7. HYDROLOGY/WATER QUALITY

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on the hydrology and water quality of the area prior to mitigation. Please refer to Pages 4.8-1 through 4.8-40 of the draft EIR for a complete discussion of this topic.

Most of Santa Fe Valley is in the Rancho Santa Fe Subarea of the Solana Beach Hydrologic Area of the San Dieguito Hydrological Unit, as defined by the State Regional Water Quality Control Board. The northernmost portion of the project site is in the Del Dios Subarea of the Hodges Hydrologic Area of the San Dieguito Hydrological Unit. Average annual rainfall in the SPA is about 13 inches per year. Runoff from precipitation, groundwater discharge, and spillage from adjacent Lake Hodges account for almost all surface flows in the basin. The San Dieguito River and its tributaries are the main surface water bodies in the area.

Hydrology and water quality impacts would result from implementation of the project. These include increased flooding, increased runoff, increased erosion and sedimentation, and water quality impacts resulting from the development. All of these impacts are significant, but can be mitigated through implementation of the following mitigation measures.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 7A. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall submit and have approved by the Director of Public Works a detailed drainage control plan to mitigate impacts associated with increased runoff. The plan shall be prepared by a qualified geologist, hydrologist, or civil engineer, and shall include, but not be limited to, the following: an emphasis on the use of unlined drainage channels, energy dissipating structures, detention ponds, and interim and post-development landscaping utilizing native, drought tolerant vegetation.
- 7B. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall install drainage control devices, i.e., straw bales, temporary berms, or sandbags along the toes of graded slopes and at all drainage crossings prior to the onset of grading and construction. These provisions shall remain in place until construction in these areas is completed, at which time they shall be removed.
- 7C. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall submit and have approved by the Director of Public Works a stormwater prevention plan that identifies Best Management Practices in accordance with design criteria established by the City of San Diego to reduce, manage, and/or control sediment and other pollutant discharges both during and after site grading and construction.

TENTATIVE MAP 5069RPL³, MAJOR USE PERMIT P95-005

Mitigation Measures 7A. through 7C. apply.

- 7D. Prior to recordation of a Final Map, issuance of grading permits and approval of improvement plans, the subdivider shall submit and have approved by the Director of Public Works a study/evaluation of the stability and water retention capabilities of the existing earth dams. This study shall be prepared by a qualified geologist or hydrologist.

- 7E. Prior to issuance of a grading permit associated with the golf course Major Use Permit, the applicant shall submit and have approved by the Director of Planning and Land Use and the Regional Water Quality Control Board a golf course maintenance plan. This plan shall include, but not be limited to, those measures identified in the draft EIR, Pages 4.8-28 and 4.8-29.

TENTATIVE MAP 5070RPL³

Mitigation Measures 7A. through 7C. apply.

- 7F. Prior to recordation of a Final Map, issuance of grading permits and approval of improvement plans, the subdivider shall submit and have approved by the Director of Public Works a study/evaluation of the stability and water retention capabilities of the existing earth dams. This study shall be prepared by a qualified geologist or hydrologist.
- 7G. Grading and/or improvement plans shall include the requirement that surface water in the central portion of the site shall be diverted away from the water storage pond to prevent urban pollutants from accumulating in the pond.

TENTATIVE MAP 5073RPL³, MAJOR USE PERMITS P95-009 AND P95-010

Mitigation Measures 7A. through 7C. apply.

- 7H. Prior to recordation of a Final Map, issuance of grading permits and approval of improvement plans, the subdivider shall submit and have approved by the Director of Public Works a hydraulic analysis to evaluate potential changes in flood elevation and channel discharge velocities associated with construction of the bridge. Any revisions to the bridge design shall be in compliance with the hydraulic analysis.
- 7I. Prior to issuance of a grading permit associated with the golf course Major Use Permit, the applicant shall submit and have approved by the Department of Planning and Land Use and the Regional Water Quality Control Board a golf course maintenance plan. This plan shall include, but not be limited to, those measures identified in the draft EIR, Pages 4.8-28 and 4.8-29.

TENTATIVE PARCEL MAP 20196RPL

Mitigation Measures 7A. through 7C. apply.

Rationale: The draft EIR analyzed and considered the effects of the project on the hydrology and water quality of the SPA, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and Major Use Permits. Particular attention was given to identifying hydrological and water quality impacts both within and

adjacent to the SPA, and the degree to which the proposed project will affect those resources. Implementation of the drainage control and stormwater prevention plans will reduce, manage, and/or control sediment and other pollutant discharges during and after site grading, and will significantly reduce cumulative water quality impacts resulting from buildout of the Specific Plan.

8. GEOLOGY/SEISMICITY/SOILS

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on the geology, seismicity, and soils of the project prior to mitigation. Please see Pages 4.9-1 through 4.9-45 of the draft EIR for a complete discussion of this topic.

A geological reconnaissance and limited geotechnical evaluation were completed for the project site as a part of the Opportunities and Constraints Analysis by Ninyo and Moore, Inc. in 1992. In addition, individual geotechnical studies were also performed for the areas of the SPA where tentative subdivision maps are currently proposed. These include a soil and geologic reconnaissance for the McCrink Ranch subdivision by Geocon (1989; 1995b); a similar soil and geologic reconnaissance for the Balcor subdivision by Geocon (1985; 1995a); a rock ripability study for Balcor by Geocon (1993); and, a soil and geologic reconnaissance by Geocon for the Bernardo Lakes development (1995c).

The project site is underlain by 9 different geological formations and by 17 different soils types, as addressed in the draft EIR. No active faults have been mapped within the project boundaries, although Southern California is generally known for its susceptibility to earthquakes. No significant mineral resources are located on the project site. Three previously mined deposits of pyrophyllite are on the project site, but mining of these areas has not occurred since the 1960s, and these deposits are not economically significant.

Impacts to the SPA from the proposed project include the potential for ground shaking, liquefaction, landslides, rockfalls, soil impacts, and mineral resource impacts. Impacts due to ground shaking, rockfalls, and mineral resources are not significant. Impacts due to liquefaction in areas of the project where liquefaction is an issue are significant, but can be fully mitigated. Impacts in potential landslide areas are significant and can be mitigated. Impacts to soils in areas where soils are expansive, erodible, and settlement prone are also significant but can be mitigated.

All potentially significant impacts related to geology, seismicity, and soils can be reduced through implementation of the mitigation measures described below, and by additional site-specific geotechnical investigations.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 8A. Prior to recordation of a Final Map, issuance of grading permits and approval of improvement plans, the subdivider shall submit a geotechnical study prepared by a qualified geologist to the satisfaction of the Director of Public Works. This study shall include, but not be limited to, identification of liquefaction prone areas, landslide prone areas, and any areas of problem soils. Recommended measures shall be incorporated into the grading and/or improvement plans.

Mitigation Measure 8A. applies to Tentative Map 5069RPL³, Major Use Permit P95-005, Tentative Map 5070RPL³, Tentative Map 5073RPL³, Major Use Permit, P95-009, Major Use Permit P95-010, and Tentative Parcel Map 20196.

Rationale: The draft EIR analyzed and considered the effects of the project on the geology, seismicity, and soils of the SPA, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and Major Use Permits. Particular attention was given to identifying geological and soils impacts both within and adjacent to the SPA, and the degree to which the proposed project will affect those resources. Implementation of the recommendations from the geotechnical investigations will reduce the impacts from erosion, sedimentation, and from runoff impacts associated with construction within the SPA.

9. **PALEONTOLOGICAL RESOURCES**

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on the paleontological resources prior to mitigation. Please refer to Pages 4.10-1 to 4.10-11 of the draft EIR for a complete discussion of this topic.

Determination of the paleontological resources of Santa Fe Valley was based on a review of the published geologic reports (Kennedy 1975a, 1975b), and a geological field survey of the property by Ninyo and Moore (1992). Some portions of Santa Fe Valley contain areas of moderate or high significance for paleontological resources, and development in these areas would disturb or destroy these resources.

The potential for paleontological resources exists in the southern portion of the SPA, near the County/City boundary where the Mission Valley formation is located. In addition, the central part of the SPA (Del Mar formation) could also contain sensitive paleontological resources. These areas are identified on Figure 4.10-1 of the draft EIR as the categories of Moderate (M) and Moderate to High (MH). All four discretionary permit applications have land that could contain

paleontological resources (Balcor, Seaton, McCrink, and Bernardo Lakes). The mitigation measures outlined below are applicable to the Specific Plan and for the discretionary permit applications currently filed. Impacts to paleontological resources are significant and mitigable.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 9A. Prior to issuance of grading permits and approval of improvement plans pursuant to all Tentative Maps, and as shown on Figure 4.10-1 of the draft EIR prepared by Ogden Environmental (August 1995), the subdivider shall retain a qualified paleontologist to monitor the site during grading. The subdivider shall provide evidence of contracting with a paleontologist through a letter prepared by the paleontologist that states that he/she has been retained by the applicant. The paleontologist shall attend all pre-grading meetings to consult with grading contractors.
- 9B. The paleontological monitor shall be on-site during grading operations to evaluate the presence of fossils in the (M) and (MH) categories described above. The paleontologist shall be allowed to direct, divert, or halt grading for a determination of significance and recovery of the fossils. The paleontological monitor shall work under the direction of a qualified paleontologist.
- 9C. Prior to occupancy or use of the premises pursuant to the Major Use Permits, the applicant shall furnish documentary evidence to the Director of Planning and Land Use that prepared fossils, along with copies of field notes, photos, and maps have been deposited in a scientific institution, such as the San Diego Natural History Museum.

Rationale: The draft EIR analyzed and considered the effects of the project on the paleontological resources of the SPA, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and Major Use Permits. Particular attention was given to identifying the paleontological resources within the boundaries of the SPA, and the degree to which the proposed project will affect those resources. Implementation of the requirement for a paleontological monitor to be present during grading operations allows the opportunity to recover buried fossils that may be present on the project site. As a result, impacts to paleontological resources are significant and mitigable.

10. PUBLIC SERVICES AND UTILITIES

Significant Effect: The draft EIR and the final EIR identify a direct, significant environmental impact of the project on two public service issues prior to mitigation. Please refer to Pages 4.13-1 to 4.13-45 of the draft EIR for a complete discussion of this topic.

Although most public service issues have been identified as not having significant environmental effects, two issues, fire services and school facilities, could have significant environmental impacts. The fire service issue relates to the need for subdividers to obtain a good "will serve" letter for their projects. The school issue relates to the impacts of the project on the school facilities of the subregion.

All potentially significant fire service and school impacts can be reduced through implementation of the mitigation measures described below.

Finding: Changes or alterations have been required in, or incorporated into the project through mitigation measures which avoid or substantially lessen this effect. These mitigation measures are as follows:

Mitigation Measures:

- 10A. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall obtain a "will serve" letter from the appropriate fire protection agency. In addition, prior to approval of any Final or Parcel Maps, issuance of grading permits and improvement plans, and prior to vesting any discretionary permits in the SPA, a fire management plan shall be approved by the Rancho Santa Fe Fire Protection District and the Director of Planning and Land Use. Prior to approval, the Director of Planning and Land Use shall send the draft fire management plan for a minimum 30 day review and comment period to the California Department of Forestry, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Dieguito River Park Joint Powers Authority.
- 10B. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall obtain secured mitigation agreements in accordance with County Ordinance 7966 with each of the affected school districts. These agreements must be signed by the applicant and the school district to the satisfaction of the Director of Planning and Land Use. The affected school districts are the Poway Unified School District, the Rancho Santa Fe Elementary School District, the Escondido Union Elementary School District, the Solana Beach School District, and the San Dieguito School District.

For those projects where the serving school district(s) have not indicated that a binding agreement is required, prior to issuance of a grading permit and approval of improvement plans, subdividers shall conform to the affected school district's policy(ies) to finance the development project's proportionate share of the cost of needed school facilities and related needs.

Rationale: The draft EIR analyzed and considered the affects of the project on the public services needs of the SPA, and the effects of project specific impacts of the submitted Tentative Maps, Tentative Parcel Map, and the Major Use Permits. Particular attention was given to identifying public service impacts both within and adjacent to the SPA, and the degree to which the proposed project will affect those resources. Implementation of the requirement for a good "will serve" letter from the Fire District, and the preparation of a fire management plan will mitigate fire service impacts. Secured mitigation agreements from the appropriate school district(s) will mitigate school facility related impacts.

11. CUMULATIVE IMPACTS

Significant Effect: The draft EIR and the final EIR identify a direct, significant cumulative environmental impact of the project. When considered in combination with potential future development and projects currently under construction in the immediate vicinity, the Santa Fe Valley SPA would incrementally add to impacts associated with land use, biological resources, cultural resources, visual quality/aesthetics, traffic and circulation, noise, air quality, hydrology/water quality, geology/seismicity/soils, paleontological resources, socio-economics, and public utilities and services. Please refer to Pages 8-1 through 8-18 of the draft EIR for a complete discussion of this topic.

Finding: Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this effect. The mitigation measures addressed above for the Specific Plan and the individual discretionary permit applications adequately mitigate the cumulative impacts of the project.

Rationale: The draft EIR analyzed and considered the cumulative effects of the project. Mitigation measures are proposed on the Specific Plan and project level basis which, if implemented, would reduce the Specific Plan and project level impacts so that they would not be significant, or that they would be significant and mitigated through the mitigation measures outlined above. The proposal would, however, add to these effects on a regional basis. Full mitigation of the cumulative impacts could only reasonably be achieved on a regional level, with implementation of and adherence to regional growth management policies.

When environmental impacts of a proposed project are determined to be individually significant, such project impacts, when considered in conjunction with impacts of other past, present, or reasonably

anticipated future projects, have the potential for cumulative regional significance. Other regional projects in the area which were addressed in the cumulative impact analysis in the draft EIR include ten major projects either recently approved, planned, or proposed for development in the project vicinity. These include the Black Mountain Ranch and three other subareas in the City of San Diego Future Urbanizing Area, the 4S Ranch Specific Plan, the Rancho Cielo Specific Plan, the San Dieguito River Park Concept Plan, the San Diego County Water Authority Emergency Water Storage Project, the City of San Diego Lake Hodges Pump Station, and the Olivenhain Municipal Water District Reclaimed Water Project.

Cumulative impacts and their associated mitigation can theoretically be discussed in terms of quantifiable and non-quantifiable impacts. Quantifiable impacts can be evaluated and mitigated on a numeric basis, as, for example, replacement of acreage for habitat lost. Non-quantifiable impacts are more subjective in nature and cannot be quantified in numeric terms. These are impacts usually associated with visual and landform modification, loss of open space in general, and alteration of community character.

Issues which would have significant cumulative environmental effects are identified above; a summary of these impacts on an issue-by-issue basis follows:

Land Use - Cumulative Impacts

Other projects proposed in the vicinity will continue the pattern of land conversion from undeveloped to one of urban and residential development, similar to Santa Fe Valley. The cumulative loss of open space and agricultural land is a significant impact of Santa Fe Valley in conjunction with other area projects. However, both the Rancho Santa Fe and Fairbanks Ranch existing development to the west, and the fully developed community of Rancho Bernardo to the east, are in keeping with this conversion of open space to developed residential areas. In addition, a regional open space preserve is being established through cooperation of the large land owners in the subregion so that preserved open space corridors will continue to exist. Cumulative land use impacts are not significant.

Biological Resources - Cumulative Impacts

Over 17,000 acres of proposed or approved projects are planned in the vicinity of the Santa Fe Valley SPA. The loss of vegetation in the SPA represents a cumulative, significant impact in a regional context, especially in light of the other proposed and approved projects in the area and the sensitivity of habitats that exist here. Project specific impacts of Santa Fe Valley will be mitigated.

The preparation of cooperative regionwide HMPs can, however, ensure that sufficient habitat is preserved to meet subregional needs. The owners of the Santa Fe Valley Specific Plan, in conjunction with the 4S Ranch

development directly to the east, and the Rancho Cielo project to the north, are cooperating in the development of a subarea plan for habitat preservation, known as the Lake Hodges Subarea Plan. This will preserve significant areas of Coastal sage scrub and riparian habitats, and other sensitive vegetation and wildlife species that could be affected by the project. Because of the preparation of this plan, which will identify and preserve significant biological resources and biological corridors necessary for species survival, cumulative biological impacts are not significant.

Cultural Resources - Cumulative Impacts

A total of 75 sites in Santa Fe Valley are significant or potentially significant. These include the C.W. Harris Site complex, which is significant for representing all three recognized cultural horizons in San Diego County. The Harris Site and 41 other potentially significant sites are being preserved within the Santa Fe Valley Specific Plan. Large areas with a diversity of cultural resources will be preserved as open space in order to preserve the most important examples of the sites. Other large-scale projects in the vicinity, such as the 4S Ranch SPA, are also placing significant cultural resource sites in open space, such that a representative sample of sites from the region will be preserved. As a result, no significant cumulative impacts are associated with the project and its impact to cultural resources.

Visual Quality/Aesthetics - Cumulative Impacts

Development of the site will change its appearance from natural open space to a developed state. A significant visual quality impact would occur as a result of cumulative development, because of the loss of regional open space and the visual appearance of vacant land versus developed land. However, as stated above, the project would be in keeping with existing development to the east and the west in the communities of Rancho Bernardo, Fairbanks Ranch, and Rancho Santa Fe. No significant visual quality/aesthetic impacts would occur.

Traffic and Circulation - Cumulative Impacts

Development of approved or planned projects in the vicinity of Santa Fe Valley would contribute to an increase in traffic volumes on existing and future roadways. Cumulative traffic and circulation impacts are mitigated through payment of developer fees to provide improvements to both the regional and local circulation network. In addition, payment of fair share fees is required to compensate for the additional development generated from projects and that use the regional circulation system. Cumulative traffic and circulation impacts are sufficiently mitigated through the above mechanisms.

Noise - Cumulative Impacts

Buildout of the project will result in an incremental increase to the noise environment along roadways linking the project to surrounding communities. Since variations in roadway sound levels would be less than two decibels, and this magnitude of increase is not detectable to the human ear, cumulative noise impacts are not significant.

Air Quality - Cumulative Impacts

Vehicular emissions from the buildout of the subregion would impact regional air quality since traffic levels would substantially increase in the region. Despite implementation of trip reduction and conservation measures, cumulative significant air quality impacts would occur. Mitigation of regional air quality impacts will occur through implementation of the Regional Air Quality Standards by the APCD.

Hydrology/Water Quality - Cumulative Impacts

Cumulative hydrology and water quality impacts associated with construction of the project will be temporary and short-term. Long-term cumulative impacts will be minor and incremental on a regional scale. Therefore, no significant cumulative impacts from hydrology and water quality will occur.

Geology/Soils/Seismicity - Cumulative Impacts

Significant impacts could occur from construction of Santa Fe Valley and surrounding projects. All significant geology, soils, and seismic impacts will be evaluated and mitigated through appropriate site-specific geotechnical studies and through construction design methods. No significant cumulative impacts will occur to geology, soils, and seismicity beyond the scope of this project.

Paleontological Resources - Cumulative Impacts

Site-specific impacts will occur to the paleontological resources in Santa Fe Valley. Development of the SPA in conjunction with other surrounding projects could result in impacts to the paleontological resources of the region. Cumulative impacts will be mitigated by implementation of the paleontological measures addressed above for Santa Fe Valley.

Socio-economics - Cumulative Impacts

The socio-economic impacts resulting from project implementation will have cumulatively beneficial effects to the San Diego region by providing additional jobs and an increased tax base to the region.

Public Facilities and Services - Cumulative Impacts

Overall demand for public facilities and services would cumulatively increase in the subregion. Mitigation measures, such as development impact fees paid to the appropriate public agencies, will mitigate this cumulative impact.

SALMON DIVIDER

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	EXECUTIVE SUMMARY	ES-1
1	INTRODUCTION	1-1
1.1	Purpose of the Environmental Impact Report	1-1
1.2	Brief Project Description/Background of the Project	1-1
1.3	Mitigation Monitoring Framework	1-3
1.4	Document Organization	1-3
2	ENVIRONMENTAL SETTING	2-1
2.1	Regional and Local Environmental Setting	2-1
2.1.1	Surrounding Setting	2-1
2.1.2	Onsite Characteristics	2-1
3	PROJECT DESCRIPTION	3-1
3.1	Location and Boundaries	3-1
3.2	Project Background	3-4
3.3	Project Objectives	3-7
3.4	Project Characteristics	3-9
3.4.1	Land Use Plan	3-9
3.4.2	Environmental Characteristics	3-22
3.4.3	Specific Plan Implementation	3-22
3.4.4	Tentative Map Proposals	3-23
3.5	Intended Uses of This Environmental Impact Report	3-33
3.5.1	Decision Making Agencies	3-34
3.5.2	Discretionary Actions Required	3-38
3.5.3	Permitting Requirements	3-40
4	ENVIRONMENTAL ANALYSIS	4.1-1
4.1	Land Use	4.1-1
4.2	Biological Resources	4.2-1
4.3	Cultural Resources	4.3-1
4.4	Visual Quality/Aesthetics	4.4-1
4.5	Traffic/Circulation	4.5-1

TABLE OF CONTENTS (Continued)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
4.6	Noise	4.6-1
4.7	Air Quality	4.7-1
4.8	Hydrology/Water Quality	4.8-1
4.9	Geology/Seismicity/Soils	4.9-1
4.10	Paleontological Resources	4.10-1
4.11	Population/Demographics	4.11-1
4.12	Socioeconomics	4.12-1
4.13	Public Services and Utilities	4.13-1
5	UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS	5-1
6	SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES	6-1
7	GROWTH INDUCEMENT	7-1
8	CUMULATIVE IMPACTS	8-1
8.1	Introduction	8-1
8.2	Approved or Planned Development	8-3
8.3	Assessment of Cumulative Impacts	8-10
9	ALTERNATIVES TO THE PROPOSED PROJECT	9-1
9.1	Alternative A - Clustered with Ancillary Uses	9-1
9.2	Alternative B - Clustered with Reduced Ancillary Uses	9-19
9.3	No Project Alternative	9-30
10	EFFECTS FOUND NOT TO BE SIGNIFICANT	10-1
11	INDIVIDUALS AND AGENCIES CONTACTED	11-1
12	REFERENCES	12-1
13	CERTIFICATION OF ACCURACY AND QUALIFICATIONS	13-1

TABLE OF CONTENTS (Continued)

LIST OF FIGURES

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
2-1	Environmental Setting	2-2
3-1	Regional Location of Project Site	3-2
3-2	Vicinity Map	3-3
3-3	Proposed Specific Plan Land Use	3-11
3-4	Sensitive Resource Area/Community Design Designators	3-13
3-5	Proposed Circulation Plan within the Santa Fe Valley SPA	3-18
3-6	Tentative Map Areas within SPA	3-24
3-7	Balcor Subdivision Tentative Map	3-27
3-8	McCrink Ranch Subdivision Tentative Map	3-29
3-9	Seaton Subdivision Tentative Map	3-31
3-10	Bernardo Lakes Subdivision Tentative Map	3-35
4.1-1	Existing and Proposed Land Use	4.1-9
4.1-2	Farmlands of Local Importance	4.1-21
4.2-1	Wildlife Corridors within the Santa Fe Valley Specific Plan Area and Vicinity	4.2-7
4.2-2	Coastal California Gnatcatcher Core Populations	4.2-10
4.2.3	Vernal Pool Basins and Watersheds	4.2-19
4.2.4	California Gnatcatcher Pairs/Territories within Santa Fe Valley SPA	4.2-37
4.2.5	Habitat Connectivity with Santa Valley Specific Plan Implementation	4.2-43
4.4-1	View of Santa Fe Valley SPA Looking West from Del Dios Ridge	4.4-2
4.4-2	Santa Fe Valley SPA in Foreground Looking South from Del Dios Ridge	4.4-3
4.4-3	View of Santa Fe Valley SPA Looking Southwest from Del Dios Ridge	4.4-4
4.4-4	View of Santa Fe Valley SPA from Artesian Road Looking Northeast	4.4-5
4.4-5	Views of Santa Fe Valley SPA Looking Southeast from Del Dios Highway	4.4-7
4.4-6	View of Santa Fe Valley SPA Looking South from Del Dios Highway	4.4-9
4.4-7	Key Photo Map	4.4-10

TABLE OF CONTENTS (Continued)

LIST OF FIGURES (Continued)

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
4.4-8	Proposed Land Use and Percent Slope Overlay	4.4-11
4.4-9	Santa Fe Valley SPA Topography	4.4-13
4.4-10	Viewshed from San Dieguito River	4.4-17
4.4-11	Viewshed from Del Dios Highway	4.4-19
4.4-12	Visual Sensitivity Composite Map of Views from Del Dios Highway and the San Dieguito River Valley	4.4-23
4.4-13	San Dieguito River Park FPA Within the Specific Plan Area Boundary	4.4-30
4.4-14	Sensitive Resource Area/Community Design Designators	4.4-39
4.4-15	Cross Section of Views to Resort and Driving Range	4.4-51
4.4-16	Cross Section Key Map for Balcor Tentative Map Proposal	4.4-53
4.4-17	Cross Section A, B, and C Showing Site from Del Dios Highway to the Clubhouse, Bridge, and Driving Range	4.4-55
4.4-18	Clubhouse Elevation to Del Dios Highway and San Dieguito River Valley	4.4-57
4.4-19	East and West Clubhouse Elevations	4.4-59
4.4-20	Clubhouse Site Plan	4.4-61
4.4-21	Cross Section D Showing Site Lines from Del Dios Highway to Bridge and Resort	4.4-65
4.4-22	Cross Section E and F Showing Site Lines from Del Dios Highway to Golf Course and Resort	4.4-67
4.4-23	Resort Site Plan	4.4-69
4.4-24	Maintenance Building Elevation	4.4-71
4.5-1	Existing ADT Volumes	4.5-2
4.5-2	Existing Peak Hourly Traffic Volumes at Key Intersections	4.5-11
4.5-3	Santa Fe Valley Average Daily Traffic Volumes (Onsite)	4.5-15
4.5-4	Santa Fe Valley ADT Volumes on Buildout Network (Offsite)	4.5-18
4.5-5	Future ADT Volumes (Offsite)	4.5-22
4.5-6	Buildout Peak Hourly Traffic Volumes for Offsite Intersections	4.5-24
4.5-7	Buildout Peak Hourly Traffic Volumes for Offsite Intersections	4.5-25
4.5-8	Buildout Peak Hourly Traffic Volumes for Onsite Intersections	4.5-26
4.5-9	Specific Plan Planning Areas	4.5-39

TABLE OF CONTENTS (Continued)

LIST OF FIGURES (Continued)

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
4.6-1	Sound Levels of Typical Noise Sources and Comparable Noise Environments (A-Weighted Sound Levels)	4.6-3
4.6-2	Noise Monitoring Locations ML 1-6	4.6-7
4.6-3	Community Noise Equivalence Level Contours: Balcor Subdivision	4.6-17
4.6-4	Community Noise Equivalence Level Contours: Seaton Subdivision	4.6-19
4.6-5	Community Noise Equivalence Level Contours: McCrink Subdivision	4.6-21
4.6-6	Community Noise Equivalence Level Contours: Bernardo Lakes Subdivision	4.6-27
4.8-1	Project Site Location Within San Diego Basin Hydrographic Planning Unit	4.8-4
4.8-2	Floodplain and Dam Inundation Areas	4.8-7
4.8-3	Definition of Floodway and Flood Fringe Areas	4.8-13
4.8-4	Post-Development Inundation Area for Balcor Tentative Map Area Resulting from Failure of Upstream Earth Dams and Proposed Lake	4.8-25
4.9-1	Peninsula Ranges Geomorphic Province	4.9-5
4.9-2	Geologic Time Scale	4.9-6
4.9-3	Geologic Formations	4.9-7
4.9-4	Soils Map	4.9-13
4.9-5	Regional Fault Map	4.9-16
4.9-6	Geotechnical Constraints	4.9-21
4.10-1	Paleontological Sensitivity for Santa Fe Valley SPA	4.10-3
4.11-1	Statistical Areas of San Diego County	4.11-3
4.13-1	Public Services and Utilities Locations	4.13-3
4.13-2	Santa Fe Valley Elementary School Districts	4.13-13
4.13-3	Santa Fe Valley High School Districts	4.13-14
4.13-4	Proposed Infrastructure on the Santa Fe Valley SPA	4.13-29
8-1	Cumulative Project Locations	8-2
9-1	Alternative A - Clustered with Ancillary Uses	9-3
9-2	Alternative B - Clustered with Reduced Ancillary Uses	9-21

TABLE OF CONTENTS (Continued)

LIST OF TABLES

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
ES-1	Summary of Significant Impacts and Mitigation Measures for the Santa Fe Valley Specific Plan	ES-3
3-1	Santa Fe Valley Specific Plan Proposed Land Uses	3-15
3-2	Tentative Map Summary	3-25
4.1-1	Existing Land Uses in the SPA	4.1-7
4.2-1	Vegetation Communities in the Santa Fe Valley SPA	4.2-2
4.2-2	Vegetation Communities in the Santa Fe Valley Specific Plan Area by Aggregated Land Use Category	4.2-16
4.2-3	Sensitive Plant Species Observed in the Santa Fe Valley Specific Plan Area by Aggregated Land Use Category	4.2-26
4.2-4	Vegetation Communities in the Balcor Subdivision Tentative Map by Land Use Category	4.2-57
4.2-5	Sensitive Plant Species Observed within the Balcor Tentative Map by Land Use Category	4.2-61
4.2-6	Vegetation Communities in the McCrink Ranch Tentative Map by Aggregated Land Use Category	4.2-68
4.2-7	Sensitive Plant Species Observed within the McCrink Ranch Tentative Map by Aggregated Land Use Category	4.2-72
4.2-8	Vegetation Communities in the Seaton Subdivision Tentative Map by Aggregated Land Use Category	4.2-75
4.2-9	Vegetation Communities in the Bernardo Subdivision Tentative Map by Aggregated Land Use Category	4.2-80
4.2-7	Sensitive Plant Species Observed within the Bernardo Lake Tentative Map by Aggregated Land Use Category	4.2-83
4.3-1	Cultural Resources Site Summary	4.3-3
4.3-2	Santa Fe Valley Constraint Levels	4.3-13
4.3-3	Constraints and Impacts to Important or Potentially Important Cultural Resource Sites: Santa Fe Valley SPA	4.3-15
4.3-4	Constraints and Impacts to Important or Potentially Important Cultural Resource Sites: Balcor Tentative Map Area	4.3-20
4.3-5	Constraints and Impacts to Important or Potentially Important Cultural Resource Sites: McCrink Ranch Tentative Map Area	4.3-26
4.3-6	Constraints and Impacts to Important or Potentially Important Cultural Resource Sites: Bernardo Lakes Tentative Map Area	4.3-29

TABLE OF CONTENTS (Continued)

LIST OF TABLES (Continued)

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
4.4-1	County Dark Sky Ordinance Lighting Requirements Applicable to Santa Fe Valley	4.4-29
4.5-1a	Existing Roadway Segments, Level of Service	4.5-6
4.5-1b	Existing Freeway Ramp Volumes	4.5-9
4.5-2	Existing Intersections Level of Service	4.5-13
4.5-3	Santa Fe Valley Trip Generation	4.5-16
4.5-4a	Future Buildout Roadway Segments Level of Service	4.5-27
4.5-4b	Existing Freeway Segments Level of Service	4.5-31
4.5-5a	Future Buildout Intersections Level of Service (Planned Geometrics)	4.5-33
4.5-5b	Future Buildout Intersections Level of Service	4.5-34
4.5-6	Proposed Santa Fe Valley Specific Plan Development Phasing and Major Circulation and Facility Improvements	4.5-38
4.5-7	Intersection Level of Service Phase I East	4.5-41
4.5-8	Intersection Level of Service Phase II	4.5-43
4.6-1	County of San Diego Noise Ordinance Limits	4.6-5
4.6-2	Measured Ambient Noise Levels at the Santa Fe Valley Site	4.6-9
4.6-3	Existing Roadway CNEL Contours	4.6-12
4.6-4	Sound 32 Roadway Modeling Parameters	4.6-14
4.6-5	Projected ADT and Noise Levels on Offsite Roadways	4.6-23
4.7-1	California and Federal Ambient Air Quality Standards	4.7-2
4.7-2	Ambient Air Quality Summary Escondido Monitoring Station	4.7-7
4.7-3	Estimated Construction Equipment Exhaust Emissions	4.7-12
4.7-4	Estimated Emissions Associated with Santa Fe Valley SPA	4.7-14
4.8-1	Ground-water Quality Data from Historic Onsite/Adjacent Wells	4.8-9
4.8-2	Existing Water Quality in Lake Hodges	4.8-11
4.9-1	Description of Onsite Soil Properties	4.9-14
4.9-2	Seismic Parameters for Major Active Faults	4.9-18
4.9-3	The Modified Mercalli Scale of Earthquake Intensities	4.9-19
4.11-1	Population Trends in the North City MSA, North San Diego SRA, and Census Tract No. 170.15	4.11-4
4.12-1	Series 7 Population Growth Trends	4.12-5

TABLE OF CONTENTS (Continued)

LIST OF TABLES (Continued)

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
4.12-2	1990 Median Household Income and Poverty Levels for the San Diego Regions, North City MSA, and North San Diego SRA	4.12-8
4.12-3	1990 Housing Type and Vacancy Rates for the North City MSA and San Diego SRA	4.12-8
4.13-1	Existing School Districts within Santa Fe Valley Specific Plan Area Student Generation Rates	4.13-15
4.13-2	Solana Beach Elementary School District Student Enrollment and Capacities	4.13-16
4.13-3	Poway Unified School District Student Enrollment and Capacities	4.13-17
4.13-4	San Dieguito Union High School District Student Enrollment and Capacities	4.13-18
4.13-5	Student Yield from Santa Fe Valley Specific Plan Area for Each School District	4.13-19
4.13-6	Wastewater Generation Rates for Santa Fe Valley SPA	4.13-33
8-1	Cumulative Projects List	8-4
9-1	Alternative A - Clustered with Ancillary Uses	9-2
9-2	Vegetation Communities in the Santa Fe Valley Specific Plan Area by Alternative A	9-8
9-3	Sensitive Plant Species Observed in the Santa Fe Valley Specific Plan Area by Alternative A	9-11
9-4	Alternative B - Clustered with Reduced Ancillary Uses	9-23

LIST OF APPENDICES

<u>LETTER</u>	<u>TITLE</u>
A	Notice of Preparation and Comments Received
B	Biological Resources Tables
C	Biology Technical Report (Bound Separately)
D	Cultural Resources Technical Report (Bound Separately)
E	Traffic Technical Report (Bound Separately)

TABLE OF CONTENTS (Continued)

LIST OF PLATES

<u>NUMBER</u>	<u>TITLE</u>
1	Vegetation Communities with Land Use Overlay
2	Sensitive Species

This Page Intentionally Left Blank

EXECUTIVE SUMMARY

ES.1 PROJECT DESCRIPTION

The Santa Fe Valley Specific Plan sets forth a comprehensive concept for the development of a residential community in the San Dieguito Community Plan area of northern central San Diego County. The Specific Plan provides policies and guidelines for development within a 3,163-acre multi-ownership Specific Plan Area (SPA). On December 16, 1987, the San Diego County Board of Supervisors amended the San Dieguito Community Plan to designate this area as General Plan Land Use Designation (21) Specific Plan Area. The Board of Supervisors directed the County staff to prepare the Specific Plan with property owners funding the planning effort. Pursuant to California Government Code Section 65451 and the County's Regional Land Use Element, the (21) SPA General Plan Land Use Designation is applied to lands where a Specific Plan must be adopted by the Board of Supervisors prior to any further division of land.

The Specific Plan is intended to promote coordinated development of individual parcels consistent with policies designed to address open space, conservation, recreation, residential and commercial development, circulation and access, community facilities and infrastructure, development phasing and financing, as well as site planning and community design. To this end, the Specific Plan contains six elements that together establish the goals, policies, and implementation strategies of the Specific Plan and represent the vision for ultimate buildout of the Santa Fe Valley SPA as a residential community. The six elements are Conservation and Open Space, Land Use, Circulation, Public Facilities, Community Design, and Facilities Financing.

The Land Use Element establishes the proposed land uses in the SPA. Approximately 1,404 acres of land would be preserved as undisturbed permanent open space. Another approximate 374 acres of land would be developed mainly as golf course, and to act as a buffer between the more sensitive natural open space areas and the more intensive urban development proposed for the remainder of the site. The Specific Plan proposes development of up to 1,200 residential dwelling units with variable densities from 1 dwelling unit per 6 acres and larger to 4 dwelling units per acre. A 18-hole links-style championship golf course with driving range and clubhouse, a resort-hotel, a 9-hole executive golf course, a congregate care facility, a neighborhood commercial center,

community facilities, and supporting infrastructure are also proposed as part of the Specific Plan.

ES.2 ENVIRONMENTAL ANALYSIS

Table ES-1 provides a summary of project impacts and recommended mitigation measures for the proposed Santa Fe Valley Specific Plan. As indicated in Table ES-1, implementation of the proposed project would not result in any unmitigable impacts. If all the mitigation measures recommended in this Draft EIR are implemented, the significant environmental impacts to biological resources, cultural resources, visual quality/aesthetics, traffic/circulation, noise, air quality, hydrology/water quality, geology/seismicity/soils, and paleontological resources can be eliminated.

Based on the analysis in this EIR, the following issue areas were determined not to have significant effects on the environment and therefore required no mitigation: land use, population/demographics, and socioeconomics. Additionally, implementation of the proposed project would result in certain beneficial socioeconomic effects to employment, regional average personal income, and regional economic activity.

ES.3 ALTERNATIVES

Three alternatives to the proposed project are analyzed in this EIR: 1) Alternative A – Clustered Alternative with Ancillary Uses, 2) Alternative B – Clustered Alternative with Reduced Ancillary Uses, and 3) the No Project Alternative.

Under Alternative A, development would not be allowed in any areas of the SPA having maximum and high environmental sensitivity. The remaining areas of the SPA would be developed at various residential densities with ancillary uses. Ancillary uses would include an 18-hole golf course, a resort, a neighborhood commercial area, a congregate care facility, an alternate bridge connecting the SPA to Del Dios Highway, and community facilities similar to those included in the proposed project. Natural open space would total approximately 1,973 acres of land.

Under Alternative B, development would not be allowed in any areas of the SPA having maximum and high environmental sensitivity. The remaining areas of the SPA would be developed at various residential densities. However, Alternative B does not include the

golf course, resort, bridge, or the congregate care facility. Ancillary uses would be limited to a smaller commercial area and community facilities. Natural open space would total approximately 1,973 acres of land.

Under the No Project Alternative, no Specific Plan would be adopted and land would be developed under existing entitlements of one dwelling unit per legal lot. Existing agricultural fields, scattered homes, and other land uses would remain.

Alternative A, Alternative B, and the No Project Alternative are discussed in further detail in Section 9.0 of this EIR.

Table ES-1

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
LAND USE			
Specific Plan	No significant land use impacts were identified.	No mitigation is required.	—
BIOLOGICAL RESOURCES			
Specific Plan	The project would impact a total of 16 acres of wetland habitat 0.9 acre of unvegetated waters of the U.S.	Wetland impacts shall be avoided through project redesign if feasible, application of the "D2" designator, and the wetland permitting process. Site-specific wetland delineation studies shall be prepared, and unavoidable impacts shall be mitigated through creation and enhancement of wetland habitat. Wetland vegetated buffers shall be established.	Not significant.
	The project would directly impact vernal pools in the northwestern portion of the SPA, and potentially in the southwestern portion of the SPA.	Vernal pools shall be preserved or mitigated by acquisition and preservation in open space on or offsite.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
BIOLOGICAL RESOURCES (CONTINUED)	Indirect wetland impacts would occur including decreased water quality, fugitive dust emissions, introduction of invasive, nonnative plant species, and degradation of habitat due to increased human access.	A drainage control plan shall be prepared and appropriate erosion control measures shall be implemented; construction activities adjacent to wetlands shall occur during the dry season where feasible; fueling zones shall be established at least 50 feet from wetlands and drainages; standard dust control procedures shall be used; access trails shall be limited to existing roads and trails.	Not significant.
	The project would impact a total of 344 acres of sensitive upland habitats including 323 acres of coastal sage scrub.	The County and Santa Fe Valley property owners are participating in the NCCP and subarea planning process. The open space design for Santa Fe Valley was formulated through negotiations with the U.S. Fish and Wildlife Service and California Department of Fish and Game and is anticipated to satisfy the requirements for a habitat conservation plan and a Section 10 (a) permit for the Santa Fe Valley SPA. This process would mitigate impacts to sensitive upland species.	Not significant.
		It is also recommended that disturbed areas be restored with upland habitat. Direct impacts to upland habitat shall be avoided to the extent possible.	

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES FOR THE SANTA FE VALLEY SPECIFIC PLAN

Issue Area	Impact	Mitigation	Residual Impact
BIOLOGICAL RESOURCES (CONTINUED)	Indirect impacts to Group 1 plant species would occur including the production of fugitive dust emissions, soil erosion on slopes, introduction of invasive, nonnative plant species, and increases in the moisture regime. If the presence of Encinitas baccharis or San Diego thorn-mint is verified during preconstruction surveys, direct significant impacts could occur.	Pre-construction field surveys shall be conducted prior to development. Unavoidable losses to sensitive plant species shall be mitigated by acquiring and preserving offsite populations.	Not significant.
	Significant direct and indirect impacts may occur to San Diego fairy shrimp in the southwestern vernal pools.	Future development shall be located away from the southwestern vernal pool complex through the "D2" designator process. Pre-construction surveys shall be conducted for presence of fairy shrimp; impacts to vernal pools shall be mitigated through preservation of offsite pools.	Not significant.
	Golden eagle would be impacted by the incremental loss of foraging habitat and potential indirect impacts to a nesting site. This is considered a cumulatively significant impact.	Qualifying for and obtaining a comprehensive 10(a) permit through the NCCP and subarea planning process <u>The County will participate in the NCCP and subarea planning process and will prepare the Lake Hodges Subarea Plan. This will include coordination with the state and federal resource agencies. This will mitigate for cumulative significant impacts to golden eagle.</u>	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN

Issue Area	Impact	Mitigation	Residual Impact
BIOLOGICAL RESOURCES (CONTINUED)	California gnatcatchers would also be directly impacted, and indirectly impacted from the reduction of habitat linkages.	Lands containing coastal sage scrub or represent critical linkages in areas associated with the "D2" designator shall be considered for public acquisition. The "D2" designator shall be used to avoid fragmentation of habitat. Qualifying for and obtaining a comprehensive 10(a) permit through the NCCP and subarea planning process would mitigate impacts to the California gnatcatcher. The County will participate in the NCCP and subarea planning process and will prepare the Lake Hodges Subarea Plan. This will include coordination with the state and federal resource agencies. The open space design for the Santa Fe Valley SPA, in conjunction with surrounding open space plans (i.e., 4S Ranch and Rancho Cielo) is expected to satisfy the requirement for a Section 10(a) permit for the "take" of gnatcatchers.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
BIOLOGICAL RESOURCES (CONTINUED)	Adverse impacts to wildlife movement corridors would occur because of the loss of habitat within the corridor, constricted segments, interference from humans, and predators, lack of cover, and incompatible adjacent land uses.	Adverse impacts should be reduced by restoration of habitat previously disturbed within areas identified as natural open space. Utilize the "D2" designator to provide a wider, more contiguous wildlife corridor. Allow only passive recreation within buffer to the San Dieguito River Valley. Lighting of the bridge over the San Dieguito River should be minimized.	Not significant.
Balcor TM	The Balcor TM would impact a total of 4.8 acres of wetland habitat and 0.2 acre of unvegetated waters of the U.S., including at least 4 vernal pool basins and approximately 6.1 acres of adjacent upland habitat. Direct impacts associated with the proposed golf course would include 2.9 acres of wetlands and 0.1 acre of unvegetated seasonal streambed. The Balcor TM would impact a total of approximately 173.8 acres of sensitive upland habitat including 162.2 acres of coastal sage scrub. Significant direct impacts may occur to San Diego fairy shrimp in the southwestern vernal pools.		

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
BIOLOGICAL RESOURCES (CONTINUED)	<p>A minimum of 8 California gnatcatcher territories would be directly lost as a result of development within the Balcor TM. Indirect impacts to California gnatcatcher and their habitat would occur due to fragmentation of the remaining coastal sage scrub habitat within the tentative map area, especially on the proposed golf course.</p> <p>Cumulatively significant impacts to a variety of Group 2 sensitive species and their habitats in the northwest corner of the property would occur.</p>	<p>The "native enhancement" associated with the golf course shall be restored to native coastal sage scrub, to the extent feasible, to maximize the effectiveness of the habitat for dispersing or breeding California gnatcatchers. Native species should clearly predominate the percent cover and composition of the native enhancement areas.</p> <p>Complementary species or ornamental accent plants should be used sparingly. No invasive species will be utilized.</p>	Not significant.
McCrink Ranch TM	<p>Approximately 1.3 and 0.3 acre(s) of direct impacts to wetlands and unvegetated waters of the U.S., respectively, within the McCrink Ranch TM would occur.</p>	<p>The coast live oak woodland shall be avoided through project redesign, if feasible. Unavoidable impacts should be mitigated by onsite habitat creation at a ratio of no less than 3:1 and dedication as permanent open space.</p>	
Seaton TM	<p>Direct impacts to wetlands would occur to 0.3 acre.</p>		

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
BIOLOGICAL RESOURCES (CONTINUED)	<p>Approximately 16.5 acres of sensitive upland habitat would be lost within the Seaton tentative map area. Indirect impacts to sensitive upland habitat would be similar to those presented for Balcor.</p> <p>Cumulatively significant impacts to a variety of Group 2 sensitive species and their habitats would occur.</p>		
Bernardo Lakes TM	<p>Direct impacts to wetlands and unvegetated waters of the U.S within the Bernardo Lakes TM area would impact 3.7 acres and 0.1 acre, respectively.</p> <p>An estimated 32 acres of sensitive upland habitats will be directly affected.</p> <p>Five (5) California gnatcatcher sightings/territories and Group 2 species may be directly affected by the Bernardo Lakes TM. This would be a cumulative impact.</p>		

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
CULTURAL RESOURCES			
Specific Plan	Thirty (30) archaeology sites would be directly impacted. Some sites have not been tested for importance under CEQA, and once tested, may not be significant.	All tested or unevaluated sites must be tested to determine site importance. Mitigation techniques such as site avoidance, capping preceded by limited data recovery, or a combination shall be used.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
CULTURAL RESOURCES (CONTINUED)			
Balcor TM	Five (5) important or potentially important cultural resource sites (CA-SDI-149, CA-SDI-532/4,9354, and CA-SDI-4,935B, CA-SDI-316, and CA-SDI-13,037/H, LOCUS A) will be impacted.	<p>Prior to approval of final maps, issuance of grading permits or improvement plans in lieu of grading permits and the important parts of the sites shall be dedicated in a permanent open space easement. No part of the important portion of the sites (CA-SDI-145, CA-SDI-532/4,935A, and CA-SDI-4,935B) shall be impacted by construction related activities. An archaeologist monitor shall be present during the construction phase to prevent damage to the sites during the process. Temporary fencing will also be required during construction. No disturbance of the subsurface of the sites through future construction or other site intrusive activities will occur. The open space easement shall preclude placement of surface or subsurface intrusions of the site. Public access shall be restricted from sites.</p> <p>Project redesign, capping, or data recovery will mitigate impacts to CA-SDI-316 and CA-SDI-13,037/H, LOCUS A.</p>	

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
CULTURAL RESOURCES (CONTINUED)			
McCrink Ranch TM	Ten (10) important or potentially important cultural resource sites would be impacted.		
Bernardo Lakes TM	One (1) important or potentially important cultural resource site would be impacted. Avoidance and data recovery will occur, if complete avoidance is not feasible.		
VISUAL QUALITY/AESTHETICS			
Specific Plan	Site-specific visual impacts to natural open space areas would be significant. Landform alteration would occur on steep slopes, in areas within the viewshed of an identified scenic highway (i.e., Del Dios Highway), and in areas visible to a large number of people. The project would result in cut/fill slopes in excess of 15 feet in height, vegetation removal, and substantial grading in areas of high landform and visual quality. Implementation of the proposed "D1" and "D3" designators would reduce visual impacts.	Site-specific contour grading, revegetation of slopes, terraced foundations, vegetation screening of large cut/fill slopes shall be used. Compliance with "D1" designator for hillsides and ridgelines and "D3" designator for community design guidelines is required.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
VISUAL QUALITY/ AESTHETICS (CONTINUED)			
Balcor TM	Development would result in physical changes to the onsite undeveloped setting of the project area. Landform alteration impacts would result from the introduction of man-made structures and infrastructure, cut/fill slopes, soil excavation, and substantial amounts of mass grading. Landform alteration impacts within the tentative map area and impacts to other visual resources would be visible to large number of motorists traveling along Del Dios Highway. Impacts resulting from noncompliance with adopted visual policy would also occur.		
Seaton TM	Impacts from landform alteration, including the introduction of two large manufactured slopes, would occur.		

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
VISUAL QUALITY/ AESTHETICS (CONTINUED)			
McCrink Ranch TM	Physical changes in the Del Dios Highway/San Dieguito River Valley viewsheds would degrade the quality of certain unique topographical features, undisturbed native vegetation, natural open space, and the future river park. Landform alteration impacts would be the result of the introduction of man-made structures/infrastructure, cut/fill slopes, soil excavation, and substantial amounts of mass grading. Landform alteration impacts and other impacts to visual resources within the tentative map area would be visible to large numbers of motorists traveling along Del Dios Highway. Impacts resulting from noncompliance with adopted visual policy would also occur.		
TRAFFIC/ CIRCULATION			
Specific Plan	The project would contribute to an already congested regional circulation system. Specifically, the project would impact the following segments, and intersections:		Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
TRAFFIC/ CIRCULATION (CONTINUED)	<ul style="list-style-type: none"> - Del Dios Highway from the project entrance to El Camino del Norte at the Phase I West development phase; - Paseo Delicias between El Camino del Norte and Via de la Valle at project buildout; - Camino del Norte between West Bernardo Drive and I-15 at project buildout; - Camino del Norte southbound ramp to I-15 at the Phase II development phase; and - Camino del Norte northbound ramp to I-15 at project buildout. - Rancho Bernardo Road between West Bernardo Drive and I-15 at project buildout. 	<p>Widening of Del Dios Highway and Paseo Delicias to accommodate more traffic and improve LOS is inconsistent with the San Dieguito Community Plan because of disruption to the community's rural character.</p> <p>The project shall contribute its fair share to fund intersection improvements at Camino del Norte and Bernardo Center Drive.</p> <p>The project shall contribute its fair share to fund interchange improvements at the Camino del Norte ramps at I-15.</p> <p>The project shall contribute its fair share to fund traffic improvements on Rancho Bernardo Road between West Bernardo Drive and I-15.</p>	

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
NOISE			
Specific Plan	Commercial uses located on the neighborhood commercial site may impact proposed residences and the group care facility. Noise from the proposed sewage treatment plant may impact nearby residential areas to the west and south of the site.	Site-specific noise analyses will be necessary for each commercial land use as they are proposed to ensure compliance with the County noise ordinance. If the businesses are designed and operated in compliance with the County noise ordinance, these noise impacts would be fully mitigated. A site-specific noise analysis is required for the sewage treatment plant in compliance with the County noise ordinance.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
AIR QUALITY			
Specific Plan	<p>Exhaust emissions from construction activities would be significant, but temporary.</p> <p>Vehicle emissions would not contribute a significant amount to the region; although CO emission standards would be slightly exceeded.</p>	<p>Emissions from construction activities are localized and short-term, and can therefore be mitigated using appropriate control measures for NO_x, CO, and PM₁₀ emissions. This shall be accomplished through minimization of simultaneous operation of multiple construction equipment, using phased grading and low pollutant-emitting construction equipment, and by using water sprinklers or other appropriate soil stabilization techniques. The project proponents shall promote use of alternative transportation methods such as shuttle services, rideshare opportunities, and use of a trail system.</p>	Not significant.
HYDROLOGY/ WATER QUALITY			
Specific Plan	<p>Flooding impacts associated with development of the SPA would be significant because of the potential changes in floodway channel geometry and associated floodway channel capacity resulting from a proposed paved trail within the San Dieguito River Valley floodway.</p>	<p>The paved trail shall be relocated outside of the floodway channel of the San Dieguito River Valley.</p>	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)	The project would result in increased surface runoff.	Drainage systems for each proposed development shall be designed in accordance with the recommendations of site-specific drainage studies, and County DPW Flood Control Section. Drainage channels shall be unlined where feasible to allow for infiltration. Energy dissipaters shall be constructed wherever necessary. Permeable surfaces shall be used where feasible. Ground cover shall be used in conjunction with low-pressure sprinkler systems on graded slopes. Drainage facilities shall be maintained regularly.	Not significant.
	The project would result in erosion and sedimentation impacts.	Exposed soil shall be covered with plastic sheeting during inclement weather. Hay bales, berms, and other devices shall be used to help control sedimentation during grading. Introduced slopes shall be seeded immediately following grading. Construction and grading shall be avoided during periods of inclement weather. Temporary sedimentation/desilting basins shall be constructed where needed.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)	The project would result in impacts to surface and ground water quality.	Source control practices to reduce the amount and likelihood of contaminants shall be implemented. A spill prevention and control plan shall be developed. TDS levels shall be monitored and controlled. Final graveling plans shall include measures to reduce erosion and sedimentation.	Not significant.
Balcor TM	Impacts from planned construction of bridge piers within the floodway of the San Dieguito River would occur.	Prior to approval of the final map, prior to final bridge design, and prior to approval of grading plans or improvement plans in lieu of grading plans, hydraulic modeling shall be conducted to evaluate potential changes in flood piers within the floodway. Modify bridge design if necessary.	Not significant.
	Impacts from the potential of failure of the earth dams located on the adjacent McCrink property or failure of the proposed lake dam located on the Balcor property would occur.	Remedial grading or other measures recommended as a result of additional dam stability studies shall be incorporated into the final grading and construction plans.	Not significant.
	Increased runoff would result in impacts because of the expected increases in the quantity of runoff both onsite and downstream of the site.	All drainage control systems and facilities shall be designed to accommodate the 100-year storm discharges computed for the proposed development by a qualified hydrological consultant.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)	Impacts from erosion and sedimentation would occur.		
	Water quality impacts would occur.	Prior to approval of the final project plans, a golf course maintenance plan shall be submitted to the County of San Diego and the San Diego RWQCB as part of the final project design.	Not significant.
Seaton TM	Increased runoff impacts would occur.	All drainage control systems and facilities shall be designed to accommodate the 100-year storm discharges computed for the proposed development by a qualified hydrological consultant.	Not significant.
	Erosion and sedimentation and water quality impacts would occur.		

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)			
McCrink Ranch TM	Additional flood impacts to the adjacent Balcor property resulting from the failure of the existing dams on the McCrink property would occur.	Prior to approval of final maps, prior to issuance of grading permits or improvement plans in lieu of grading permits, additional studies shall be conducted to evaluate the stability and water retention capabilities of the existing earth dams located on the McCrink property. Incorporate results of study into the final grading and construction plans. Processing and approval by the (DSOD) shall be required prior to any modification, repair, or removal operations for those dams falling under DSOD jurisdiction (Geocon 1989). A qualified geotechnical consultant shall be retained during grading operations to ensure that recommendations developed during the dam stability studies are implemented.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)	Increase runoff and erosion and sedimentation impacts would occur.	All drainage control systems and facilities shall be designed to accommodate the 100-year storm discharges computed for the proposed development by Chang (1994).	Not significant.
	Water quality impacts would occur.	A maintenance plan shall be prepared for the equestrian center to preclude potential water quality impacts associated with animal wastes. This plan shall include consultation with the RWQCB and the SDCDEH as necessary. A golf course maintenance plan shall be submitted to the San Diego RWQCB and the SDCDEH as part of the final project design for the proposed McCrink development.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)			
Bernardo Lakes TM	Flooding impacts associated with the failure of the existing earth dams would occur.	If the existing earth dams are to remain in use, additional studies shall be conducted prior to approval of final maps, issuance of grading permits, or improvement plans in lieu of grading permits, to evaluate the stability and water retention capabilities of the dams. Remedial grading or other measures recommended as a result of these studies shall be incorporated into the final grading and construction plans. Addition studies shall also be conducted to determine the downstream inundation area resulting from failure of the dams if they are to remain in use. Processing and approval by DSOD shall be required. A qualified geotechnical consultant shall be retained during grading operations to ensure recommendations are implemented. If studies indicate that commercial or residential buildings would be subject to damage in the event of dam failure and subsequent flooding, such buildings shall be relocated outside the flood inundation area.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
HYDROLOGY/ WATER QUALITY (CONTINUED)	Increased runoff impacts would occur.	The proposed storm drain systems shall be designed to mainflow directions on the site, and diversion of flow shall be avoided as recommended by RBF/Sholders & Sanford (1995). All drainage control systems and facilities shall be designed to accommodate the 100-year storm discharge computed.	Not significant.
	Erosion and sedimentation impacts would occur.		
	Water quality impacts would occur.	Surface water from the proposed development in the central portion of the site shall be diverted away from the adjacent water storage pond to prevent urban pollutants from accumulating in the pond.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
GEOLOGY/ SEISMICITY/ SOILS			
Specific Plan	Impacts on project components proposed for construction in areas underlain by potentially liquefiable alluvium would be significant.	Comprehensive, development-specific geotechnical evaluations are required for each proposed subdivision. Recommendations provided in these evaluations shall be reviewed and approved by the County prior to incorporation into the final grading and construction plans. Liquefaction-prone areas shall be identified as part of the site-specific geotechnical evaluations. For thinner deposits, loose and unconsolidated soils shall be removed and replaced with properly compacted fill soils. For thicker deposits, <i>in situ</i> densification techniques shall be implemented.	Not significant.
	Impacts caused by landslides would be significant.	Site-specific studies shall be performed to further identify possible landslide masses. Slide masses may then be removed or stabilized. Cut/fill slopes shall be constructed according to the Uniform Building Code.	Not significant.
	The project could result in impacts due to soil erosion, expansion, or contraction.	The project shall be required to use engineering techniques to reduce these hazards as outlined in Section 4.9 of the EIR.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
GEOLOGY/ SEISMICITY/ SOILS (CONTINUED)			
Balcors TM	Impacts on project components proposed for construction in area underlain by potentially liquefiable alluvium would occur. Impacts caused by landslides. Soils impacts would also occur.		
Seaton TM	Impacts caused by landslides and soils impacts would occur.		
McCrink Ranch TM	Impacts from liquefaction, landslides, and soils impacts would occur.	The final grading plans for the project shall incorporate all of the recommendations of the soil and geologic reconnaissance investigation completed for the McCrink property by Geocon (1989).	Not significant.
Bernardo Lakes TM	Impacts caused by liquefaction and landslides would be occur. Soils impacts would occur.	The final grading plans for the project shall incorporate all of the recommendations of the soil and geologic reconnaissance investigation completed for the Bernardo Lakes property by Geocon (1989).	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

Table ES-1 (Continued)

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES
FOR THE SANTA FE VALLEY SPECIFIC PLAN**

Issue Area	Impact	Mitigation	Residual Impact
PALEON- TOLOGICAL RESOURCES			
Specific Plan	Development proposed in certain areas of the SPA could result in impacts to paleontological resources that may exist in the Mission Valley and Delmar Formations.	Direct project impacts to paleontological resources, if recovered during construction activities, shall be mitigated by onsite monitoring and recovery. A qualified paleontological monitor shall be onsite during subject grading operations.	Not significant.
POPULATION/ DEMO- GRAPHICS			
Specific Plan	No significant population/ demographic impacts were identified.	No mitigation is required.	—
SOCIOECO- NOMICS			
Specific Plan	No significant socioeconomic impacts were identified.	No mitigation is required.	—
PUBLIC SERVICES AND UTILITIES			
Specific Plan	The proposed 1.5-acre fire station is not adequate in size according to the Rancho Santa Fe Fire District. No other significant impacts to public services and utilities would occur.	Discretionary development approvals shall not be granted until the size, timing, and funding of a fire station on the SPA is accepted by the District.	Not significant.

Note: Impacts and mitigation measures for the Specific Plan also apply to the individual tentative maps, unless otherwise noted.

SALMON DIVIDER

4.2 BIOLOGICAL RESOURCES

This section summarizes the Biological Resources Technical Report prepared for the Santa Fe Valley project included as Appendix C (separately bound) to this EIR. This section describes existing biological resources in the Santa Fe Valley SPA, including the general distribution and species composition of the vegetation communities, as well as wildlife habitats and their utilization. Particular attention was given to determining the presence or absence of significant biological resources in the SPA and the degree to which the proposed project will affect those resources. Significant biological resources are defined as plant or animal species that are considered endangered, threatened, and/or rare by federal and state resource agencies, depleted or declining species, and species or vegetation communities of limited distribution. A discussion of permits and/or agreements that may be required from regulatory agencies is provided, along with measures for mitigating project related impacts.

4.2.1 Existing Conditions

Vegetation Communities

A total of eleven native vegetation associations, along with five associations dominated by nonnative species, were identified within the SPA (Table 4.2-1). Native vegetation communities include coastal sage scrub, chaparral (includes chamise (*Adenostoma fasciculatum*)-dominated and southern mixed chaparral), southern maritime chaparral, perennial (native) grassland, coastal and valley freshwater marsh, southern willow scrub, mulefat scrub, southern arroyo willow riparian forest, southern coast live oak riparian forest, San Diego claypan vernal pool, and coast live oak woodland. Nonnative associations are nonnative grassland, tamarisk scrub, disturbed wetland, eucalyptus woodland, and ruderal habitat. In addition, swale/wetland ecotones, natural floodchannel/streambeds, seasonal streambeds, open water, rock outcrops, and agricultural and developed lands were also mapped. Table 4.2-1 lists the vegetation communities represented on the SPA. For presentation purposes, vegetation communities and other associations were aggregated into nine "habitat" types, the locations of which are presented

Table 4.2-1

VEGETATION COMMUNITIES IN THE SANTA FE VALLEY SPA

Vegetation Community	Total Acreage in SPA
GROUP 1: SENSITIVE HABITATS	
WETLANDS/UNVEGETATED WATERS OF THE U.S.	
Wetlands	
Coastal and Valley Freshwater Marsh	35.1
Southern Willow Scrub	25.8
Mulefat Scrub	6.2
Tamarisk Scrub	0.5
Southern Arroyo Willow Riparian Forest	21.7
Southern Coast Live Oak Riparian Forest	0.3
Vernal Pool	0.2
Disturbed Wetland	3.6
Swale/Wetland Ecotone	6.7
Total Wetlands	100.1
Unvegetated Waters of the U.S.	
Natural Floodchannel/Streambed	13.7
Seasonal Streambed ¹	(4.1)
Open Water	20.9
Total Unvegetated Waters of the U.S.	34.6
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	134.7
SENSITIVE UPLANDS	
Coastal Sage Scrub	1315.0
Undisturbed	965.0
Disturbed	350.0
Coastal Sage Scrub/Chaparral	41.5
Southern Maritime Chaparral	13.5
Perennial Grassland	24.6
Coast Live Oak Woodland	1.9
Rock Outcrops	2.0

Table 4.2-1 (Continued)

VEGETATION COMMUNITIES IN THE SANTA FE VALLEY SPA

Vegetation Community	Total Acreage in SPA
TOTAL SENSITIVE UPLANDS	1,394.4
TOTAL GROUP 1 HABITATS	1,533.2
GROUP 2: NONSENSITIVE HABITATS	
Chaparral	470.8
Nonnative Grassland	251.3
Eucalyptus Woodland	44.8
Ruderal Habitat	263.6
TOTAL GROUP 2 HABITATS	1,030.5
GROUP 3: MAINTAINED LANDS	
Agricultural Land	510.2
Developed	89.4
TOTAL GROUP 3 HABITATS	599.6
TOTAL ALL HABITATS	3,163.3

1 Seasonal streambed acreage is shown because it is jurisdictional habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.

on Plate 1. Each of these habitats, and the vegetation communities and other associations aggregated within them, are discussed in the Biological Resources Technical Report.

Wildlife Habitat and Sensitive Animal Species

A variety of wildlife habitats occur within the SPA. Table 1, Appendix B, lists the wildlife species that were detected or have the potential to occur within the SPA, and the habitats associated with these species. The value of the wildlife habitat ranges from high in some of the undisturbed upland and riparian vegetation communities, to low in areas that have been converted to active agricultural lands. Food availability, cover and protection, water, topography, vegetation, and soil composition are important in determining the value of a habitat to wildlife. On a regional scale, high species diversity, unique vegetation communities, and connection to surrounding natural open spaces give an area a higher wildlife resource value.

Sensitive Wildlife

Sensitive wildlife species are those given special sensitivity status designations by the federal or state governments (i.e., the U.S. Fish and Wildlife Service (USFWS), or the California Department of Fish and Game (CDFG)) (USFWS 1994a; CDFG 1992), the County (1991a), and recognized local sources (Everett 1979; SDHS 1980a, 1980b). For organizational purposes and establishing criteria for determining impacts for this project, sensitive wildlife species have been divided into three groups based on their sensitivity status. These groups are:

- Group 1 - Federally and state-listed species, species proposed or petitioned for listing, federal C1 candidates, and species protected by the Bald Eagle Protection Act
- Group 2 - Federal C2 and C3 candidate species and CSC species that are not proposed for listing;
- Group 3 - Locally sensitive species as identified by Everett (1979) and SDHS (1980a, 1980b).

Thirty (30) sensitive animal species were detected within the SPA during field surveys. These species include 1 crustacean, 1 amphibian, 7 reptiles, 19 birds, and 2 mammals. Two additional species were not detected during recent surveys, but have been historically documented from the SPA. Another 29 species have varying potential to occur onsite based on the presence of suitable habitat and their occurrence in the region. Sensitive animal species detected during recent or historic surveys and those with the potential to occur within the Santa Fe Valley SPA are listed in Table 1 of Appendix B. Locations of sensitive wildlife detected within the SPA are also presented in Plate 2. Sensitive species with only a low potential to occur in the SPA are discussed in the Biological Resources Technical Report.

Sensitive Plants

Fourteen sensitive plant species were observed within the SPA and another two species were reported from historic sightings (i.e., pre-1992 surveys). While none of these species is currently listed as threatened or endangered by the USFWS (1990), the CDFG (1990) lists both San Diego thorn-mint (*Acanthomintha ilicifolia*) and Encinitas baccharis (*Baccharis vanessae*) as endangered and they are proposed for Federal listing. Two other species are proposed for listing as endangered by the federal government. In addition, nine of these species are federal candidate species (USFWS 1990). All sixteen of these species are also listed as sensitive by the California Native Plant Society (CNPS) (Skinner and Pavlik 1994). For organizational purposes and establishing criteria for determining significance of impacts, sensitive plant species have been divided into three groups based on their sensitivity status. These groups are:

- Group 1 - Federally and state-listed species, species proposed for listing, and federal C1 candidate species
- Group 2 - Federal C2 candidate species, CNPS List 1B and List 2 species
- Group 3 - CNPS List 4 species

A description of each species, along with their sensitivity status, distribution and occurrence within the SPA is summarized in Table 2 of Appendix B, and species' locations are presented on Plate 2.

Wildlife Movement Corridors and Habitat Linkages

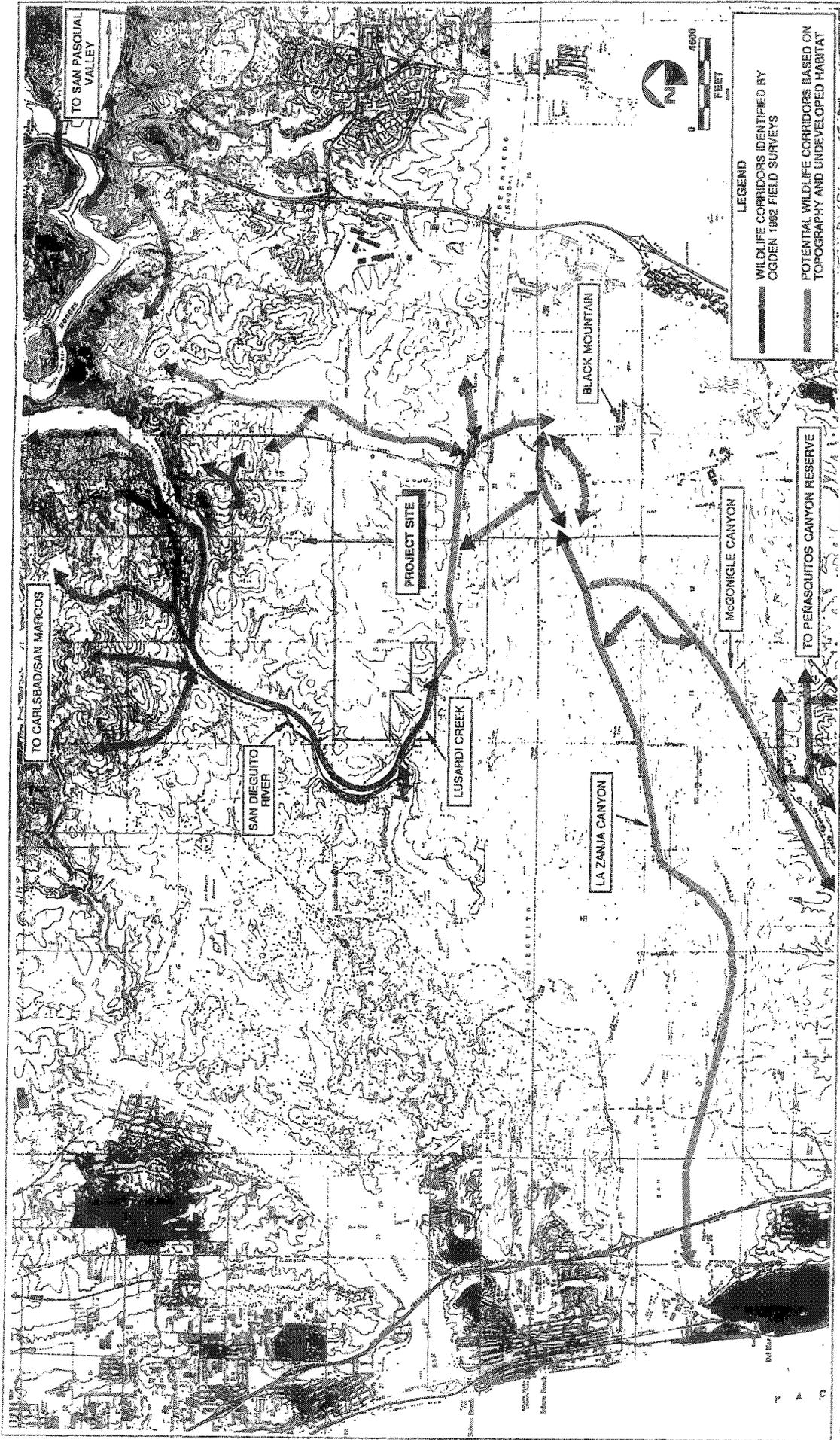
Habitat linkages are defined as natural areas that not only provide connectivity between habitat patches but also provide year-round foraging and reproduction habitat for resident plants and animals (Ogden 1995d). Corridors are defined as narrower connections that allow for wildlife movement and dispersal.

Wildlife Movement Corridors

A wildlife corridor can be defined as a linear landscape feature that allows animal movement between two patches of habitat or between habitat and geographically discrete resources (e.g., water). It is useful to differentiate between regional and local wildlife corridors. Regional corridors link two or more large areas of natural open space and are necessary to maintain demographic and genetic exchange between wildlife populations residing within these geographically distinct areas. Local corridors allow resident animals access to necessary resources (e.g., water, food, cover, or den sites) within a large habitat patch and they may also function as secondary connections to the regional corridor system.

The San Dieguito River Valley and adjacent slopes form an important regional wildlife movement corridor (Figure 4.2-1). A variety of large animal species have been detected in the river valley (such as mountain lion, mule deer, and bobcat) indicating the valley is suitable for large animal movement. The steep topography serves to funnel animals between Lake Hodges Dam and the relatively flat San Dieguito River Valley to the west where animals can choose to continue to travel south and then west with the river, or can travel north across Del Dios Highway, or can turn east at Lusardi Creek. The San Dieguito River connects wildlife habitats in the east part of the county (e.g., Poway and Escondido) with habitats north of the Del Dios Highway (Olivenhain, San Marcos, and Carlsbad) and habitats to the west (Del Mar), and to the south (Black Mountain, Peñasquitos Canyon). This corridor is important as habitat in the area is becoming increasingly fragmented and the linkages between large blocks of habitat become developed.

Lusardi Creek is an important regional corridor between the San Dieguito River Valley to the west and Black Mountain to the east (Figure 4.2-1). It provides topography and vegetative cover for animals moving through the southern portion of the SPA. Numerous small intermittent drainages and drainage swales throughout the site may also function as



FIGURE

4.2-1

Wildlife Corridors within the Santa Fe Valley Specific Plan Area and Vicinity

4.2-7



local movement corridors providing access to interior habitat areas of the SPA and surrounding areas.

California Gnatcatcher Habitat Linkages

The Santa Fe Valley SPA supports a substantial portion of an important regional California gnatcatcher core reserve population (Ogden 1993, 1995c). The Lake Hodges/Santa Fe Valley core gnatcatcher population is linked by coastal sage scrub and other natural habitats with other core reserves to the north (southeast Carlsbad, Olivenhain/Del Dios), and to the east (Escondido/San Pasqual Valley, north Poway). Much of the habitat between these population areas has been developed or is proposed for development (Figure 4.2-2)

The San Dieguito River Valley and coastal sage scrub and other natural habitats bordering it provide linkages between core gnatcatcher populations to the north, east, and south. Coastal sage scrub in this linkage also provides essential breeding habitat for this species. There are substantial distances between some populations (e.g., Lake Hodges/Santa Fe Valley and Black Mountain populations) which may be beyond the dispersal capability of an individual gnatcatcher. Because of the increasing habitat fragmentation in the region and the importance of genetic exchange between populations, it is essential to preserve any existing linkages between core populations.

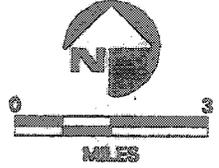
The San Dieguito River linkage is especially important as a part of the linkage between eastern gnatcatcher populations (Escondido, North Poway), the north shore of Lake Hodges, and gnatcatcher populations to the north of the SPA (Olivenhain/Mount Israel, Carlsbad, and San Marcos). The San Dieguito River heads south at the northwest end of the SPA and the linkage continues south to Lusardi Creek. At this juncture, gnatcatchers can travel east to Black Mountain or continue southwest toward Del Mar.

There is a second California gnatcatcher habitat linkage which is parallel to and south of the San Dieguito River linkage. This linkage retains the east to west connectivity within the Lake Hodges/Santa Fe Valley core gnatcatcher population area and connects gnatcatchers to the east at 4S Ranch. The linkage consists of coastal sage scrub along the south shore of Lake Hodges and 4S Ranch and extends west through sage scrub in the east-central portion of the Santa Fe Valley SPA. The coastal sage scrub, with high gnatcatcher occupancy, continues west through the SPA along south-facing ridges. It links up with a north to south running ravine and heads northwest through patchy scrub and chaparral habitats until



-  Santa Fe Valley Specific Plan Area
-  Coastal Sage Scrub Habitat
-  Core Gnatcatcher Population Boundaries

- Base Map Legend**
-  Freeways
 -  Major Streams
 -  Lakes and Lagoons



it connects with the San Dieguito River Valley gnatcatcher linkage at the northwest corner of the SPA.

These two linkages are critical to maintain connectivity of regional California gnatcatcher populations especially in light of other planned and approved developments in the area including 4S Ranch, Black Mountain Ranch, and Rancho Cielo.

4.2.2 Specific Plan Area Impacts

Impacts to vegetation communities, sensitive plant and wildlife species, and wildlife corridors and habitat linkages are evaluated in this section.

Impacts can be divided into the following four categories: direct, indirect, permanent, and temporary. Direct impacts occur when biological resources are altered, disturbed, destroyed, or removed during the course of project implementation. Examples of direct impacts include such activities as removal, grading, or brushing of vegetation, diverting or channelizing surface water flows, filling wetland habitats, severing or degrading wildlife corridors the loss of individual species from habitat clearing, loss of foraging, nesting, or burrowing habitat for wildlife species, and habitat disturbance.

Indirect impacts occur when project-related activities affect biological resources in a manner other than direct. Potential indirect impacts include elevated noise levels, increased lighting, increased human activity, introduction of nonnative predators (e.g., domestic cats and dogs) and invasive plant species, increased erosion and sedimentation of stream channels

Both direct and indirect impacts can be classified as either temporary or permanent, depending on the duration of the impact. Temporary impacts are impacts that may be considered reversible effects on biological resources. Permanent impacts are those impacts resulting in the irreversible removal, disturbance, or destruction of biological resources.

Criteria for Significance

Criteria or thresholds for determining the significance of an impact are presented in the following sections to clarify and quantify, to the extent feasible, at what point an impact to a biological resource is considered significant. Significance thresholds are also presented

here to achieve consistency when evaluating the impacts associated with the different project alternatives. In general, the primary criteria for determining significance are the sensitivity ratings assigned to certain biological resources by the federal and state resource agencies (e.g., U.S. Army Corps of Engineers (ACOE), USFWS, CDFG). The County generally uses the sensitivity ratings provided by these resource agencies when listing sensitive resources or assessing the significance of potential impacts at the local or regional level. Therefore, determinations of significance in this document will focus on the sensitivity ratings of biological resources and the degree to which the resource may be affected (e.g., temporary versus permanent impacts).

The significance of an impact can be evaluated at various geographic and spatial scales. For example, biological resources could be considered sensitive on a local scale but not at a larger regional scale. For this analysis, the local scale consists of the SPA, and the regional scale coastal San Diego County. Significance criteria are based on County of San Diego (1991) CEQA guidelines and guidelines provided in Nelson (1981), and can be applied to significance determinations at both local and regional scales. Nelson (1981) was one of the first published articles to formally organize ecological criteria for significance determination.

For organizational and consistency purposes, sensitive biological resources (excluding wildlife corridors and habitat linkages) in this document are divided into three groups based on higher, moderate, and lower sensitivity ratings. As discussed above, significance thresholds are based in large part on the current regulatory status of the resource. Therefore, by grouping resources with equivalent or similar regulatory status, significance criteria can be established that apply to all resources within a group. For example, most impacts to the highest sensitivity group resources (e.g., wetlands, federally and state-listed species) are considered significant, while a determination of significance for impacts to the moderate (e.g., nonsensitive natural habitats, federal C2 candidate species) and lower sensitivity groups (e.g., agricultural lands, locally sensitive species) will be more dependent on such factors as setting (e.g., population size, habitat quality), and the magnitude and nature of the impacts (i.e., temporary versus permanent). It should also be noted that grouping and the determination of significance for different types of resources are sometimes based on a different set of criteria (e.g., moderate "sensitivity" vegetation communities are "nonsensitive" natural habitats, while moderate "sensitivity" plant species are based on their CNPS status (i.e., federal C2 candidate and CNPS Lists 1 and 2 taxa)).

Specific significance thresholds are defined in the following sections for vegetation communities, sensitive plants and wildlife, wildlife corridors, and habitat linkages.

Organization of Impacts Analysis

For the purpose of the impacts analysis, the Specific Plan land use categories are aggregated into three designations: 1) "Open Space," which includes Open Space I (Sensitive Resource Protection Areas) and, due to proximity to the San Dieguito River Valley, those areas within the Balcor tentative map golf course that will be preserved, enhanced, and/or revegetated with native plant species after construction; 2) Very Low and Rural residential designations; and 3) "Developed," which includes Open Space II (areas within the Balcor and McCrink Ranch tentative map golf courses that will be revegetated with turf or other nonnative/ornamental plant species after construction), residential (excluding Very Low and Rural), commercial, community facilities, roadways, clubhouse, resort, and driving range. It is assumed that 100 percent of the land within Open Space will be preserved and managed as permanent open space, while all land within the Developed areas will be lost to development.

Proposed Specific Plan Biological Resources Protection

The Santa Fe Valley Specific Plan was formulated taking into consideration the biological resources present on the SPA. The Santa Fe Valley SPA *Opportunities and Constraints Study* indicated the existence of significant biological resources within the SPA. A Biological Resources Sensitivity map was used by the Specific Plan planners and county staff to determine future development and preservation areas. The Specific Plan proposes to permanently protect a large portion of the site's environmental resources, approximately 1,400 acres or 44 percent of the SPA. The Specific Plan identifies an open space network within Santa Fe Valley to be established through dedication of open space easements and/or dedication of land to the County or a conservator agency through the discretionary permit process.

The Specific Plan's Conservation and Open Space Element, identifies two open space categories of the Specific Plan. Open Space-I identifies environmentally sensitive lands designated for permanent open space protection. These areas are intended to be dedicated as permanent open space as part of a regional open space corridor and habitat preserve system. In addition, these areas are also intended to meet the objectives of the Natural

Communities Conservation Plan (NCCP), therefore, qualifying the Specific Plan for permitting authority under the 4(d) rule or as a subarea under the NCCP (see further discussion of NCCP under the heading California Gnatcatcher Habitat Linkages in this section). The Open Space-I areas are not to be disturbed by any uses except those identified on the Specific Plan such as the proposed bridge river crossing, trails and a trail staging area, and essential public facilities such as utility lines and/or poles.

Open Space-II identifies both sensitive and nonsensitive lands designated for both passive and active recreational uses. These areas are intended to serve as a buffer between sensitive Open Space-I areas and the more intensive development areas (i.e., residential). Uses permitted in Open Space-II include golf courses, irrigation/water storage ponds, trails, and essential public facilities such as utility lines and/or poles. The Conservation and Open Space Element of the Specific Plan gives direction for implementing conservation of sensitive biological resources through its related goals, policies, and implementation strategies.

The D2 designator proposed by the Specific Plan to be applied to lands within the Very Low and Rural residential designated areas, and the low residential area in the southwestern portion of the SPA, was also taken into consideration for this impact analysis (see Figure 3-4 for areas that are labeled with the D2 designator). According to the Specific Plan, the objective of this designator is to assure that all feasible measures are taken to maximize the amount and viability of sensitive habitat resources in environmentally sensitive areas approved for residential development in the Santa Fe Valley Specific Plan (County of San Diego 1995).

Standards for protection of coastal sage scrub and/or chaparral have been developed and include maximizing connectivity, minimizing brush clearing for fire control, and dedication of open space easements outside the development envelope to the County. Standards for vernal pools include maximizing protection, conducting site-specific studies to document habitat value, providing offsite mitigation as appropriate, and dedicating open space easements, including buffers, to the County. According to the D2 designator, the development envelope (exclusive of access roads/driveways) within the Rural and Very Low residential areas is limited to 1.5 acres per parcel on parcels that contain sensitive biological resources. Because the location of these development envelopes is not currently known, and the distribution of sensitive biological resources has not been quantified at the parcel level, the impact analysis for these areas was done qualitatively.

Impact Analysis

Impacts to the following habitats are analyzed below:

- Group 1 - Sensitive habitats: wetlands and unvegetated waters of the U.S., and sensitive uplands
- Group 2 - Nonsensitive habitats
- Group 3 - Maintained lands

Table 4.2-2 presents acreages of direct impacts to vegetation communities resulting from implementation of the Specific Plan. Vegetation communities within the SPA, along with proposed Specific Plan land uses, are shown on Plate 1.

Group 1 – Wetlands and Unvegetated Waters of the U.S.

Criteria for Significance Determination

Wetland habitat is considered a sensitive and declining resource by several regulatory agencies including the USFWS and CDFG. Wetland vegetation communities are also given the highest priority within the state inventory by the California Natural Diversity Data Base (CNDDB) (Holland 1986), and are considered sensitive by the County of San Diego (1980 and 1991). The ACOE also exerts jurisdiction over all waters of the U.S., which includes wetlands and unvegetated waters. In addition, ACOE and CDFG policies of “no net loss” of wetland habitat require that all impacts to wetlands be mitigated by in-kind creation of wetland habitat at a minimum ratio of 1:1. For these reasons, all direct and indirect impacts to wetland habitat and unvegetated waters of the U.S. are adverse and significant.

Direct Impacts

Implementation of the proposed SPA development would result in the direct, permanent loss of approximately 16.3 acres of wetlands and 0.9 acres of unvegetated waters (including seasonal streambeds) of the U.S. (Table 4.2-2). These impacts include the loss

Table 4.2-2

VEGETATION COMMUNITIES IN THE SANTA FE VALLEY
SPECIFIC PLAN AREA BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Acreage (% of total)				
	Total Acreage in SPA	Open Space ¹	Very Low Density and Rural Residential ²	Open Space II - Disturbed	All Other Development
GROUP 1: SENSITIVE HABITATS					
WETLANDS/UNVEGETATED WATERS OF THE U.S.					
Wetlands					
Coastal and Valley Freshwater Marsh	35.1	29.4 (83.8)	0.0 (0.0)	0.8 (2.3)	4.9 (13.9)
Southern Willow Scrub	25.8	22.6 (87.6)	0.0 (0.0)	1.8 (7.0)	1.4 (5.4)
Mulefat Scrub	6.2	5.1 (82.3)	0.2 (3.2)	0.1 (1.6)	0.8 (12.9)
Tamarisk Scrub	0.5	0.0 (0.0)	0.0 (0.0)	0.2 (40.0)	0.3 (60.0)
Southern Arroyo Willow Riparian Forest	21.7	21.5 (99.1)	0.0 (0.0)	0.0 (0.0)	0.2 (0.9)
Southern Coast Live Oak Riparian Forest	0.3	0.3 (100)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Vernal Pool	0.2	0.0 (0.0)	0.16 (80.0) ⁴	0.0 (0.0)	0.04 (20.0) ⁵
Disturbed Wetland	3.6	2.8 (77.8)	0.0 (0.0)	0.3 (8.3)	0.5 (13.9)
Swale/Wetland Ecotone	6.7	1.7 (25.4)	0.0 (0.0)	0.2 (3.0)	4.8 (71.6)
Total Wetlands	100.1	83.4 (83.2)	0.4 (0.4)	3.4 (3.4)	12.9 (12.9)
Unvegetated Waters of the U.S.					
Natural Floodchannel/Streambed	13.7	13.7 (100)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Seasonal Streambed ⁷	(4.1)	2.8 (68.3)	0.5 (12.2)	0.2 (4.9)	0.6 (14.6)
Open Water	20.9	20.8 (99.5)	0.0 (0.0)	0.0 (0.0)	0.1 (0.5)
Total Unvegetated Waters of the U.S.	34.6	34.5 (96.4)	0.0 (0.0)	0.0 (0.0)	0.1 (1.6)
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	134.7	117.9 (87.5)	0.4 (0.3)	3.4 (2.5)	13.0 (9.7)
SENSITIVE UPLANDS					
Coastal Sage Scrub ⁶	1315.0	767.1 (58.3)	224.0 (17.0)	80.7 (6.1)	243.0 (18.5)
Undisturbed	965.0	628.7 (65.2)	188.8 (19.6)	16.8 (1.7)	130.5 (13.5)
Disturbed	350.0	138.4 (39.5)	35.2 (10.0)	63.9 (18.3)	112.5 (32.1)
Coastal Sage Scrub/Chaparral	41.5	19.5 (47.0)	7.6 (18.3)	3.4 (8.2)	11.0 (26.5)
Temperate Maritime Chaparral	13.5	(77.0)	0.0 (0.0)	1.2 (9.1)	1.8 (13.3)
Annual Grassland	24.6	(87.8)	0.7 (2.8)	1.5 (6.1)	0.8 (3.3)

Table 4.2-2 (inued)

VEGETATION COMMUNITIES IN THE SANTA FE VALLEY
SPECIFIC PLAN AREA BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Acreage (% of total)				
	Total Acreage in SPA	Open Space ¹	Very Low Density and Rural Residential ²	Open Space II - Disturbed	All Other Development
Coast Live Oak Woodland	1.9	1.4 (73.7)	0.0 (0.0)	0.4 (21.0)	0.1 (5.3)
Rock Outcrops	2.0	2.0 (100)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
TOTAL SENSITIVE UPLANDS	1394.4	822.0 (58.8)	232.3 (16.6)	87.4 (6.2)	256.7 (18.4)
TOTAL GROUP 1 HABITATS	1533.2	939.9 (61.3)	232.7 (15.2)	90.6 (5.9)	269.7 (17.6)
GROUP 2: NONSENSITIVE HABITATS					
Chaparral	470.8	309.5 (65.7)	127.2 (27.0)	7.0 (1.5)	27.1 (5.8)
Nonnative Grassland	251.3	47.2 (18.8)	13.4 (5.3)	58.4 (23.2)	132.3 (52.6)
Eucalyptus Woodland	44.8	32.4 (72.3)	0.5 (1.1)	4.1 (9.2)	7.8 (17.4)
Ruderal Habitat	263.6	59.6 (22.6)	18.9 (7.2)	24.8 (9.4)	160.3 (60.8)
TOTAL GROUP 2 HABITATS	1030.5	448.7 (43.5)	160.0 (15.5)	94.5 (9.2)	327.5 (31.8)
GROUP 3: MAINTAINED LANDS					
Agricultural Land	510.2	33.8 (6.6)	21.3 (4.2)	76.9 (15.1)	378.2 (74.1)
Developed	89.4	34.5 (38.6)	10.1 (11.3)	11.9 (13.3)	32.9 (36.8)
TOTAL GROUP 3 HABITATS	599.6	68.3 (11.4)	31.4 (5.2)	88.8 (14.8)	411.1 (68.6)
TOTAL ALL HABITATS	3163.3	1456.9 (46.1)	424.1 (13.4)	273.7 (8.6)	1008.3 (31.9)

- 1 Open Space includes Open Space I (Sensitive Resource Protection Areas) and Open Space II - Preserved (areas in golf course with native vegetation).
- 2 Very Low Density Residential is 1 dwelling unit/4 - 5.9 acres, Rural Residential is 1 dwelling unit/6 acres and larger. Residential development in these areas is subject to special site plan criteria ("D2" designator) to minimize impacts to sensitive resources (i.e., sensitive habitats and species, wildlife corridors, and habitat linkages).
- 3 Developed includes Open Space II Disturbed (turf and nonnative vegetation areas in golf course, and equestrian facility), Residential (excluding Very Low Density and Rural), Commercial, Community Facilities, roadways, clubhouse, resort, and driving range.
- 4 This acreage is the area covered by 4 vernal pool basins at a single location in the southwestern SPA. The total vernal pool watershed at this location encompasses 12.0 acres, of which approximately 11.8 acres is upland habitat.
- 5 This acreage is the area covered by 4 vernal pool basins at a single location in the northwestern SPA. The total vernal pool watershed at this location encompasses 6.2 acres, of which approximately 6.1 acres is upland habitat.
- 6 Includes Diegan coastal sage scrub and coyote bush scrub.
- 7 Seasonal streambed acreage is shown because it is jurisdictional habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.

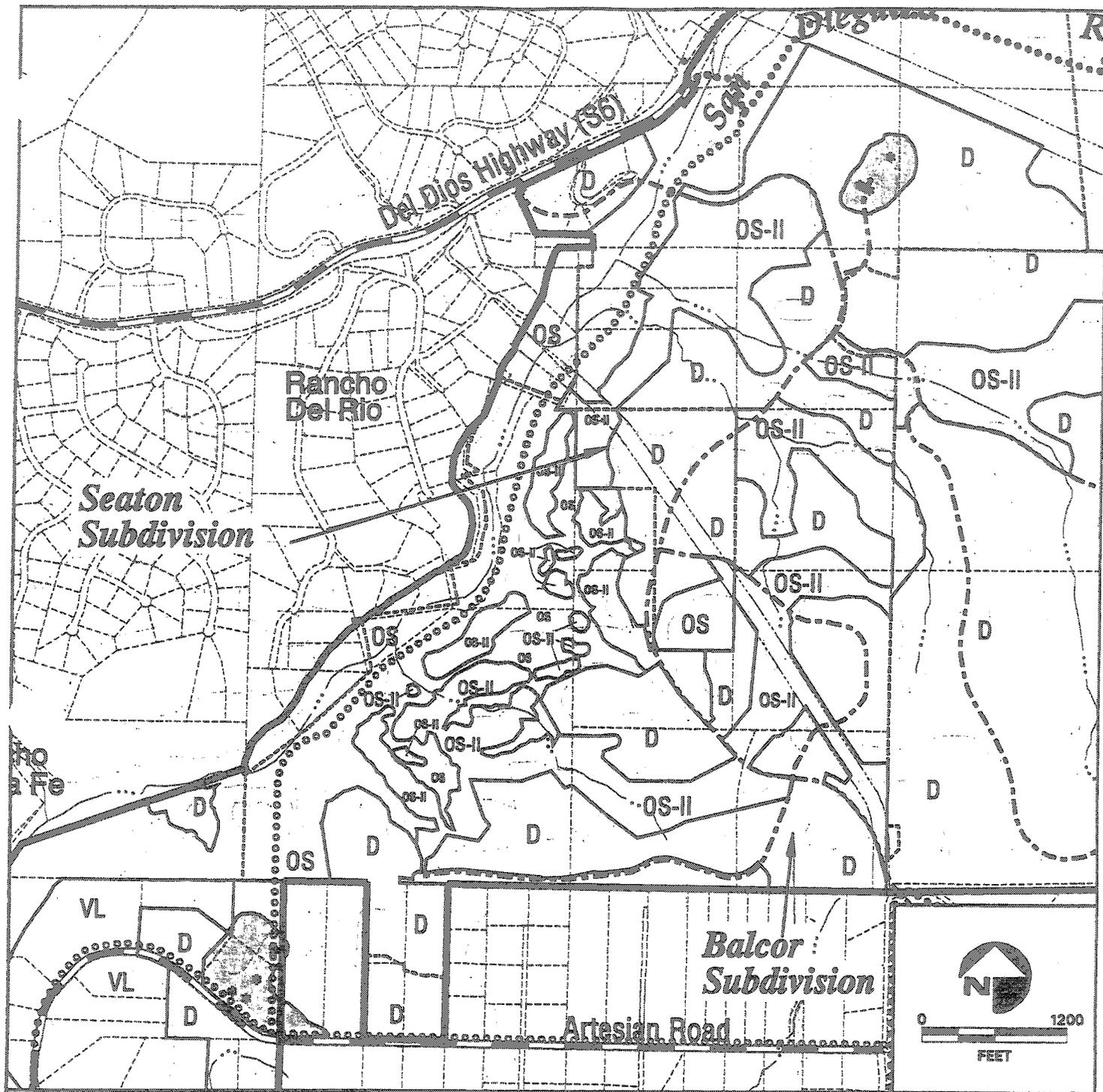
Note: Numbers may not sum to totals as shown, due to rounding.

of at least 4 vernal pool basins covering approximately 0.04 acre in the northwestern corner of the SPA within the Balcor tentative map area (Figure 4.2-3). The watershed for these pools, which includes both the vernal pool basins and surrounding upland habitat (approximately 6.2 acres in size) would also be directly impacted (Plate 1). Total direct impacts to wetlands and unvegetated waters of the U.S. represents approximately 12.2 percent of the total acreage of these habitats in the SPA.

In addition to the impacts discussed above, additional acreage of wetlands and unvegetated waters of the U.S. could be directly impacted in areas proposed for Very Low and Rural residential development as well as low residential development in the southwestern portion of the SPA. Approximately 0.9 acre of these habitats occurs in these areas, including at least 4 vernal pool basins covering approximately 0.2 acre in the southwestern corner of the SPA (Figure 4.2-3). In addition, the vernal pool watershed in this area encompasses approximately 12.0 acres, most of which is coastal sage scrub habitat (Plate 1). The exact acreage of impacts would depend upon the distribution of these habitats among the parcels within the Very Low and Rural residential development areas, the degree to which those parcels are subdivided, and the degree to which direct impacts to these habitats can be avoided or minimized through appropriate placement of development envelopes as per the standards of the D2 designator. Currently, single-family residential development envelopes on parcels containing sensitive resources are restricted to a maximum of 1.5 acres per parcel. This acreage includes fuel management zones, but does not include access roads and driveways.

Permanent loss of approximately 16.3 acres of wetlands and 0.9 acres of unvegetated waters of the U.S., and direct impacts to approximately 6.2 acres of the watershed for the resources would represent significant, adverse impacts.

The Conservation and Open Space Element of the Specific Plan contains goals and policies relevant to the protection of wetlands. The overall goal of the Conservation and Open Space Element is to conserve significant environmental resources including wetlands. Proposed development is subject to the following standards where the resources to be protected involves wetland habitat:



- Vernal Pool Watershed
- Vernal Pool Basins
- Tentative Map Boundary
- Proposed Road
- Proposed Paved Trail
- Proposed Unpaved Trail

- Proposed Land Use**
(aggregated from Santa Fe Valley Specific Plan Land Use Map)
- OS OPEN SPACE (OS-I (Sensitive Resources Protection Area) and OS-II areas in golf course preserved or revegetated with native vegetation)
 - OS-II OPEN SPACE-II DISTURBED (golf course fair and surrounding areas planted with nonnative/ornamental species, and equestrian facility)
 - VL VERY LOW DENSITY RESIDENTIAL DEVELOPMENT (1 du/4 acres) and RURAL RESIDENTIAL DEVELOPMENT (1 du/8 acres)
 - D DEVELOPED (all developed areas designated on Land Use Map including Residential, (except Very Low and Rural), Commercial, Community Facilities, roadways, clubhouse, resort, and driving range)

- Base Map Legend**
- Specific Plan Boundary
 - Parcel Boundaries
 - Easement
 - Major Road
 - USGS 'Blue Line' Stream



Vernal Pool Basins and Watersheds

FIGURE
4.2-3

1. Disturbance to wetland habitat shall be limited to the maximum extent practical.
2. Site specific studies shall be prepared to document the amount and habitat value of the wetland resources.
3. There shall be no net loss of wetland habitat. Wetland impacts shall be mitigated as necessary to accomplish this standard.

Although the Specific Plan proposes to preserve wetlands where possible, the proposed development footprint would impact a significant number of wetland acres. Therefore, the project will be required to either avoid wetlands or obtain the appropriate wetlands permits and mitigate permitted wetland loss.

Indirect Impacts

Potential indirect impacts to wetlands and unvegetated waters of the U.S. include decreased water quality, fugitive dust emissions, introduction of invasive, nonnative plant species, genetic contamination of native plants, and degradation of habitat due to increased human access. While the production of fugitive dust emissions is expected to occur during the construction stage of the project only, the remaining indirect impacts could be permanent. All of the indirect impacts to wetlands and unvegetated waters of the U.S. would be significant.

Water quality in wetlands can be reduced by stream siltation resulting from increased erosion in and adjacent to wetland habitat, as well as from spills of toxic materials (e.g., equipment fuel and oil) in construction staging areas. Water quality can also be affected by runoff from adjacent residential, commercial, and recreational development (e.g., golf courses and parks) that is contaminated by toxic materials, fertilizers, and pesticides, as well as by pesticides and fertilizers used in revegetation efforts adjacent to wetlands. Decreased water quality adversely affects wetland vegetation, aquatic animals, and terrestrial wildlife that depend upon wetlands for water, food, and cover.

Fugitive dust emissions produced by construction activities could settle on wetland vegetation. This process could occur anywhere within the SPA in which wetlands are adjacent to construction activities. Little information exists on the effects of dust on vegetation. However, a continual cover of dust may reduce the overall vigor of individual

plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. The use of invasive, nonnative plant species (e.g., certain species of eucalyptus) in ornamental plantings can result in colonization of wetland habitat by these species, and displacement of native wetland plants. Nonnative plants could also colonize sites disturbed by construction activities, even in temporarily disturbed areas that are to be revegetated with native species. Areas that will remain unvegetated after construction, such as shoulders along permanent access roads and fire fuel management zones (both cleared and thinned zones) around buildings, are particularly suited for establishment of nonnative plant populations. Roadways can also act as corridors for the movement of weedy plant species into areas previously free of nonnatives.

Increases in human activity in the area could result in trampling and degradation of sensitive wetland vegetation, habitat fragmentation from the creation of authorized and unauthorized roads and trails, by disturbance or removal of existing vegetation, and illegal dumping of lawn and garden clippings and other refuse. In addition, upland habitat that serves as buffer zones to wetlands will be permanently lost due to implementation of the proposed project.

Group 1 – Sensitive Upland Habitats

Criteria for Significance Determination

Sensitive upland habitats are nonwetland habitats that are considered sensitive by the resource agencies and/or County (1980, 1991) and are given the highest inventory priority by the CNDDB (Holland 1986). Sensitive upland habitats within the SPA are coastal sage scrub, southern maritime chaparral, perennial grassland, coast live oak woodland, and rock outcrops.

Coastal sage scrub was listed as the third most extensive vegetation community in San Diego County over 25 years ago (CDFG 1965); however, Oberbauer and Vanderwier (1991) suggest that nearly 72 percent of the County's original sage scrub habitat has been destroyed or modified, primarily due to urban expansion. Coastal sage scrub is also considered habitat for the federally threatened California gnatcatcher, and therefore receives regulatory protection from the USFWS. Southern maritime chaparral is restricted in distribution and is often associated with coastal sandstone formations. Sensitive species

characteristic of this habitat include Del Mar manzanita, wart-stemmed ceanothus, and summer-holly, among others.

Perennial grassland is considered sensitive because of its limited distribution, potential to support sensitive plant species, and regional reduction by agricultural activities and urban and rural development. Oak woodlands are considered sensitive primarily due to their limited acreage, high wildlife value, gradual loss as a result of development, and lack of regeneration. Rock outcrops often support unique floristic assemblages, with many of the characteristic plant species being wholly or partially restricted to this habitat. Rock outcrops, and the crevices within them, also represent potential roosting and nesting sites for a number of sensitive reptile, bird, and bat species. For these reasons, all direct and indirect impacts to sensitive upland habitats are adverse and significant.

Direct Impacts

Implementation of the proposed Specific Plan would result in the direct, permanent loss of approximately 344.1 acres (24.7 percent of the total within the SPA) of sensitive upland habitats (Table 4.2-2). These impacts include 323.7 acres of coastal sage scrub (147.3 acres undisturbed, 176.4 acres disturbed), 14.4 acres (34.7 percent) of coastal sage scrub/chaparral, 3.0 acres of southern maritime chaparral (22.4 percent), 2.3 acres of perennial grassland (9.4 percent), and 0.4 acre of coast live oak woodland (21.0 percent).

Additional acreage of sensitive upland habitat could be directly impacted within areas designated for Very Low and Rural residential development. Approximately 232.3 acres of these habitats occur in these areas, including approximately 224.0 acres of coastal sage scrub and 0.7 acre of perennial grassland. As discussed above for wetlands and unvegetated waters, the exact acreage of impacts would depend upon the distribution of these habitats, the amount of future subdivision within existing parcels, and the degree to which direct impacts to these habitats can be avoided or minimized as required by the D2 designation review procedures. The low residential development area north of Artesian Road is predominantly coastal sage scrub and is also covered by the D2 designator. Direct impacts to sensitive upland habitat would be significant.

Indirect Impacts

Potential indirect impacts to sensitive upland habitats includes fugitive dust emissions, soil erosion on slopes during project construction, introduction of invasive, nonnative plant species, genetic contamination of native plants, and degradation of habitat due to habitat fragmentation, edge effect, and increased human access. The effects of these impacts on regulated upland habitats are similar to those to wetland habitat and unvegetated waters of the U.S. as discussed above.

In addition to those impacts, increases in the moisture regime from runoff associated with irrigation of landscaped areas could alter conditions in areas supporting upland vegetation that is adapted to xeric (dry) conditions. The potential for this to occur is not limited to any particular site within the SPA. This runoff could also be contaminated with fertilizers and pesticides, as well as toxic materials, that would adversely affect the native vegetation. Both the increase in moisture regime and poor water quality could promote establishment of nonnative plants and displace native species. Indirect impacts to sensitive upland habitat would be significant.

Group 2 – Nonsensitive Habitats

Criteria for Significance Determination

Chaparral, nonnative grassland, eucalyptus woodland, and ruderal habitat are relatively abundant and widely distributed at both local and regional scales. In addition, none of these habitats is under immediate threat from agricultural or urban land uses, is considered critical habitat for federally or state-listed species, or receives regulatory protection from the resource agencies. Therefore, impacts to these habitats are generally considered adverse, but not significant.

If, however, the diversity or population size of sensitive plant or animal species is high within any of these habitats, the habitat functions as an important regional habitat linkage or wildlife movement corridor, or the habitat functions as a buffer to wetland habitat, impacts to those habitats would be considered adverse and significant. It is also possible that if the magnitude of the impact (i.e., total acreage of habitat impacted) is great enough, impacts to the habitat would also be adverse and significant, regardless of the presence or absence of sensitive species or the habitat's functional role as a corridor or habitat linkage.

Direct Impacts

Approximately 11.0 acres of chaparral lost to the SPA development (Table 4.2-2) is dominated by wart-stemmed ceanothus, a federal C2 candidate plant species. Impacts to this species are discussed in more detail under sensitive plant species impacts. The incremental reduction of perching and foraging habitat for raptors is considered cumulatively significant on a regional basis. This impact is mitigated ~~through participation in~~ by qualifying for and obtaining a comprehensive 10(a) permit through the NCCP and subarea planning process.

Each of the nonsensitive habitats within the SPA occurs adjacent to wetland habitat (i.e., functions as a wetland buffer) and/or within wildlife movement corridors or habitat linkages at one or more locations. While habitats such as eucalyptus woodland and ruderal habitat are considered degraded relative to native habitat (e.g., chaparral), they do have some functional value as wetland buffers and habitat for wildlife movement. Therefore, an undetermined percentage of the acreage of each of the nonsensitive habitats that will be directly impacted within the SPA represents losses of wetland buffers and wildlife movement corridors or habitat linkages. A more detailed discussion of impacts to wildlife corridors and habitat linkages is presented below.

Indirect Impacts

The effects of these impacts on nonsensitive habitats are similar to those discussed above for sensitive upland habitats. These effects are not expected to be significant with a combination of open space preservation and best construction practices.

Group 3 Habitats – Maintained Lands

Agricultural and developed lands are either unvegetated or are dominated by agricultural or ornamental species and, therefore, have very low or no value as habitat for native plant and animal species. These lands contribute very little to the biological diversity of the region and receive no protection from the resource agencies. Therefore, impacts to these lands are generally not considered significant.

Sensitive Plants

This section analyzes impacts to three groups of plant species that differ in sensitivity status. Those groups are:

- Group 1 - Federally and state-listed species, species proposed for listing, and federal C1 candidate species
- Group 2 - Federal C2 candidate species, and CNPS List 1B and List 2 species
- Group 3 - CNPS List 4 species

Impacts to sensitive plant species as a result of implementation of the Specific Plan are summarized in Table 4.2-3. Locations of sensitive plant species within the SPA, along with proposed Specific Plan land uses, are shown on Plate 2.

Relevant data collected during field surveys include the number (population size) and location of each sensitive plant species. The number of individuals is sometimes approximate (estimates for large populations of shrubs or clonal species) and is used for assessing the overall magnitude of an impact rather than for describing a precise population size.

Group 1 Plants – Federally and State-listed Species, Species Proposed for Listing, and Federal C1 Candidate Species

Criteria for Significance Determination

Because of their overall rarity and rate of decline, any direct or indirect impact to a Group 1 plant species would be adverse and significant. In addition, the County may consider any loss of a federally or state-listed plant species as significant and unmitigable (County of San Diego 1991).

Table 4.2-3

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY
SPECIFIC PLAN AREA BY AGGREGATED LAND USE CATEGORY

Species	Total Number of Individuals in SPA	Number of Individuals (% of total)				Developed ³
		Open Space ¹	Very Low Density and Rural Residential ²	Open Space Category Two - Disturbed	All Other Development	
Group 1: Federally or State-Listed Species, Species Proposed For Listing, and Federal C1 Candidates						
Del Mar Manzanita	447	406 (90.8)	0 (0.0)	31 (6.9)	10 (2.2)	
Encinitas Baccharis ⁴	Undetermined	Undetermined	Undetermined	Undetermined	0 (0.0)	
Sticky Dudleya	1,287	1,287 (100)	0 (0.0)	0 (0.0)	0 (0.0)	
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species						
California Adolphia	3,601	2,522 (70.0)	247 (6.9)	593 (16.5)	239 (6.6)	
San Diego Sagewort	200	200 (100)	0 (0.0)	0 (0.0)	0 (0.0)	
Orcutt's Brodiaea ⁵	480	480 (100)	0 (0.0)	0 (0.0)	0 (0.0)	
Wart-stemmed Ceanothus ⁶	301.5	218 (72.3)	71.9 (23.8)	2.8 (0.9)	8.8 (2.9)	
Summer-holly	272	231 (84.9)	0 (0.0)	11 (4.0)	30 (11.0)	
Variegated Dudleya	300	300 (100)	0 (0.0)	0 (0.0)	0 (0.0)	
San Diego Barrel Cactus	120	78 (65)	7 (5.8)	0 (0.0)	35 (29.2)	
San Diego Marsh-elder	3,603	3,272 (90.8)	0 (0.0)	302 (8.4)	29 (0.8)	
Nuttall's Scrub Oak ⁷	Undetermined	Undetermined	Undetermined	Undetermined	Undetermined	
Group 3: CNPS List 4 Species						
Southern Mountain Misery	50	0 (0.0)	50 (100)	0 (0.0)	0 (0.0)	
Spiny Rush	2,706	2,617 (96.7)	1 (<0.1)	60 (2.2)	28 (1.0)	
Ashy Spike-moss ⁶	5.2	2.0 (38.5)	2.1 (40.4)	0 (0.0)	1.1 (21.2)	

Table 4.2-3 (Continued)

**SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY
SPECIFIC PLAN AREA BY AGGREGATED LAND USE CATEGORY**

- 1 Open Space includes Open Space Category One (Sensitive Resource Protection Areas) and Open Space Category Two - Preserved (areas in golf course with native vegetation).
- 2 One dwelling unit/4 - 5.9 acres.
- 3 Developed includes Open Space Category Two - Disturbed (areas in golf course planted with turf and other nonnative/ornamental plant species, and equestrian facility), Residential (excluding Very Low Density and Rural Residential), Commercial, Community Facilities, roadways, clubhouse, resort, and driving range.
- 4 Historic sighting in northeastern SPA not verified; high to moderate potential to occur in other unsurveyed areas in northeastern SPA.
- 5 Includes population observed in 1994 in northern SPA that is not shown on Plate 3.
- 6 Occurrences are shown as acres of habitat supporting this species.
- 7 Species observed in western SPA but population size not determined.

Direct Impacts

San Diego Thorn-mint. San Diego thorn-mint was recorded on the northern shoreline of one of the ponds in the west-central portion of the McCrink Ranch Tentative Map area (Ogden 1995c; Plate 2). During 1992 surveys of this area, however, this population had been extirpated by agricultural activities. Another population of this species was encountered in 1992 just outside of the southwestern portion of the SPA, on the slopes north of Lusardi Creek. Although all potential habitat for San Diego thorn-mint (i.e., clay soils in grassland and open scrub and chaparral) was surveyed in 1992, this species was not encountered within the SPA. Because of considerable annual variation in the occurrence and size of populations of many native annual species, however, there is a moderate potential for San Diego thorn-mint to occur within the SPA, especially in the relatively undisturbed, southwesternmost portion. If this species were to be reestablished on site, the potential for significant project-related impact would occur.

Del Mar Manzanita. The Del Mar manzanita population within the SPA includes approximately 447 shrubs at 5 locations (Plate 2). Of this number, at least 10 shrubs would be directly impacted by development, and an additional 31 plants by the proposed golf course within the Balcor tentative map area. However, the project would preserve over 90 percent of the population within OS-I; therefore, the impact is not significant.

Encinitas Baccharis. An historical sighting of Encinitas baccharis was reported from a single location on the steep, chaparral covered slopes in the northeasternmost portion of the SPA, north of Del Dios Highway (Plate 2). This species also occurs on ridgetops to the east of the SPA on the adjacent 4S Ranch property (Dudek 1991). Most of the area in and around this historical sighting is proposed for preservation; however, direct impacts to Encinitas baccharis could occur just north of the historical sighting in an area proposed for Very Low and Rural residential development. Because of the proximity of this proposed residential area to the historical sighting, and the presence of suitable habitat, there is a high potential for this species to occur there.

There is also a moderate potential for Encinitas baccharis to occur on the upper slopes and ridgelines in the northwestern portion of the SPA, south of the San Dieguito River. While most of this area is proposed for preservation, a portion does fall within an area proposed for Very Low and Rural residential Development. This area would be subject to the D2

designator; therefore, compliance with the D2 designator would either preserve this species or appropriate mitigation would be required.

Sticky Dudleya. A single population of sticky dudleya occurs within the north-central portion of the SPA, on cliff faces and rock outcrops along a tributary to the San Dieguito River (Plate 2). Because the entire population of sticky dudleya is on land proposed for preservation, no direct impacts to this species would occur.

Indirect Impacts

Significant indirect impacts that could potentially occur to Group 1 plant species include many of the same indirect impacts discussed above for upland vegetation communities. All four Group 1 species discussed above could be adversely affected to varying degrees by fugitive dust emissions, soil erosion on slopes, introduction of invasive, nonnative plant species, degradation of habitat due to habitat fragmentation, edge effects, and increased human access, and increases in the moisture regime from runoff associated with irrigation of landscaped areas.

Because San Diego thorn-mint is a small herbaceous annual, it is particularly susceptible to trampling, soil erosion, and competition from nonnative plant species. Although the only population currently known from the vicinity of the SPA occurs just outside of its southwestern boundary, the offsite increase in human activity in the area could put this population at risk.

Increases in human activity in the SPA would increase the potential that the sticky dudleya population be impacted by horticultural collecting. This population would also be at risk from trampling by hikers wandering off trails.

Group 2 Plants – Federal C2 Candidate Species and CNPS List 1B and List 2 Species

Criteria for Significance Determination

In general, County (1991a) guidelines stipulate an allowable loss of sensitive plants (excluding federally and state-listed species) due to development of 0 to 20 percent of their population on a project site. Therefore, the loss of greater than 20 percent of a population

of a Group 2 plant species within the SPA would be considered adverse and significant. Losses of less than 20 percent of a species' population may be significant, however, if impacts are to a major population, a significant portion of a major population, or a population important to the genetic diversity, geographic range, or diversity of occupied habitat of that species. Major population is defined for each species according to its biology, including patterns of distribution, growth, and reproduction. For example, a species which is aggregated into several large populations would have different population characteristics and dynamics than a species that occurs in small numbers at widely scattered localities.

Direct Impacts

Nine different Group 2 plant species occur within the SPA, including California adolphia, San Diego sagewort, Orcutt's brodiaea, wart-stemmed ceanothus, summer-holly, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Nuttal's scrub oak. Impacts to each of these species are discussed below and presented in Table 4.2-3.

California Adolphia. Approximately 3,601 California adolphia occur at scattered locations throughout the SPA (Table 4.2-3). Of that number, 70.0 percent (2,522 individuals) of the population occurs in areas proposed for preservation (OS-I), while 6.9 percent (247 individuals) of the population is in areas designated for Very Low and Rural residential development (subject to the D2 designator). Based on a 1.5-acre development envelope per legal lot, per the D2 designator, up to 93 (2.6 percent) of the California adolphia could be impacted within the Very Low and Rural residential development areas; these impacts could be avoided or minimized, however, by siting development envelopes in areas where this species does not occur. The remainder of the California adolphia population (832 individuals, 23.1 percent) occurs in areas proposed for the remaining land uses, and therefore would be considered lost to development. Although relatively large populations occur at a number of locations throughout coastal San Diego County, the Del Dios-Lake Hodges area supports one of the larger extant populations of this species (Reiser 1994). While Levels of impact to this species are above the County's guidelines for development projects (20 percent in County of San Diego 1991a); however, the overall protection of a large number of plants in a contiguous open space system (OS-I) reduces the impact to less than significant to significant and mitigable.

San Diego Sagewort. One hundred percent of the known population of San Diego sagewort within the SPA occurs on land proposed for preservation. Therefore, no adverse significant impacts to this species are anticipated.

Orcutt's Brodiaea. One hundred percent of the known population of Orcutt's brodiaea within the SPA occurs on land proposed for preservation. Although not encountered, there is a moderate potential for this species to occur in drainages in the southwestern portion of the SPA. Because most of this area is proposed for open space dedication or Very Low and Rural residential development, substantial losses of any newly discovered populations are not expected to occur. Therefore, direct impacts to Orcutt's brodiaea are not significant.

Wart-stemmed Ceanothus. Wart-stemmed ceanothus is dominant or co-dominant in 301.5 acres of chaparral within the SPA (Table 4.2-3). Approximately 72.3 percent (218.0 acres) of that habitat occurs in areas proposed for preservation, while 23.8 percent (71.9 acres) of the population is in areas designated for Very Low and Rural residential development. Up to 27.0 acres (8.8 percent of the total acreage within the SPA) of ceanothus-dominated chaparral could be impacted within the Very Low and Rural residential development areas; however, these impacts could be avoided or minimized by siting development envelopes in areas where this species does not occur. The remainder of the wart-stemmed ceanothus population (11.6 acres, 3.8 percent) occurs in areas proposed for all other land uses, and therefore would be considered lost to development. Although relatively large populations occur at a number of locations throughout coastal San Diego County, the Mt. Israel-Lake Hodges area supports the largest extant population of this species (Reiser 1994). Because the proposed Specific Plan would preserve at least 72 percent of this species, impacts would not be significant.

Summer-holly. Summer-holly occurs at several scattered locations in the northeastern and southwestern SPA. Of the 272 individuals encountered, 231 (84.9 percent) occur in areas proposed for preservation, while the remainder (41 individuals) would be lost to development (Table 4.2-3). Significant impacts to this species would not occur.

Variegated Dudleya. A single population of approximately 300 variegated dudleya was encountered along the northeastern boundary of the SPA, all of which is in an area proposed for preservation (Table 4.2-3; Plate 2). Significant impacts to this species are not anticipated.

San Diego Barrel Cactus. San Diego barrel cactus occurs at several scattered locations throughout the SPA, with the majority of the population located on the slopes north of Lusardi Creek (Plate 2). Approximately 65 percent (78 out of 120 individuals) are in areas proposed for preservation, while the remaining individuals (42) occur in areas proposed for Very Low and Rural residential development and other land uses (Table 4.2-3). Significant impacts to this species are not anticipated.

San Diego Marsh-elder. San Diego marsh-elder is relatively common in the drainages in the SPA in freshwater marsh and riparian habitats (Plate 2). Approximately 90.8 percent (3,272) of this species' population within the SPA occurs in areas proposed for preservation, therefore impacts are not significant.

Nuttal's Scrub Oak. At the time of 1992 field surveys, Nuttal's scrub oak was not listed as sensitive by the resource agencies, CNPS, or County, and therefore the size of its population within the SPA was not determined, nor were its occurrences mapped. It was noted, however, that this species occurs in chaparral on slopes along the San Dieguito River and Lusardi Creek in the southwestern SPA. Sites supporting this species along the San Dieguito River are proposed for a combination of open space preservation and golf course and low density residential development. Impacts are not considered significant.

Group 3 Plants – CNPS List 4 Species

Because the County (1991) does not provide specific significance criteria for non-listed species that differ in rarity or regulatory status (e.g., federal C2 candidates versus CNPS List 4 species), the same allowable loss (0 to 20 percent) for Group 2 plants would also apply to Group 3 species. It is unlikely, however, that impacts to less than 20 percent of a Group 3 species' population on a site would be considered significant unless those impacts were to a substantial portion of the regional distribution of that species.

Impacts to Group 3 plant species found onsite (southern mountain misery, spiny rush, and ashy spike-moss) are not considered significant because either a large portion of the population will be preserved or the population is not considered a substantial portion of the regional distribution.

Impacts to Sensitive Wildlife Species

This section analyzes impacts to three groups of wildlife species that differ in sensitivity status. These groups are:

- Group 1 - Federally and state-listed species, species proposed or petitioned for listing, federal C1 candidates, and species protected by the Bald Eagle Protection Act
- Group 2 - Federal C2 and C3 candidate species and California Species of Special Concern that are not currently proposed for listing
- Group 3 - Locally sensitive species as identified by Everett (1979) and SDHS (1980a, 1980b)

This section reviews impacts to sensitive wildlife species that have been recorded, or are expected to occur, within the SPA. Due to the mobility of wildlife species, individuals detected adjacent to the SPA are considered to occur within the SPA if the appropriate habitat is present. The number of individuals impacted is based on an overlay of the proposed land uses on the sensitive wildlife database.

Potential indirect impacts from human activity, noise, light, dust, pollutants, and erosion are discussed, as appropriate, within the evaluation of an individual species or a group of species. Potential direct and indirect impacts to wildlife linkages and corridors are discussed in the following section. Impacts to sensitive wildlife species detected or expected to occur onsite are summarized in Table 3 in Appendix B. Potential impacts to species with only a low potential to occur in the SPA are discussed in the Biological Resources Technical Report, but are not discussed here.

Group 1 Wildlife – Federally and State-listed Species, Species Proposed or Petitioned for Listing, Federal C1 Candidates, and Species Protected by the Bald Eagle Protection Act

Criteria for Determination of Significance

A significant impact to the Group 1 species would occur if individuals or essential habitat (e.g., nesting habitat or breeding season foraging habitat) for these species is adversely affected by the proposed project. Significance of impacts for Group 1 species is determined on a species-specific basis considering such factors as relative population size (if known), expected population density, overall distribution and abundance within the SPA and surrounding region, projected direct and indirect impacts to suitable habitat, and the degree of protection of the species in the vicinity of the SPA. Species within the three sensitivity groups are discussed in taxonomic order: crustaceans/insects, amphibians and reptiles, birds, and mammals.

In general, a loss of essential habitat for Group 1 species is considered significant. A determination of whether a habitat is important or essential is based in part on whether the species may breed in the habitat within the project impact areas.

Analysis of Impacts

Riverside and San Diego Fairy Shrimp. Riverside fairy shrimp were not detected during cursory February 1995 surveys of the two vernal pool complexes within the SPA (Figure 4.2-3). San Diego fairy shrimp were detected in the relatively undisturbed pools at the southwestern portion of the SPA. These pools are in an area proposed as Low residential development and subject to the D2 designator. The pools could be preserved if site plans are developed to ensure avoidance of vernal pool habitat and watershed as per the standards of the D2 designator. The northwestern pools are proposed as Medium residential development and would be lost to development.

If protective measures are not implemented, impacts to San Diego fairy shrimp are likely to occur in the southwestern vernal pools. Because of the level of disturbance and lack of previous sightings, it is less likely that impacts to this species would also occur in the northwestern pools. Although Riverside fairy shrimp were not detected, impacts could also occur to this species if it were found to be present within the SPA in the future.

Indirect impacts to fairy shrimp and vernal pool habitat are potentially significant with implementation of this plan. Fairy shrimp in the southwestern vernal pools could be adversely impacted by modification of the watershed, causing changes in run-off patterns that could affect the formation and chemistry of the vernal pools. Other potential indirect impacts include contamination with herbicides, pesticides, and other toxic substances of the pool watersheds, increased human and domestic animal access leading to degradation of vernal pool habitat, and increased off-road vehicle activity that could crush eggs and destroy vernal pools (Ogden 1995d; MBA 1991).

However, these impacts could be avoided by effective use of the D2 designator which could retain vernal pools and their associated watershed in combination with contiguous natural open space. Significant effects to potential Riverside fairy shrimp habitat may occur and would need to be resolved with additional surveys prior to development.

Quino Checkerspot. Quino checkerspot was not detected in the Specific Plan SPA, although no focused butterfly surveys were conducted. The larval host plant (*Plantago* spp.) occurs within the SPA. Quino checkerspot has only a low potential to occur onsite due to its apparent extirpation from most of the county (Brown 1991). The proposed Specific Plan would result in development of 702.0 acres (37.8 percent) of this species' potential habitat (vernal pools, coastal sage scrub, perennial grasslands, nonnative grasslands, and ruderal). Additional acreage of potential habitat could be lost in areas proposed for Very Low and Rural residential development. Overall, up to approximately 60 percent of this species' potential habitat within the SPA would be preserved. Direct impacts to this species would not be significant.

Golden Eagle. Resident golden eagles would lose approximately 39.1 percent (1,006.4 acres) of potential foraging habitat (coastal sage scrub, chaparral, perennial grassland, nonnative grassland, coast live oak woodland, rock outcrops, and agriculture) to development within the SPA. An additional 386.6 acres of potential foraging habitat occurs within the Very Low and Rural residential development areas, which could be fragmented by the plan.

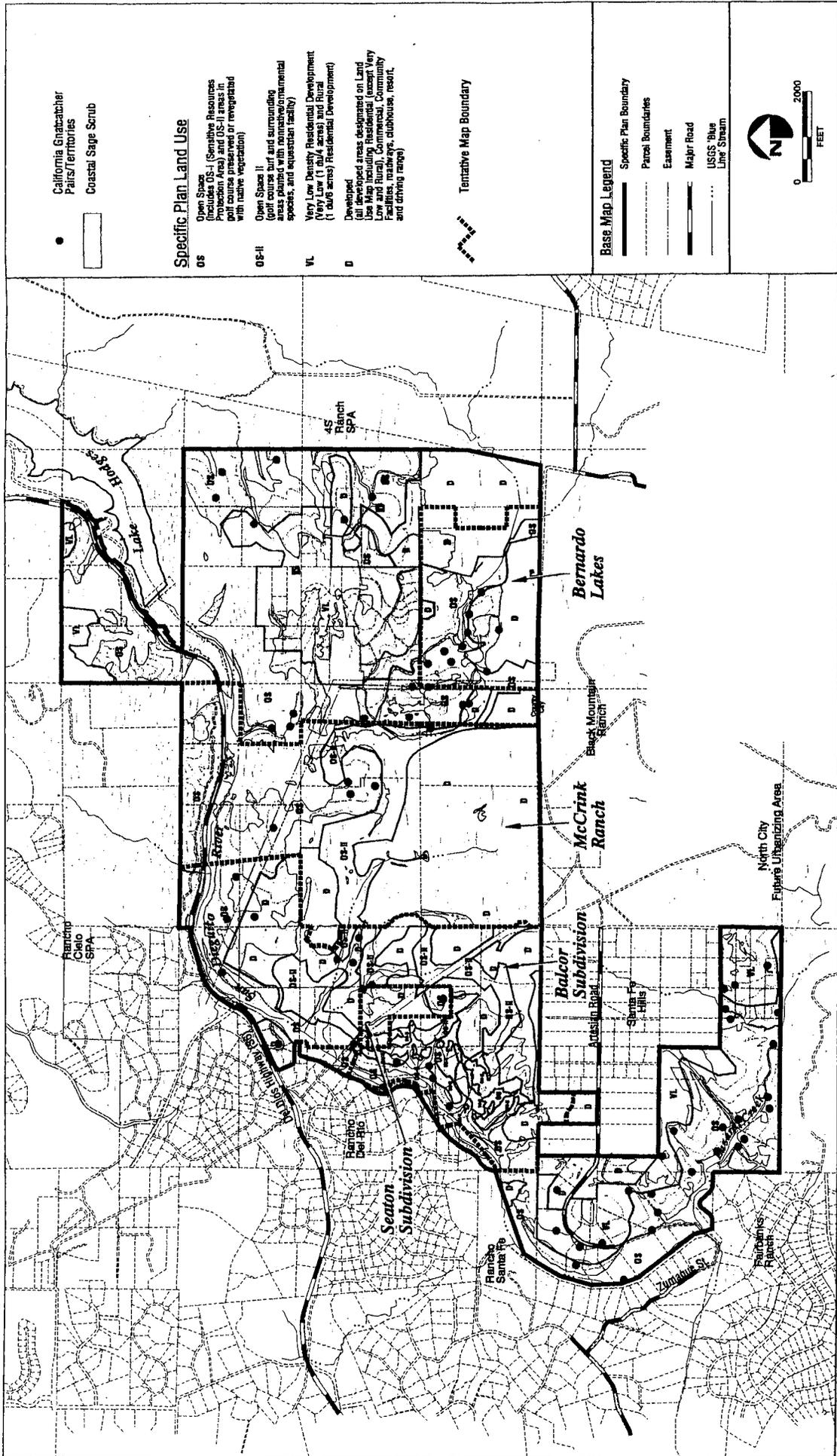
An alternate golden eagle nest site in the vicinity of the Lake Hodges Dam is located within 500 feet of the proposed Very Low and Rural residential development north of Del Dios Highway. This nest site has not been documented as active in at least the last four years

(Ogden unpubl.). An active golden eagle territory at Lake Hodges is associated with nine alternate nest sites, including the one in the SPA. There is the potential for indirect impacts from residential development on the ridge above this nest site. The pair could abandon the nest site altogether due to the proximity of residential development and associated human activity although this nest has not been occupied for four years. The eagles could also be impacted by rodent control programs involving the poisoning of California ground squirrels (*Spermophilus beecheyi*) and other rodents. Any impacts to golden eagle are considered to be cumulatively significant. This cumulative effect is being addressed by the ongoing NCCP and subarea planning efforts which are setting aside significant acreage in open space within and adjacent to the San Dieguito River Valley.

California Gnatcatcher. Direct impacts to California gnatcatchers may occur as a result of permanent loss of birds, and/or loss of occupied or potentially occupiable coastal sage scrub habitat. This loss of habitat can impair essential behavioral activities such as breeding, feeding, sheltering, and dispersal. The proposed Specific Plan would reduce breeding habitat and constrain important linkages and dispersal corridors in the western and south-central portions of the SPA (Figure 4.2-4). Detailed discussions of impacts to California gnatcatcher linkages are presented below under wildlife corridors.

The level of direct impact to California gnatcatcher territories and habitat is presented in Table 3 in Appendix B. As shown in this table and on Figure 4.2-4, the project would directly impact approximately 17 gnatcatcher territories, and potentially impact another 9 territories in the Very Low and Rural residential areas. Application of the D2 designator would reduce these impacts. Up to 47 territories may be retained in the OS-I area.

Within the SPA, all coastal sage scrub habitat (Diegan coastal sage scrub, coyote bush scrub, and coastal sage scrub/chaparral) is considered potential California gnatcatcher habitat. Under the Specific Plan, 323.7 acres (24.6 percent) of coastal sage scrub habitat would be developed. An additional 224.0 acres of coastal sage scrub habitat occurs within the Very Low and Rural residential development areas. A portion of the habitat would be lost to development in these areas as well as the Low residential area north of Artesian Road; but effective use of the D2 designator will minimize the impacts.



FIGURE

4.2-4

California Gnatcatcher Pairs/Territories within Santa Fe Valley SPA



The number of gnatcatcher territories in any one area varies within and between years depending on natural variation in population density, occurrence of habitat disturbance (e.g., wildfires), and survey effort. Although gnatcatcher territories have not been delineated in the field, their locations may be inferred based on the distribution of adult gnatcatcher sightings, habitat type, and topography. Estimation of territories impacted (both directly and indirectly) was based on such an inference. The maximum carrying capacity of the sage scrub within the SPA is expected to be greater than the number of pairs documented due to the presence of burned/disturbed sage scrub and the lack of survey information for a portion of the SPA. Impacts to the California gnatcatcher are considered significant.

Group 2 Wildlife – Federal C2 and C3 Candidate Species and California Species of Special Concern

Criteria for Significance Determination

In determining impacts and levels of significance, factors considered for the Group 1 species were evaluated for each Group 2 species individually. These factors include relative population size (if known), expected population density, overall distribution and abundance within the Santa Fe Valley Specific Plan SPA and surrounding region, projected direct and indirect impacts to suitable habitat, and the degree of protection of these species (singly and as a group) in the vicinity of the SPA. Determination of significance for Group 2 species is also analyzed with a broader focus on the condition and functioning of habitats and ecosystems. This broader ecosystem approach is consistent with regional planning programs (e.g., NCCP).

In general, some loss of suitable habitat for Group 2 species can occur without the impact being significant. A determination of whether a habitat is important or essential is based in part on the degree to which the species is expected to utilize impact areas of the SPA.

Impacts

There would be no substantial effects to populations or essential habitats of any Group 2 wildlife species by implementation of the Specific Plan.

Group 3 Wildlife – Locally Sensitive Species

There would be no substantial effects to populations or essential habitats of any Group 3 wildlife species by implementation of the Specific Plan. The effective use of the Specific Plan's D2 designator and participation in the NCCP and subarea planning process would minimize effects to Group 2 species which include western spadefoot toad, southwestern pond turtle, upland amphibians and reptiles, and raptors associated with open foraging habitat. The Santa Fe Valley Biological Resources Technical Report contains a detailed analysis of these species.

Wildlife Movement Corridors

Criteria for Significance Determination

A significant impact to wildlife corridors would occur if an identified corridor is substantially affected by the proposed project. The permanent blockage or substantial constriction by direct or indirect effects of a regional movement corridor would constitute a significant adverse effect. Permanent blockage or substantial constriction by direct or indirect effects of a local movement corridor where there are no alternate local movement corridors available would also be considered significant.

Analysis of Impacts

Wildlife corridors may be adversely impacted by loss of habitat within the corridor, by barriers to movement such as roads, constricted segments, interference from humans and predators, lack of cover, and incompatible adjacent land uses. Other indirect impacts may result from construction and road noise, human activity, and lighting. Corridors for large mammals (mountain lions, bobcats, and mule deer) should encompass the entire drainage (rim to rim topography) and contain adequate vegetative cover (Ogden 1992f, 1995d). Wider corridors are necessary where topographical relief or cover is lacking. At a minimum, wildlife movement corridors should be at least 500 feet in width with 250 feet of buffer zone on either side of the corridor. The most constrained segments should be less than 500 feet in length and a minimum of 400 feet in width (Ogden 1992f). Compatible land uses (e.g., golf course or agriculture) may buffer wildlife corridors.

Wildlife movement along the San Dieguito River Valley will be affected by an overall reduction of available habitat, constrictions of natural open space at a number of locations, and the placement of a roadway bridge across the river. Generally, the retention of natural open space varies from 400 feet to 900 feet along the western border of the Specific Plan area (Figure 4.2-5, Plate 1). This distance includes the riverine wetland habitats, but does not include currently undeveloped lands offsite to the west. Where the corridor is restricted to the recommended minimum of 400 feet, those stretches of the corridor are short and do not pose a significant problem. The riverine corridor is buffered in the east by golf course and driving range. The golf course, which is a links style course amidst coastal sage scrub where it is adjacent to the river, provides a development setback of over 1,000 feet along much of the corridor. The corridor is buffered by steep topography along most of its western edge.

The westernmost 4,000 feet of the river corridor is relatively narrow or lacks cover due to previous agricultural disturbance. This corridor segment is, however, bordered by steep topography on the west and by Very Low residential land use on the east. Effective use of the D2 designator could provide additional width to the corridor in this segment.

Wildlife movement up Lusardi Creek will not be significantly impeded by the development plan. The corridor along the creek measures 700 - 1,000 feet at the narrowest points but is generally much wider (Figure 4.2-5, Plate 1). The Very Low residential land use borders the corridor on the north and should increase natural habitat in the corridor through the effective use of the D2 designator. The Very Low residential land use potentially constricts the corridor as it leaves the site and crosses onto the Black Mountain Ranch property. The D2 designator should allow for some minimal corridor width onsite, and plans for Black Mountain Ranch show an open space corridor of approximately 1,600 feet adjacent to the creek at this point. Thus, the Lusardi Creek corridor is adequate and consistent with offsite plans.

The proposed wildlife movement corridor between the McCrink Ranch and Bernardo Lakes tentative map areas linking the SPA with Black Mountain Ranch in the southeastern SPA is not currently used as a movement corridor and is not functional as designed. It also does not link with an existing functional corridor to the south. Only by substantially modifying the topography, widening the corridor and its buffer, and conducting extensive habitat restoration would this proposed corridor be functional. Allowance would also have to be made by the project to the south for an underpass for wildlife use at the proposed Camino

del Norte roadway. This proposed corridor could provide linkage for California gnatcatchers if it is restored, and a connective coastal sage scrub corridor is restored on Black Mountain Ranch.

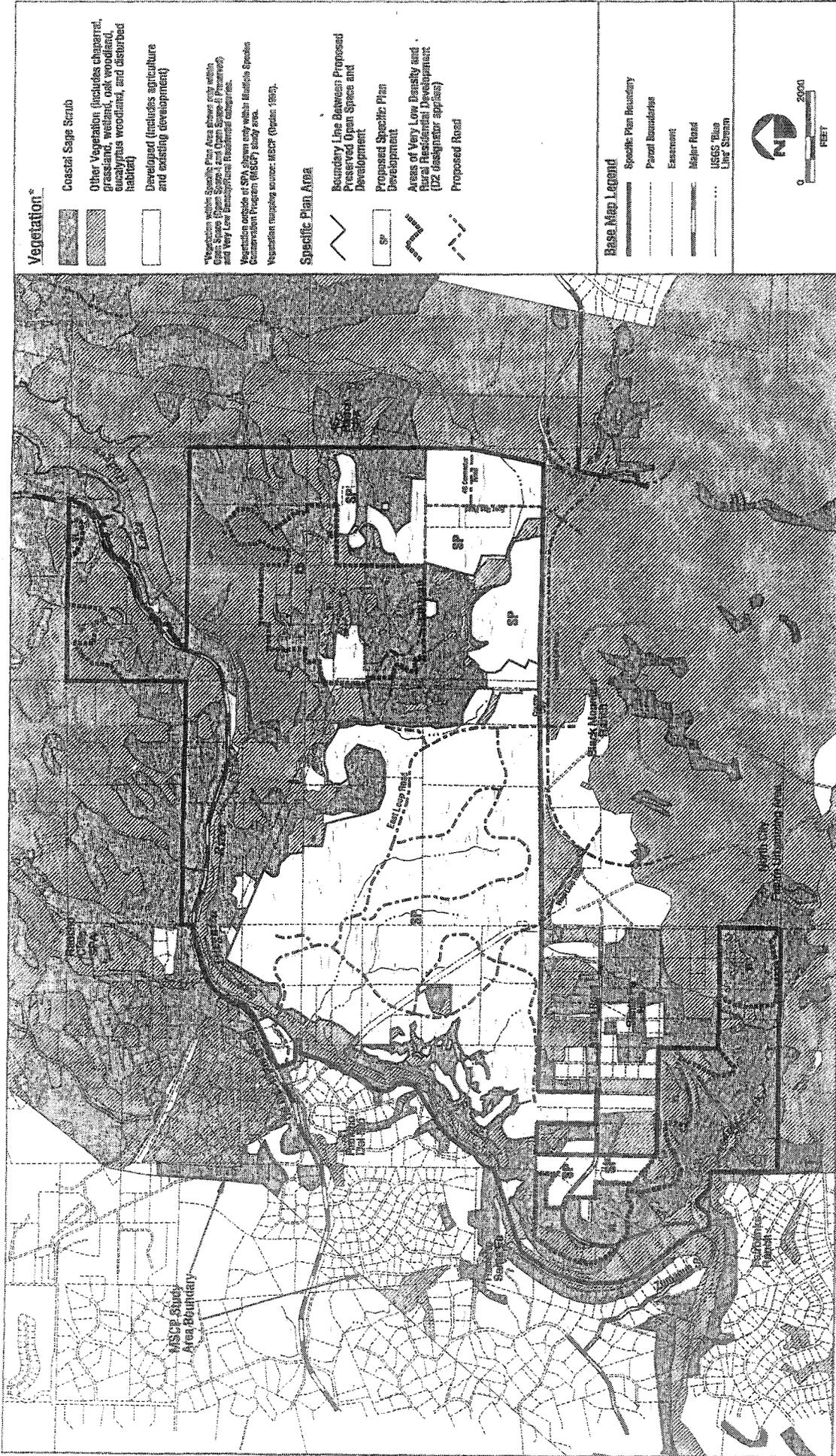
California Gnatcatcher Habitat Linkages

Criteria for Significance Determination

A significant impact to California gnatcatcher linkages would occur if an identified linkage is substantially affected by the proposed project. The permanent blockage or substantial constriction of a linkage by direct or indirect effects would constitute a significant adverse effect. Impacts are significant if a linkage ceases to function as essential breeding habitat through direct and indirect impacts.

Analysis of Impacts

The habitat linkage for the gnatcatcher that would remain after development of the SPA is relatively narrow between the San Dieguito River and the proposed golf course (Figure 4.2-5, Plate 1). This narrow linkage averages about 200 feet and extends roughly 1.5 miles before encountering more extensive habitat and the Very Low residential land use area in the southern area of the SPA. The narrowness of the linkage is augmented somewhat by the proposed links-style golf course, but represents marginal breeding capacity for the species (possibly two breeding territories). The regional database of gnatcatcher home range size suggests that a typical gnatcatcher home range for the Santa Fe Valley area would likely be between 5 and 10 acres (Ogden 1995c). The narrow linkage may not preclude breeding by the species, but the territories may not reliably support the species over time due to isolation and increased edge effects. Edge-affected coastal sage scrub habitat can be expected to have lower gnatcatcher productivity and adult survival (Paton 1994, Alberts et al. 1993, Vissman 1993). The length of the linkage may also affect the ability of the species to effectively disperse between core populations. Typical dispersal distances for banded gnatcatchers are usually less than 1.5 miles (Ogden 1992a, Atwood et al. 1995, G. Braden pers. comm.). Thus, the gnatcatcher linkage along the western edge of the SPA is constrained by the length and narrow width of the linkage which reduces the long-term reliability of the connection to ensure adequate dispersal and genetic exchange between core populations.



Vegetation*

- Coastal Sage Scrub
- Other Vegetation (includes chamarel, grassland, wetland, oak woodland, succubynus woodland, and disturbed habitat)
- Developed (includes agriculture and existing development)

*Vegetation within Specific Plan Area shown only within Coastal Sage Scrub, Other Vegetation, and Very Low Environmental Sensitivity areas. Vegetation outside of SPA shown only within Modified Specific Conservation Program (MSCP) study area. Vegetation mapping source: MSCP (October 1992).

Specific Plan Area

- Boundary Line Between Proposed Preserved Open Space and Development
- Proposed Specific Plan Development
- Areas of Very Low Density and Rural Residential Development (22 designator applies)
- Proposed Road

Base Map Legend

- Specific Plan Boundary
- Parcel Boundary
- Easement
- Major Road
- USGS Blue Line Stream



FIGURE

4.2-5

Habitat Connectivity with Santa Fe Valley Specific Plan Implementation



The gnatcatcher habitat linkage between 4S Ranch SPA and Santa Fe Valley is potentially constrained by development (Figure 4.2-5, Plate 1). A short 2000-foot-wide habitat connection across Four Gee Road provides connectivity to 4S Ranch from the eastern portion of the SPA, but the habitat connection to the west (north of Camino Santa Fe) necessarily crosses the Very Low residential area in the east-central portion of the SPA. Gnatcatcher movement across this area will rely on the effective use of the D2 designator to maintain connectivity of sensitive coastal sage scrub habitat.

The Lusardi Creek linkage to Black Mountain and Los Peñasquitos Canyon would be constrained by Very Low residential development in the southwestern portion of the Specific Plan. This is a constriction point for east-west gnatcatcher movement, especially with the likely future development of the adjacent Black Mountain Road and the City of San Diego Future Urbanizing Area. The long-term maintenance of natural vegetation with 4- to 6-acre residential parcels would require continual monitoring and enforcement by the County to ensure that a viable habitat linkage is maintained.

Although direct impacts to coastal sage scrub and California gnatcatcher habitat linkages would occur, the open space preserve (OS-I) proposed for Santa Fe Valley, in conjunction with adjacent open space plans (i.e., Rancho Cielo and 4S Ranch), ~~is expected to constitute mitigation for these impacts based on a subregional habitat approach~~ will constitute mitigation for these impacts based on the subarea plan being prepared for the Lake Hodges area. This is because of the requirement for the preparation of an NCCP subarea plan, the required preparation of a Habitat Management Plan, the dedication of more than 1,400 acres in undisturbed open space, the use of the D2 designator in areas where no development is currently proposed, and the addition of 375 acres of buffer area between the development and the natural open space. An open space design for the Santa Fe Valley SPA was developed by the County of San Diego in consultation with the USFWS and CDFG. This consultation took place as part of the subarea planning process for the NCCP program. The onsite preservation of coastal sage scrub will complement other contiguous open space designs within the subarea. The process will ultimately lead to the acquisition of a Section 10(a) permit under the federal Endangered Species Act for the "take" of California gnatcatchers and coastal sage scrub habitat. The process requires the formation of a viable open space system and considers overall ecosystem continuity rather than absolute acreage. Losses of coastal sage scrub habitat onsite have been accepted by the resource agencies contingent upon the development of an adequate subarea plan which includes the Santa Fe Valley SPA. An important aspect of the process is the development

of a Subarea Habitat Management Plan which is essential to the monitoring and maintenance of the natural open space. This should include undeveloped acreage within the Very Low and Rural residential development areas on the SPA.

In addition to the Specific Plan's open space design, land supporting coastal sage scrub in areas proposed for Very Low and Rural residential development are subject to the Specific Plan's D2 designator that requires avoiding impacts to sensitive resources to the degree feasible and maximizing contiguity of the coastal sage scrub linkage. The total area where grading is permitted for house, parking areas and other outdoor use areas, exclusive of access driveways, is known as the development envelope. According to the Specific Plan, development envelopes are to be limited to one-quarter acre per building site, or to the amount of site area not containing sensitive habitat as determined by the Director, whichever is greater. Areas for leach lines are not required to fall within the development envelope provided such areas are revegetated to their natural state. Clearing for fuel modification is to be limited to the minimum required by the applicable fire district, but may be located outside the development envelope. Development envelopes are also to be located to maximize connectivity of sensitive habitat, both within the individual lot and between adjacent lots, and to maximize opportunities for corridors of natural habitat through development areas. Open space easements are to be dedicated to the County of San Diego for all land outside the approved building envelope. Habitat disturbance is prohibited in the open space easements other than clearing to satisfy fuel modification requirements.

Because all of the Group 1 upland habitats are considered sensitive and declining resources by the regulatory agencies and/or the County, direct impacts to sensitive upland habitats associated with implementation of the Specific Plan are adverse and significant. The Specific Plan in combination with the D2 designator will preserve over 70 percent of the sensitive upland habitats. This total includes all of the rock outcrops, an estimated 90 percent of the perennial grassland, 77 percent of the southern maritime chaparral, 74 percent of a very small coast live oak woodland, and over 70 percent of the coastal sage scrub. Coastal sage scrub accounts for 94 percent of the sensitive upland habitat acreage onsite. The inherent effects of the open space design on the California gnatcatcher and the maintenance of habitat linkages and movement corridors is addressed in Sections 4.4.3.1 and 4.4.4. The overall impact to sensitive habitats is also strongly related to the configuration and continuity of the preserved habitat and the amount and type of edge effects. These factors affect the viability and capacity of the habitat to support sensitive species. In this regard, the open space design of the Specific Plan has been tentatively

accepted by the resource agencies as part of the framework for the local Subarea Plan as per the NCCP regional planning process.

4.2.3 Level of Significance

Vegetation Communities - Group 1 Habitats

Because all wetland and Group 1 upland habitats are considered sensitive and a declining resource by the regulatory agencies and the County, direct impacts to wetlands and upland habitat associated with implementation of the Specific Plan are significant.

Vegetation Communities - Group 2 Habitats

Because none of the Group 2 habitats (chaparral, nonnative grassland, eucalyptus woodland, and ruderal habitat) is considered sensitive by the regulatory agencies or the County, direct impacts to most of the nonsensitive habitat within the SPA are adverse but not significant. Although the exact acreage has not been determined, the direct loss of those portions of the nonsensitive habitats that function as wetland buffers and/or wildlife movement corridors and habitat linkages is significant, but mitigable by the combination of effective open space planning onsite, the use of the D2 designator, and wetland permitting processes.

Vegetation Communities - Group 3 Habitats

Because maintained lands have little or no biological importance, and they contribute very little to regional biological diversity, direct and indirect impacts to them are not significant.

Sensitive Plants - Group 1

San Diego Thorn-mint. At this time, no direct impacts to San Diego thorn-mint are anticipated. If, however, populations of this species are discovered within the SPA through preconstruction surveys in the future, direct impacts could be significant depending upon the location of the population(s) and the land use proposed for the area where it occurs.

Del Mar manzanita. Because over 90 percent of the onsite Del Mar manzanita will be preserved, impacts are not significant.

Encinitas baccharis. At this time, the presence of Encinitas baccharis within the SPA cannot be verified. If the presence of this species is verified, direct impacts could potentially be significant depending upon the location of the population(s) and the land use proposed for the area where it occurs.

Sticky dudleya. Because the entire population of sticky dudleya is on land proposed for preservation, no direct impacts to this species would occur.

Indirect impacts. Indirect impacts to Group 1 plant species associated with the production of fugitive dust emissions, soil erosion on slopes, introduction of invasive, nonnative plant species, and increases in the moisture regime would be significant if protective measures are not implemented to avoid or minimize those impacts.

Sensitive Plants - Group 2

California adolphia. While levels of impact to this species are above the County's guidelines for development projects (20 percent), the overall protection of a large number of plants in a contiguous open space system (OS-I) reduces the impact to less than significant.

Impacts to the remaining Group 2 plant species: wart-stemmed ceanothus, variegated dudleya, San Diego marsh-elder, and Nuttall's scrub oak are not considered significant.

Sensitive Plants - Group 3

Because of the relatively small number of shrubs that could be impacted, and because those impacts may be avoided or minimized, direct impacts to southern mountain misery, spiny rush, and ashy spike-moss are not significant.

Wildlife Species - Group 1

Fairy shrimp. Direct and indirect impacts to the San Diego fairy shrimp may be significant. These effects may be avoided by effective use of the D2 designator which may retain vernal pools and their associated watershed in combination with contiguous natural open space. Significant effects to potential Riverside fairy shrimp habitat may occur and would need to be determined with additional surveys prior to development activity.

Quino checkerspot. Direct impacts to potential habitat for Quino checkerspot from implementation of the Specific Plan are not significant.

Golden eagle. Golden eagle would be impacted by the incremental loss of foraging habitat and potential indirect impacts to a nesting site. All direct and indirect impacts to golden eagle are considered cumulatively significant when taken into consideration with other projects in the vicinity (Rancho Cielo, 4S Ranch, Olivenhain Water Storage project, and Black Mountain Ranch). Impacts to this species are being addressed by the ongoing regional NCCP and subarea planning efforts.

California gnatcatcher. Direct and indirect impacts to California gnatcatcher and associated habitat would be significant. The reduction of habitat linkages and increased edge effects would have adverse effects on California gnatcatchers and their habitat.

Wildlife Species - Group 2

None of the Group 2 wildlife species would be substantially affected by implementation of the Specific Plan.

Wildlife Species - Group 3

There would be no significant effects to populations or essential habitats of any Group 3 wildlife species.

Wildlife Movement Corridors

Impacts to wildlife corridors would be adverse, but not significant.

California Gnatcatcher Habitat Linkages

The San Dieguito River Valley, Lusardi Creek, and 4S Ranch habitat linkages are regionally important in maintaining landscape connectivity between California gnatcatcher core populations within the Santa Fe Valley Specific Plan, as well as to adjacent core populations located to the north, south, and east. The overall open space design on the Santa Fe Valley SPA was tentatively accepted by the state and federal wildlife agencies as part of the foundation of the local subarea plan per the NCCP regional planning process. The effectiveness of the retained linkages will rely on the habitat management program established by the subarea plan, the judicious use of the D2 designation, and through habitat recovery and rehabilitation in designated open space preserves.

With the implementation of mitigation measures in Section 4.2.4, all impacts to biological resources will be mitigated.

4.2.4 Mitigation Measures

Wetlands

- Wetland impacts shall be avoided and minimized through project redesign, where feasible per discretionary permit review, application of the D2 designator, and state and federal permitting processes (1603 and 404, respectively). Site-specific wetland delineation studies shall be prepared to document the amount and habitat value of the wetland resources including vernal pools.
- All unavoidable impacts shall be mitigated by creation and/or enhancement of wetland habitat onsite or offsite within the vicinity of the SPA (e.g., Lusardi Creek drainage) at a mitigation ratio of no less than 1:1. Mitigation will include the preparation of a detailed wetland mitigation plan and dedication of the mitigation areas as permanent open space.
- The loss of the disturbed vernal pools in the northwestern portion of the SPA could be mitigated by acquiring the land containing the vernal pools and adjacent watershed in the southwestern SPA. If this mitigation measure is feasible, it should include preparation of a vernal pool management plan, and

dedication of the vernal pools and surrounding watershed as permanent open space. Identification and protection of watershed is critical to protecting the hydrology of the vernal pool system and associated pollinators of vernal pool species. This impact could also be mitigated by acquisition or restoration of vernal pools offsite.

- Appropriate vegetated buffers shall be established around all wetland habitat and unvegetated waters. Buffer widths will vary depending upon the type (e.g., unvegetated drainage versus riparian forest) and quality of the habitat, adjacent land uses, whether the habitat functions as a wildlife movement corridor or habitat linkage (see below), and whether it supports sensitive plant or wildlife species.
- An open space easement, including appropriate buffer areas around vernal pools, shall be dedicated to the County of San Diego and shall prohibit disturbance of any kind.
- Activities in wetland habitat and buffers shall be limited to passive recreation (e.g., hiking). Fencing should be used to protect particularly sensitive areas such as wetland dominated by herbaceous species (e.g., vernal pools, freshwater marsh) and populations of sensitive plant species.
- To mitigate for impacts associated with increased runoff from developed areas, a drainage control plan shall be prepared by a qualified geologist or hydrologist. Mitigation will also include the use of unlined drainage channels, energy dissipating structures, detention ponds, and permeable materials on paved surfaces where practical, reduction of irrigation requirements through the use of native, drought-tolerant vegetation, and conducting necessary irrigation operations to minimize runoff and evaporation.
- To mitigate for impacts associated with erosion and sedimentation during construction, construction activities adjacent to wetlands and unvegetated waters shall be conducted during the dry season where feasible, standard erosion control procedures (e.g., temporary berms, sandbags, sedimentation/desiltation basins) shall be used, disturbance to vegetated slopes shall be minimized, and graded slopes shall be revegetated immediately after construction is completed.

- To reduce impacts associated with decreased surface water quality, fueling zones shall be established during construction that are at least 50 feet from wetlands and drainages. In addition, a spill prevention and control program shall be implemented, the proper use and disposal of pesticides, herbicides, fertilizers, and other toxic materials shall be encouraged, alternative methods for pest-control and fertilization shall be encouraged, and retention ponds and infiltration trenches and basins shall be incorporated into the project design for the removal of nutrients, sediments, and toxicants.
- Only native wetland plant species indigenous to the area shall be used for wetland enhancement and revegetation. The use of invasive nonnative species, such as pampas grass (*Cortaderia* spp.) and giant reed (*Arundo donax*), shall be prohibited in all landscaped areas throughout the SPA. Cultivars of native plants and native species from different geographic regions shall also be prohibited. All plant material used for wetland enhancement and revegetation shall be collected onsite or in the vicinity of the SPA, to the degree feasible.
- Standard dust control procedures shall be used to reduce fugitive dust emissions during construction.
- To mitigate for impacts associated with increased human activity, access trails shall be limited to existing roads and trails and entry into wetland habitats shall be discouraged by fencing and other barriers. A public education program that includes signage along trails shall be implemented to inform residents about the value and sensitivity of wetland habitats.
- Protection of vernal pool resources shall include preservation of supportive watershed to avoid indirect impacts of human presence and siltation.

Sensitive Upland Habitats

Coastal Sage Scrub

- Uplands identified for natural open space preservation which have been disturbed by various activities including agriculture shall be restored to coastal

sage scrub or other native scrub or grassland habitat as dictated by location and soils. This mitigation requirement will offset some of the internal losses of habitat while adding coastal sage scrub to the preserve and establishing better habitat linkage and cover for wildlife movement.

Southern Maritime Chaparral

- Direct impacts to southern maritime chaparral shall be minimized to the extent feasible during final design of the Balcor tentative map golf course.

Perennial Grassland

- Direct impacts shall be mitigated by avoidance to the extent feasible. Unavoidable impacts shall be mitigated by onsite enhancement/restoration of this habitat, adjacent to existing stands of perennial grassland in areas to be dedicated as open space.

Coast Live Oak Woodland

- The single small (approximately 0.4 acre) stand of coast live oak woodland in Open Space II (McCrink Ranch tentative map) ~~shall be avoided through project redesign, if feasible~~ would result in a significant and mitigable impact. Mitigation measures to reduce the significant impacts shall include avoiding the stand through project redesign. Unavoidable impacts to this habitat should be mitigated by onsite habitat creation at a ratio of no less than 3:1 and dedication as permanent open space.

Sensitive Plant Species

- Field surveys shall be conducted for San Diego thorn-mint (early spring) and Encinitas baccharis (any time of year) prior to development of the Very Low and Rural residential development areas in the southwestern and northeastern portions of the SPA, respectively. Newly discovered populations shall be preserved, if feasible. Unavoidable losses shall be mitigated by acquiring and preserving an offsite population(s), within an area that can be incorporated into a regional preserve system. Based on past experience, the success of relocating

existing populations is questionable, and therefore would not represent sufficient mitigation alone. Seed from impacted populations should, however, be salvaged for germ plasm storage and experimental introduction studies.

- Impacts to California adolphia and wart-stemmed ceanothus should be avoided to the extent feasible. For unavoidable impacts, incorporation of these species into coastal sage scrub (California adolphia) and chaparral (wart-stemmed ceanothus) revegetation and enhancement plant palettes is recommended. Material used in these plant palettes must be collected onsite. Introduction of these species should be done in areas that are contiguous with existing populations in areas dedicated for open space preservation.
- Impacts to summer-holly, San Diego barrel cactus, and San Diego marsh-elder should be avoided to the extent feasible. For unavoidable impacts, salvage of plant materials (seed, stem cuttings, individual plants) in areas to be impacted and incorporate the materials into revegetation and habitat enhancement plant palettes.

Sensitive Wildlife Species

- Focused preconstruction surveys for Riverside and San Diego fairy shrimp shall be conducted to determine their status in the northwestern vernal pools. If either fairy shrimp species is found, an appropriate mitigation program would be required which may include acquisition of onsite or offsite vernal pools.
- To prevent impacts to San Diego fairy shrimp, and potentially to Riverside fairy shrimp, future residences, roads, structures, and other potentially detrimental land uses shall be located away from the southwestern vernal pool complex through the D2 designator process. The group of pools and their associated watershed shall be preserved in permanent open space. Indirect impacts to the vernal pools and the associated watershed shall be minimized by following appropriate construction practices; banning the introduction of pesticides, herbicides, and pollutants into the watershed; providing a buffer zone around the preserved vernal pools; and restricting human and off-road vehicular activity in the preserved and buffer open space.

- Lands that contain important stands of coastal sage scrub or represent critical linkages in areas designated with the D2 designator shall be considered for public acquisition through the regional funding program established as part of the regional habitat planning programs.
- For any construction zones within 1,000 feet of the riparian habitat along the San Dieguito River and Lusardi Creek, preconstruction surveys for southwestern willow flycatcher and least Bells' vireo shall be conducted. If either one of these species is observed in the riparian habitat in these areas, construction shall be prohibited within 1,000 feet of the habitat during these species' breeding periods.

Wildlife Movement Corridors

- Habitat previously disturbed and/or used for agricultural purposes shall be restored within areas identified to be preserved as natural open space (i.e., Open Space I). These areas shall be restored to coastal sage scrub, chaparral, or native grassland as dictated by adjacent habitats and soils. Restoration shall be prioritized along the San Dieguito River north of the confluence with Lusardi Creek.
- The D2 designator shall be utilized to provide a wider more contiguous wildlife corridor in the southwesternmost portion of the SPA (i.e., adjacent to Lusardi Creek).
- With the exception of the golf course in the Balcor tentative map area, only passive recreation (i.e., hiking trails) shall be allowed within the buffer to the San Dieguito River Valley corridor.
- Outdoor lighting of the clubhouse shall be minimized. Lighting and nighttime activity on the golf course and associated facilities (e.g., parking areas, storage and maintenance facilities) shall be prohibited.
- Lighting of the bridge over the San Dieguito River shall be minimized. Fencing along the roadway leading onto the bridge shall be constructed to direct wildlife movement under the bridge and away from the roadway.

California Gnatcatcher Habitat Linkages

- The D2 designator shall be used to avoid fragmentation of habitat and widen linkages to accommodate dispersal and breeding within the three linkage areas identified (i.e., between the San Dieguito River and the proposed golf course, between the 4S Ranch SPA and Santa Fe Valley, and the Lusardi Creek to Black Mountain to Los Peñasquitos Canyon linkage). Disturbed lands identified for preservation shall be restored to coastal sage scrub along these linkages, or other native scrub or grassland habitat as dictated by location and soils.

4.2.5 Tentative Map Area Impacts

This section presents impacts associated with the four proposed tentative maps within the Santa Fe Valley SPA: the Balcór Subdivision, the McCrink Ranch Subdivision, the Seaton Subdivision, and the Bernardo Lakes Subdivision. The tentative map subdivisions are shown in Figures 3-7 through 3-10 in Section 3 of this EIR. The following discussion focuses primarily on significant impacts that are unique or specific to one or more of the tentative maps. Impacts that are broader in scope or that are more appropriately addressed at the Specific Plan level are presented in Section 4.2.2. The organization of this impact analysis is similar to that used for the SPA (Section 4.2.2). Significance criteria for impacts to the various biological resources (e.g., vegetation communities, sensitive plants, sensitive wildlife) are the same as those presented in Section 4.2.2. Mitigation measures for significant impacts are discussed above (at the SPA level only) in Section 4.2.4.

Balcór Subdivision Tentative Map Impacts

Vegetation Communities

Group 1: Habitats Wetlands and Unvegetated Waters of the U.S.

Direct impacts to wetlands and unvegetated waters of the U.S. within the Balcór tentative map are presented in Table 4.2-4 and on Plate 1. Approximately 4.8 acres (14.4 percent of the total within the tentative map) of wetland habitat and 0.2 acre (2.8 percent) of unvegetated waters of the U.S. would be lost to development within this tentative map.

Table 4.2-4

**VEGETATION COMMUNITIES IN THE BALCOR SUBDIVISION
TENTATIVE MAP BY LAND USE CATEGORY**

Vegetation Community	Total Acreage in TM	Acreage (% of total TM)		
		Open Space ¹	Open Space II - Disturbed	Developed ² All Other Development
GROUP 1: SENSITIVE HABITATS				
WETLANDS/UNVEGETATED WATERS OF THE U.S.				
Wetlands				
Coastal and Valley Freshwater Marsh	8.5	7.6 (89.4)	0.8 (9.4)	0.1 (1.2)
Southern Willow Scrub	8.9	6.9 (77.5)	1.4 (15.7)	0.6 (6.7)
Mulefat Scrub	0.2	0.0 (0.0)	0.2 (100.0)	0.0 (0.0)
Tamarisk Scrub	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Southern Arroyo Willow Riparian Forest	12.6	12.5 (99.2)	0.0 (0.0)	0.1 (0.8)
Southern Coast Live Oak Riparian Forest	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Vernal Pool	0.04	0.0 (0.0)	0.0 (0.0)	0.04 (100) ³
Disturbed Wetland	2.1	1.4 (66.7)	0.3 (14.3)	0.4 (19.0)
Swale/Wetland Ecotone	0.9	0.0 (0.0)	0.2 (22.2)	0.7 (77.8)
Total Wetlands	33.2	28.4 (84.5)	2.9 (8.6)	1.9 (5.7)
Unvegetated Waters of the U.S.				
Natural Floodchannel/Streambed	2.0	2.0 (100)	0.0 (0.0)	0.0 (0.0)
Seasonal Streambed ⁵	(0.2)	0.1 (50.0)	0.1 (50)	0.0 (0.0)
Open Water	4.7	4.6 (97.9)	0.0 (0.0)	0.1 (2.1)
Total Unvegetated Waters of the U.S.	6.7	6.6 (97.1)	0.0 (0.0)	0.1 (1.4)
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	39.9	35.0 (87.5)	2.9 (7.5)	2.0 (5.0)
SENSITIVE UPLANDS				
Coastal Sage Scrub ⁴	273.3	111.2 (40.7)	59.6 (21.8)	102.6 (37.5)
Undisturbed	78.3	54.0 (69.0)	4.0 (5.1)	20.4 (26.1)
Disturbed	195.0	57.2 (29.3)	55.6 (28.5)	82.2 (42.2)
Coastal Sage Scrub/Chaparral	11.0	4.1 (37.3)	3.4 (30.9)	3.5 (31.8)
Southern Maritime Chaparral	13.5	10.4 (77.0)	1.2 (8.9)	1.8 (13.3)

Table 4.2-4 (Continued)

VEGETATION COMMUNITIES WITHIN THE BALCOR SUBDIVISION
TENTATIVE MAP BY LAND USE CATEGORY

Vegetation Community	Total Acreage in TM	Acreage (% of total TM)		
		Open Space ¹	Open Space II - Disturbed	Developed ² All Other Development
Perennial Grassland	2.3	0.7 (30.4)	1.5 (65.2)	0.1 (4.3)
Coast Live Oak Woodland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Rock Outcrops	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
TOTAL SENSITIVE UPLANDS	300.1	126.4 (42.1)	65.8 (21.9)	108.0 (36.0)
TOTAL GROUP 1 HABITATS	340.4	161.4 (47.4)	68.7 (20.2)	111.7 (32.9)
GROUP 2: NONSENSITIVE HABITATS				
Chaparral	21.9	3.1 (14.2)	6.3 (28.8)	12.6 (57.5)
Nonnative Grassland	145.4	2.5 (1.7)	57.4 (39.5)	85.5 (58.8)
Eucalyptus Woodland	16.3	15.2 (93.3)	0.4 (2.4)	0.7 (4.3)
Ruderal Habitat	51.2	10.8 (21.1)	13.7 (26.8)	26.7 (52.1)
TOTAL GROUP 2 HABITATS	234.8	31.6 (13.5)	77.8 (33.1)	125.5 (53.4)
GROUP 3: MAINTAINED LANDS				
Agricultural Land	62.2	8.3 (13.3)	21.5 (34.6)	32.4 (52.1)
Developed	8.6	4.6 (53.5)	1.0 (11.6)	2.9 (33.7)
TOTAL GROUP 3 HABITATS	70.8	12.9 (18.2)	22.5 (31.8)	35.3 (49.9)
TOTAL ALL HABITATS	645.6	205.9 (31.8)	169.0 (26.1)	272.5 (42.1)

¹ Open Space includes Open Space I (Sensitive Resource Protection Areas) and Open Space II - Preserved (areas in golf course with native vegetation).
² Developed includes Open Space II Disturbed (turf and nonnative vegetation areas in golf course, and equestrian facility), Residential (excluding Very Low Density and Rural), Commercial, Community Facilities, roadways, clubhouse, resort, and driving range.
³ This acreage is the area covered by 4 vernal pool basins at a single location in the northwestern SPA. The total vernal pool watershed at this location encompasses 6.2 acres, of which approximately 6.1 acres is upland habitat. Due to agricultural activities, the vernal pools at this location are highly disturbed, low quality pools.
⁴ Includes Diegan coastal sage scrub and coyote bush scrub.
⁵ Seasonal streambed acreage is shown because it is jurisdictional habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.
 Note: Numbers may not sum to totals as shown, due to rounding.

These impacts represent approximately 30 and 22 percent of the total impacts to wetlands and unvegetated waters, respectively, within the SPA. Of these wetland impacts, at least 4 vernal pool basins covering approximately 0.04 acre, and approximately 6.1 acres of adjacent upland habitat (primarily disturbed coastal sage scrub and nonnative grassland) that serve as a buffer or watershed to these pools, would be directly impacted. Direct impacts associated with the proposed golf course within this tentative map include 2.9 acres of wetlands (0.8 acre of freshwater marsh, 1.4 acres of southern willow scrub, 0.2 acre of mulefat scrub, 0.3 acre of disturbed wetland, and 0.2 acre of swale/wetland ecotone) and 0.1 acre of unvegetated seasonal streambed. None of the impacts to wetlands or unvegetated waters is associated with the golf course clubhouse or driving range.

Indirect impacts to wetlands include decreased water quality, fugitive dust emissions, introduction of invasive, nonnative plant species, genetic contamination of native plants, and degradation of habitat due to increased human presence. In particular, runoff from the Balcor golf course, driving range, and adjacent residential development that could contain fertilizers, pesticides and other contaminants could affect water quality and indirectly impact wetland habitat in the San Dieguito River. A more detailed discussion of these impacts is presented in the Specific Plan impact analysis. A number of mitigative measures (refer to Section 4.2.4) can be taken to avoid or minimize most indirect impacts to wetlands and unvegetated waters.

Group 1: Sensitive Upland Habitats

Direct impacts to sensitive upland habitats within the Balcor tentative map are presented in Table 4.2-4 and on Plate 1. Approximately 173.8 acres of sensitive upland habitat would be lost within this tentative map, including 162.2 acres (59.3 percent of the total within the tentative map) of coastal sage scrub, 6.9 acres of coastal sage scrub/chaparral (62.7 percent), 3.0 acres (22.2 percent) of southern maritime chaparral, and 1.6 acres (69.6 percent) of perennial grassland. Direct impacts associated with the proposed golf course include the loss of 59.6 acres of coastal sage scrub (4.0 acres undisturbed, 55.6 acres disturbed), 1.2 acres of southern maritime chaparral, and 1.5 acres of perennial grassland. An additional 12.0 (9.8 acres undisturbed, 2.2 acres disturbed) and 13.5 (0.9 acre undisturbed, 12.6 acres disturbed) acres of coastal sage scrub would be directly lost as a result of construction of the clubhouse and driving range, respectively. All direct and indirect impacts to sensitive upland habitats would be adverse and significant.

In addition, the coastal sage scrub within this tentative map forms a habitat link between sage scrub occupied by California gnatcatchers along Lusardi Creek and occupied habitat in the north-central and northeastern portions of the SPA. Impacts to California gnatcatchers and coastal sage scrub habitat linkages are further discussed in the following sections.

Potential indirect impacts to sensitive upland habitats include fugitive dust emissions, soil erosion on slopes during project construction, introduction of invasive, nonnative plant species, genetic contamination of native plants, increases in the moisture regime from runoff, and degradation of habitat due to habitat fragmentation, edge effect, and increased human presence. A more detailed discussion of these impacts is presented in the Specific Plan impact analysis (Section 4.2.2). Most of these indirect impacts can, however, be avoided or reduced by implementing the mitigative measures outlined in Section 4.2.4.

Group 2 Habitats

Direct impacts to Group 2 habitats within the Balcors Subdivision tentative map are summarized in Table 4.2-4 and on Plate 1. None of the direct impacts to Group 2 habitats associated with this tentative map would be significant.

Group 3 Habitats

Direct impacts to Group 3 habitats within the Balcors Subdivision tentative map are summarized in Table 4.2-4 and on Plate 1. None of the direct or indirect impacts to Group 3 habitats associated with this tentative map would be significant.

Sensitive Plant Species

Group 1 Plants

The only Group 1 plant species that occurs within the Balcors Subdivision tentative map is Del Mar manzanita. Of the approximately 310 individuals in the tentative map, 269 (86.8 percent of the total within the tentative map) are in areas proposed for permanent open space, while the remaining 41 (13.2 percent) shrubs would be lost to development of the golf course and residential development in the southern portion of the tentative map (Table 4.2-5, Plate 2). These losses also account for 100 percent of the direct impacts to this species within the SPA (Table 4.2-3).

Table 4.2-5

SENSITIVE PLANT SPECIES OBSERVED WITHIN THE BALCOR TENTATIVE MAP
BY AGGREGATED LAND USE CATEGORY

Species	Number of Individuals (% of total)			
	Total Number of Individuals in TM	Open Space ¹	Open Space II - Disturbed	All Other Development
Group 1: Federally or State-Listed Species, Species Proposed For Listing, and Federal C1 Candidates				
Del Mar Manzanita	310	269 (86.8)	31 (10)	10 (3.2)
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species				
California Adolphia	545	309 (56.7)	104 (19.1)	132 (24.2)
San Diego Sagewort	200	200 (100.0)	0 (0.0)	0 (0.0)
Wart-stemmed Ceanothus ³	20.3	9.2 (45.3)	3.2 (15.8)	7.9 (38.9)
Summer-holly	264	230 (87.1)	11 (4.2)	23 (8.7)
San Diego Barrel Cactus	11	6 (54.5)	0 (0.0)	5 (45.5)
San Diego Marsh-elder	208	180 (86.5)	27 (13.0)	1 (0.5)
Nuttall's Scrub Oak ⁴	Undetermined	Undetermined	Undetermined	Undetermined
Group 3: CNPS List 4 Species				
Spiny Rush	192	143 (74.5)	36 (18.8)	13 (6.8)

¹ Open Space includes Open Space I (Sensitive Resource Protection Areas) and Open Space II - Preserved (areas of native vegetation in golf course).
² Developed includes Open Space II - Disturbed (areas in golf course planted with turf and other nonnative/ornamental plant species), Residential (excluding Very Low Density), Commercial, Community Facilities, roadways, clubhouses, resort, and driving range.
³ Occurrences are shown as acres of habitat supporting this species.
⁴ Species observed in southwestern TM but population size not determined.

Group 2 Plants

Impacts to Group 2 plant species resulting from development of the Balcor tentative map are presented in Table 4.2-5 and on Plate 2. Direct impacts to California adolphia (236 individuals, 43.3 percent of the total within the tentative map) are not considered significant. Direct impacts to wart-stemmed ceanothus (approximately 11.1 acres of ceanothus-dominated habitat (54.6 and 95.7 percent, respectively, of the impacts within the tentative map and SPA), while adverse, would not be significant. Direct impacts to Nuttall's scrub oak could not be quantified but are not expected to be substantial given the retention of chaparral habitats onsite and within the Specific Plan. Direct impacts to all other Group 2 plant species would be adverse, but not significant. San Diego marsh-elder could be substantially affected by the indirect effects of increased streambed erosion, decreased water quality, and habitat degradation.

Group 3 Plants

Impacts to Group 3 plant species resulting from development of the Balcor Subdivision tentative map are presented in Table 4.2-5 and on Plate 2. Although above the County's maximum allowable loss (20 percent) for development projects, direct impacts to spiny rush (48 individuals, 25.5 percent of the tentative map total) would not jeopardize either species' local or regional populations.

Adverse indirect impacts could potentially occur to the spiny rush population both within the Balcor Subdivision tentative map as a result of increased streambed erosion, decreased water quality, and overall habitat degradation. Section 4.2.4 includes mitigative measures that could be implemented to reduce these impacts.

Sensitive Wildlife Species

Fairy Shrimp

A small group of highly degraded vernal pools in the northern portion of this tentative map would be directly impacted by proposed residential development. Although not encountered during cursory field surveys, Riverside and San Diego fairy shrimp could

potentially occur in these pools. Focused surveys for these species during a year with adequate rainfall would be necessary to determine their presence or absence at this location.

California Gnatcatcher

A minimum of 8 California gnatcatcher territories (approximately 162 acres of coastal sage scrub) would be directly lost as a result of development within the Balcor tentative map. These losses represent approximately 57 percent of the territories within the tentative map. Of the territories impacted, 3 would be directly impacted by the golf course and driving range, 1 by the clubhouse, and 4 by residential development. It should be noted that 2 territories would be partially impacted by development within the Balcor Subdivision tentative map, and partially by the Seaton tentative map, with the overall effect of both territories being lost (Figure 4.2-4).

Indirect impacts to California gnatcatchers and their habitat would occur due to fragmentation of the remaining coastal sage scrub habitat within the tentative map, especially in the area proposed for the golf course. Reduced nesting and reproductive success could occur from the high levels of human activity in or adjacent to coastal sage scrub, especially in "islands" of habitat incorporated into the golf course. The introduction of herbicides, pesticides and other toxic materials associated with golf course maintenance could adversely impact both gnatcatchers and their habitat. A more detailed discussion of the affects of habitat fragmentation and edge effects is presented in the analysis of impacts to coastal sage scrub habitat linkage below.

Because the California gnatcatcher is listed as a federally threatened species, all direct and indirect impacts to it and its habitat would be considered significant.

Other Wildlife

This tentative map also impacts a variety of sensitive species and their habitats in the northwest corner of the site such as orange-throated whiptail, heron species, black-shouldered kite, northern harrier, Bell's sage sparrow, black-tailed jackrabbit, and others (see Section 4.2.2). These impacts are cumulatively significant in a regional context, and are addressed and mitigated through the NCCP process and the local subarea plan.

Wildlife Corridors

The Balcor tentative map could impact wildlife movement along the San Dieguito River and one of its tributaries. The San Dieguito River Valley is recognized as a regional corridor that provides for movement of large mammals (e.g., mule deer, bobcat, mountain lion) between Lake Hodges and the San Pasqual Valley to the east and Lusardi Creek/La Jolla Valley and Black Mountain to the south.

Although the tentative map would not block this corridor, it would reduce the combined width of the corridor and adjacent buffer to less than 400 feet at the proposed bridge crossing over the river (Figures 3-7 and 4.2-5). Despite this constriction, wildlife should be able to move under this bridge. During flood events, however, wildlife may have to move through the area by traversing around the bridge. This would only be possible on the east side of the bridge, where they would have to cross the proposed road, driving range, and golf course. Fencing in this area could hinder wildlife movement during the rainy season and the potential for roadkills increases if wildlife were forced to cross the road.

Indirect impacts to the San Dieguito River corridor are associated primarily with the increase in human activity in the area, especially on the golf course and at the clubhouse. Lighting of the clubhouse, resort, bridge and roadway, and golf course facilities at night could also discourage wildlife movement along the river.

Also within the northern one-half of the Balcor tentative map, a local movement corridor associated with a drainage between the San Dieguito River and irrigation ponds on the adjacent McCrink Ranch tentative map would be impacted (Plate 1). This corridor is expected to be used by small mammals, birds, and possibly larger reptiles to access this reliable source of water. Because these ponds will be retained as part of the McCrink Ranch tentative map development, the source of water would still be available to wildlife. This is especially true of the western-most pond that currently abuts the eastern end of the riparian corridor on the Balcor tentative map, and that would be incorporated into the McCrink Ranch golf course. Development of the proposed golf course within the Balcor tentative map, however, would fragment the corridor by eliminating portions of the wetland habitat along the drainage. Edge effects from the surrounding golf course and resort would further degrade the corridor. While wildlife may continue to travel between the river and the ponds after project implementation, the effects of fragmentation and edge effect may

reduce the value of both the open water habitat (i.e., ponds) and the narrow riparian corridor.

The proposed Balcor tentative map does not permanently block the San Dieguito River regional movement corridor, and golf courses are generally considered a compatible use of movement corridor buffers. In addition, if allowances are made for wildlife movement around the east end of the bridge during the rainy season, direct impacts to this corridor would be adverse but not significant. Indirect impacts associated with the increase in human activity could be reduced by implementing the mitigative measures outlined in Section 4.2.4. Impacts to the local corridor within the tentative map would be adverse but not significant because there are alternative open space linkages providing access between the river and the McCrink Ranch irrigation ponds.

California Gnatcatcher Habitat Linkages

The Balcor tentative map encompasses the San Dieguito River, river floodplain, and adjacent slopes from just east of where the river diverges south away from Del Dios Highway to approximately 1.5 miles south of the highway. With the exception of riparian and other wetland habitat along the river and its tributaries, much of this land supports coastal sage scrub, nonnative grassland, and ruderal habitat. Because of past agricultural activities, the coastal sage scrub currently consists of small, highly fragmented patches of good to moderate quality habitat distributed throughout a matrix of highly disturbed, low quality scrub and nonnative habitat. Although this coastal sage scrub (273.3 acres) is in relatively poor condition, it supported gnatcatchers in 1992 (Figures 4.2-4 and 4.2-5).

Because the land adjacent to the southwestern SPA (i.e., San Dieguito River Valley and western La Jolla Valley) does not currently function as a sage scrub habitat linkage to other gnatcatcher populations (with the possible exception of occasional dispersal to Black Mountain over disturbed habitat along Lusardi Creek), the only remaining reliable opportunity for genetic exchange for the Santa Fe Valley-Lusardi subpopulation is by dispersal along the river valley to the north. Maintaining the habitat within the Balcor tentative map as a linkage capable of supporting breeding gnatcatchers is important for the long-term viability of the Santa Fe Valley-Lusardi gnatcatcher subpopulation.

Implementation of the Balcor development would reduce the number of gnatcatcher territories from 14 to 6 in the northern portion of the sage scrub linkage along the western

river valley. Three of the territories retained are located at the northernmost end of this linkage, leaving only 3 territories over a distance of 1.5 miles within the linkage (i.e., between Del Dios Highway and the southern boundary of the tentative map). South of the Balcor tentative map, proposed Very Low and Rural residential development along the river north of Lusardi Creek could further reduce the carrying capacity of the habitat within this linkage. The cumulative effects of the Balcor tentative map and the Very Low and Rural residential designated lands could marginalize the adequacy of this linkage.

Enhancement of disturbed coastal sage scrub on the proposed links-style golf course could improve the vegetative aspect of the habitat, but these gains in habitat quality may be offset by the effects of habitat fragmentation and edge effects. Considerable human activity on the golf course and adjacent residential development could reduce the likelihood of successful gnatcatcher breeding.

Balcor Level of Significance

Significant impacts identified for the Balcor Tentative Map are listed below:

- Wetlands. All direct and indirect impacts to wetlands and unvegetated waters of the U.S. are significant and require federal and state wetland permits.
- Uplands. All direct and indirect impacts to sensitive upland habitats (coastal sage scrub and perennial grassland) are significant.
- Fairy shrimp. Focused surveys for Riverside and San Diego fairy shrimp must be completed in order to determine if significant impacts would occur to these species.
- California gnatcatcher. Because this species is listed as federally threatened, all direct and indirect impacts would be significant.
- Impacts to Group 2 wildlife species would be cumulatively significant in a larger San Diego context and is addressed through participation in the NCCP program.

With the implementation of mitigation measures in Section 4.2.4 and specific mitigation measures for Balcor tentative map impacts, all impacts to biological resources will be mitigated.

Balcor Mitigation Measures

Mitigation measures listed in Section 4.2.4 for the SPA also apply to the Balcor tentative map. The following measure is specific to the Balcor tentative map:

- A substantial amount of acreage associated with the development of the golf course is proposed for "native enhancement." This transition acreage shall be restored to native coastal sage scrub to the extent feasible to maximize the effectiveness of the habitat for dispersing or breeding California gnatcatchers. Native species should clearly predominate the percent cover and composition of the native enhancement areas. Complementary species (size, drought tolerance) or ornamental accent plants should be used sparingly. No invasive species should be utilized.

McCrink Ranch Subdivision Tentative Map Impacts

Vegetation Communities

Wetlands and Unvegetated Waters of the U.S.

Direct impacts to wetlands and unvegetated waters of the U.S. within the McCrink Ranch tentative map are presented in Table 4.2-6 and on Plate 1. Approximately 1.3 acres (8.1 percent of the total within the tentative map) of wetlands, including 0.4 acre of freshwater marsh, 0.6 acre of southern willow scrub, 0.1 acre of mulefat scrub, 0.1 acre of tamarisk scrub, and 0.1 acre of swale/wetland ecotone, would be lost to development. Approximately 0.3 acre of unvegetated waters of the U.S. would also be directly impacted. These combined impacts represent about 9.5 percent of the total impacts to wetlands and waters within the SPA.

Five irrigation ponds currently exist within the McCrink Ranch tentative map (Figure 3-8). These ponds were created by damming several of the drainages and filling them by capturing natural runoff from the surrounding slopes and pumping water from the San

Table 4.2-6

VEGETATION COMMUNITIES IN THE MCCRINK RANCH
TENTATIVE MAP BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Total Acreage in TM	Acreage (% of total)		
		Open Space ¹	Open Space II - Disturbed	All Other Development
GROUP 1: SENSITIVE HABITATS				
WETLANDS/UNVEGETATED WATERS OF THE U.S.				
Wetlands				
Coastal and Valley Freshwater Marsh	6.8	6.4 (94.1)	0.0 (0.0)	0.4 (5.9)
Southern Willow Scrub	6.7	6.1 (91.0)	0.4 (6.0)	0.2 (3.0)
Mulefat Scrub	0.2	0.1 (50.0)	0.0 (0.0)	0.1 (50.0)
Tamarisk Scrub	0.5	0.4 (80.0)	0.0 (0.0)	0.1 (20.0)
Southern Arroyo Willow Riparian Forest	1.2	1.2 (100)	0.0 (0.0)	0.0 (0.0)
Southern Coast Live Oak Riparian Forest	0.1	0.1 (100)	0.0 (0.0)	0.0 (0.0)
Vernal Pool	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Disturbed Wetland	0.4	0.4 (100.0)	0.0 (0.0)	0.0 (0.0)
Swale/Wetland Ecotone	0.1	0.0 (0.0)	0.0 (0.0)	0.1 (100)
Total Wetlands	16.0	14.7 (91.9)	0.4 (2.5)	0.9 (5.6)
Unvegetated Waters of the U.S.				
Natural Floodchannel/Streambed	0.1	0.1 (100)	0.0 (0.0)	0.0 (0.0)
Seasonal Streambed ⁴	(0.9)	0.6 (67)	0.2 (22.2)	0.1 (11.1)
Open Water	13.0	13.0 (100.0)	0.0 (0.0)	0.0 (0.0)
Total Unvegetated Waters of the U.S.	13.1	13.1 (97.9)	0.0 (0.0)	0.0 (0.0)
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	29.1	27.8 (94.7)	0.4 (2.0)	0.9 (3.1)
SENSITIVE UPLANDS				
Coastal Sage Scrub ³	179.9	145.5 (80.9)	16.8 (9.3)	17.7 (9.8)
Undisturbed	150.6	131.0 (87.0)	12.7 (8.4)	6.9 (4.6)
Disturbed	29.3	14.5 (49.5)	4.1 (14.0)	10.8 (36.9)
1 Sage Scrub/Chaparral	0.3	0.3 (100.0)	0.0 (0.0)	0.0 (0.0)

Table 4.2-6 (continued)

VEGETATION COMMUNITIES IN THE MCCRINK RANCH
TENTATIVE MAP BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Acreage (% of total)			
	Total Acreage in TM	Open Space ¹	Open Space II - Disturbed	All Other Development
Southern Maritime Chaparral	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Perennial Grassland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Coast Live Oak Woodland	1.3	0.9 (69.2)	0.4 (30.8)	0.1 (7.7)
Rock Outcrops	1.6	1.6 (100)	0.0 (0.0)	0.0 (0.0)
TOTAL SENSITIVE UPLANDS	183.1	148.3 (81.0)	17.2 (9.4)	17.8 (9.7)
TOTAL GROUP 1 HABITATS	212.4	176.1 (82.8)	17.6 (8.3)	18.7 (8.8)
GROUP 2: NONSENSITIVE HABITATS				
Chaparral	65.3	60.0 (91.9)	0.7 (1.1)	4.6 (7.0)
Nonnative Grassland	39.7	23.3 (58.7)	1.0 (2.5)	15.3 (38.5)
Eucalyptus Woodland	8.8	3.7 (42.0)	3.6 (40.9)	1.5 (17.0)
Ruderal Habitat	77.8	1.5 (1.9)	10.9 (14.0)	65.4 (84.1)
TOTAL GROUP 2 HABITATS	191.6	88.5 (46.2)	16.2 (8.4)	86.8 (45.3)
GROUP 3: MAINTAINED LANDS				
Agricultural Land	312.2	9.8 (3.1)	55.4 (17.7)	247.1 (79.1)
Developed	28.0	10.2 (36.4)	10.9 (38.9)	6.9 (24.6)
TOTAL GROUP 3 HABITATS	340.2	20.0 (5.9)	66.3 (19.5)	254.0 (74.7)
TOTAL ALL HABITATS	744.2	284.6 (38.2)	100.1 (13.5)	359.5 (48.3)

1 Open Space is Open Space I (Sensitive Resource Protection Areas).

2 Developed includes Open Space II Disturbed (turf and nonnative vegetation areas in golf course, and equestrian facility), Residential (excluding Very Low Density), Commercial, Community Facilities, and roadways.

3 Includes Diegan coastal sage scrub and coyote bush scrub.

4 Seasonal streambed acreage is shown because it is jurisdictional habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.

Note: Numbers may not sum to totals as shown, due to rounding.

Dieguito River. A sixth pond was also observed in the southwestern corner of the tentative map area during 1992 surveys. However, this pond has since gone dry.

All five of the existing ponds will be incorporated into the tentative map development, primarily within the proposed golf course. One of these ponds will be refilled as part of the development project. Because these ponds will be retained, no impacts to open water habitat would occur. Portions of the wetland vegetation around these ponds would, however, be impacted by the proposed development, and these impacts are reflected in the above discussion and in Table 4.2-6. The sixth pond located in the southwestern portion of the tentative map is in an area proposed for residential development. Because this pond does not occur in a drainage, it is unlikely that it would support wetland vegetation or open water habitat naturally, and therefore would not be within the jurisdiction of the ACOE or CDFG. Its loss was not considered an impact to wetlands or unvegetated waters.

Sensitive Upland Habitats

Impacts to sensitive upland habitats are shown on Table 4.2-6 and Plate 1. Approximately 34.5 acres of coastal sage scrub would be lost to development, the majority of which (19.6 acres) is undisturbed. The only other Group 1 habitat affected is 0.5 acre of coast live oak woodland. The loss of coastal sage scrub is considered a significant impact. The small reduction of the oak woodland is an adverse impact which could be alleviated by minor redesign along the margin of the golf course.

Group 2 Habitats

Direct impacts to Group 2 habitats within the McCrink Ranch tentative map are summarized on Table 4.2-6 and are shown on Plate 1. None of these direct effects is considered significant. Only 5 percent of the 103 acres affected is chaparral and this represents just 8 percent of the chaparral in the tentative map.

Group 3 Habitats

Direct impacts to Group 3 habitats within the McCrink Ranch tentative map are summarized in Table 4.2-6 and on Plate 1. None of these impacts are considered significant.

Sensitive Plant Species

Group 1 Plants

The only Group 1 plant species that occurs within the McCrink Ranch tentative map is sticky dudleya (Table 4.2-7). This species will not be directly impacted. Restrictions on activity in preserved natural open space will alleviate any indirect effects.

Group 2 Plants

Impacts to Group 2 plant species resulting from the McCrink Ranch tentative map are presented in Table 4.2-7 and on Plate 2. Direct impacts to California adolphia (565 plants), summer-holly (7 plants), San Diego marsh-elder (228 plants), and an estimated 1 acre of wart-stemmed ceanothus do not constitute significant effects.

Group 3 Plants

Impacts to Group 3 plants are shown on Table 4.2-7 and Plate 2. They amount to a small number of spiny rush (38 plants) and a small fraction of an acre of ashy spike-moss. These effects do not constitute significant reductions of these species.

Sensitive Wildlife Species

California Gnatcatcher

Portions of 3 to 4 territories are affected by the tentative map development envelope. All of these sightings are on the border of the proposed development area and none is internal to the proposed development area. Any direct or indirect effect to loss of this listed species is considered significant. The open space plan proposed for this area would mitigate these impacts.

Group 2 Wildlife

This tentative map incrementally affects upland Group 2 species, but is not considered substantial within the tentative map. Only 16 percent of the supportive natural upland habitats within the tentative map is lost. This effect is cumulatively significant on a regional

Table 4.2-7

**SENSITIVE PLANT SPECIES OBSERVED WITHIN THE MCCRINK RANCH TENTATIVE MAP
BY AGGREGATED LAND USE CATEGORY**

Species	Total Number of Individuals in TM	Open Space I ¹	Number of Individuals (% of total)		
			Open Space II - Disturbed	Developed ²	All Other Development ²
Group 1: Federally or State-Listed Species, Species Proposed For Listing, and Federal C1 Candidates					
Sticky Dudleya	1,145	1,145 (100.0)	0 (0.0)	0 (0.0)	0 (0.0)
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species					
California Adolphia	1,494	929 (62.2)	490 (32.8)	75 (5.0)	1.0 (2.0)
Wart-stemmed Ceanothus ³	50.2	49.2 (98.0)	0 (0.0)	7 (100.0)	0 (0.0)
Summer-holly	7	0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)
San Diego Barrel Cactus	17	17 (100.0)	0 (0.0)	0 (0.0)	0 (0.0)
San Diego Marsh-elder	2,381	2,153 (90.4)	200 (8.4)	28 (1.2)	
Group 3: CNPS List 4 Species					
Spiny Rush	1,152	1,114 (96.7)	24 (2.1)	14 (1.2)	
Ashy Spike-moss ³	1.0	0.96 (96.0)	0 (0.0)	0.03 (3.0)	

¹ Open Space is Open Space I (Sensitive Resource Protection Areas).

² Developed includes Open Space II - Disturbed (areas in golf course planted with turf and other nonnative/ornamental plant species), Residential (excluding Very Low Density), Commercial, Community Facilities, and roadways.

³ Occurrences are shown as acres of habitat supporting this species.

basis and is addressed through participation in the NCCP program. Similarly, wetland-associated Group 2 species would be affected by the tentative map, but this effect is tempered by the retention of the San Dieguito River and adjacent drainages in natural open space and the retention of the system of ponds onsite as part of the golf course and wetland restoration.

Group 3 Wildlife

No significant impacts would occur to Group 3 wildlife species as a result of the implementation of the McCrink Ranch subdivision.

Wildlife Corridors

The McCrink Ranch tentative map, in retaining the San Dieguito River and adjacent open space in Open Space I, maintains the natural wildlife corridor through the northern portion of the SPA. No impacts to wildlife corridors would occur.

California Gnatcatcher Habitat Linkages

As noted above, the preservation of the northern portion of the tentative map allows for gnatcatcher dispersal along the river and eastward past the northern limits of the Bernardo Lakes tentative map to 4S Ranch. Proposed golf course development causes some reduction in gnatcatcher linkage where the arm of the course swings northward (Figure 4.2-4). Much of this area is currently disturbed however, and the golf course should not preclude gnatcatcher movement around or even across the course.

McCrink Ranch Level of Significance

Significant impacts identified for the McCrink Ranch Tentative Map are listed below:

- Wetlands. All direct and indirect impacts to wetlands and unvegetated waters of the U.S. are significant and require federal and state wetland permits.
- Uplands. All direct and indirect impacts to sensitive upland habitats (coastal sage scrub and coast live oak woodland) are significant.

- Impacts to Group 2 wildlife species would be cumulatively significant within the San Diego region, and is addressed through participation in the NCCP program.

With the implementation of mitigation measures in Section 4.2.4 and specific mitigation measures for McCrink Ranch tentative map impacts, all impacts to biological resources will be mitigated.

McCrink Ranch Mitigation Measures

The mitigation measures for wetlands and uplands, discussed in Section 4.2.4, would apply to the McCrink Ranch tentative map. No additional measures are required.

Seaton Subdivision Tentative Map Impacts

Vegetation Communities

Wetlands and Unvegetated Waters of the U.S.

Direct impacts to wetlands and unvegetated waters of the U.S. within the Seaton tentative map are presented in Table 4.2-8 and on Plate 1. Approximately 0.3 acre (100 percent of the total within the tentative map) of wetlands, including 0.1 acre of freshwater marsh and 0.2 acre of mulefat scrub, would be lost to development. Unvegetated waters would not be directly impacted by this tentative map.

Because of the sensitivity and biological importance of wetland habitat, all direct impacts to wetlands would be significant and require federal and state permits.

Sensitive Upland Habitats

Approximately 16.5 acres of sensitive upland habitat would be lost within the Seaton tentative map, including 9.0 acres (64.3 percent of the tentative map total) of coastal sage scrub and 7.5 acres of coastal sage scrub/chaparral. These impacts combined represent approximately 5 percent of the total impacts to these two habitats within the SPA. Undisturbed coastal sage scrub that supported a pair of gnatcatchers in 1992 would be retained in open space in the southern portion of the tentative map. This acreage will be

Table 8

VEGETATION COMMUNITIES IN THE SEATON SUBDIVISION
TENTATIVE MAP BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Total Acreage in TM	Acreage (% of total)		
		Open Space I ¹	Open Space II - Disturbed	All Other Development
GROUP 1: SENSITIVE HABITATS				
WETLANDS/UNVEGETATED WATERS OF THE U.S.				
Wetlands				
Coastal and Valley Freshwater Marsh	0.1	0.0 (0.0)	0.0 (0.0)	0.1 (100)
Southern Willow Scrub	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Mulefat Scrub	0.2	0.0 (0.0)	0.0 (0.0)	0.2 (100)
Tamarisk Scrub	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Southern Arroyo Willow Riparian Forest	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Southern Coast Live Oak Riparian Forest	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Vernal Pool	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Disturbed Wetland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Swale/Wetland Ecotone	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Total Wetlands	0.3	0.0 (0.0)	0.0 (0.0)	0.3 (100)
Unvegetated Waters of the U.S.				
Natural Floodchannel/Streambed	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Seasonal Streambed ⁴	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Open Water	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Total Unvegetated Waters of the U.S.	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	0.3	0.0 (0.0)	0.0 (0.0)	0.3 (100)
SENSITIVE UPLANDS				
Coastal Sage Scrub ³	14.0	5.1 (36.4)	4.3 (30.7)	4.7 (33.6)
Undisturbed	6.1	5.0 (82.0)	0.1 (1.6)	1.0 (16.4)
Disturbed	7.9	0.1 (1.3)	4.2 (53.2)	3.7 (46.8)
Coastal Sage Scrub/Chaparral	7.5	0.0 (0.0)	0.0 (0.0)	7.5 (100)

Table 4.2-8 (Continued)

VEGETATION COMMUNITIES IN THE SEATON SUBDIVISION
TENTATIVE MAP BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Acreage (% of total)			
	Total Acreage in TM	Open Space I ¹	Open Space II - Disturbed	All Other Development
Southern Maritime Chaparral	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Perennial Grassland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Coast Live Oak Woodland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Rock Outcrops	0.0	0.0	0.0 (0.0)	0.0 (0.0)
TOTAL SENSITIVE UPLANDS	21.5	5.1 (23.7)	4.3 (20.0)	12.2 (56.7)
TOTAL GROUP 1 HABITATS	21.8	5.1 (23.4)	4.3 (19.7)	12.5 (57.3)
GROUP 2: NONSENSITIVE HABITATS				
Chaparral	4.3	1.9 (44.2)	0.0 (0.0)	2.4 (55.8)
Nonnative Grassland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Eucalyptus Woodland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Ruderal Habitat	12.6	0.1 (0.8)	0.2 (1.6)	12.3 (97.6)
TOTAL GROUP 2 HABITATS	16.9	2.0 (11.8)	0.2 (1.2)	14.7 (87.0)
GROUP 3: MAINTAINED LANDS				
Agricultural Land	0.6	0.6 (100)	0.0 (0.0)	0.0 (0.0)
Developed	1.0	0.5 (50.0)	0.0 (0.0)	0.5 (50.0)
TOTAL GROUP 3 HABITATS	1.6	1.1 (68.8)	0.0 (0.0)	0.5 (31.2)
TOTAL ALL HABITATS	40.3	8.2 (20.3)	4.5 (11.2)	27.7 (68.7)

1 Open Space is Open Space I (Sensitive Resource Protection Areas).

2 Developed includes Open Space II Disturbed (turf and nonnative vegetation areas in golf course, and equestrian facility), Residential (excluding Very Low Density), Commercial, Community Facilities, and roadways.

3 Includes Diegan coastal sage scrub and coyote bush scrub.

4 Seasonal streambed acreage is shown because it is jurisdictional habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.

∴ Numbers may not sum to totals as shown, due to rounding.

connected to other natural open space, albeit this connectivity includes native enhanced slopes and a golf course. The long-term viability of this patch of habitat, and its value as gnatcatcher breeding habitat may be reduced because of adjacent development if the tentative map were implemented.

In addition, the coastal sage scrub within this tentative map is part of a habitat linkage between sage scrub occupied by California gnatcatchers along Lusardi Creek and occupied habitat in the north-central and northeastern portions of the SPA. Impacts to California gnatcatchers within this tentative map are discussed below, while impacts to the coastal sage scrub habitat linkage are discussed in the Balcor tentative map impact analysis.

Indirect impacts to sensitive upland habitats would be similar to those presented for the Balcor Subdivision tentative map. Most of these indirect impacts can, however, be avoided or reduced by implementing the mitigative measures outlined in Section 4.2.4.

Because of the sensitivity and biological importance of sensitive upland habitat, all direct impacts to them would be significant.

Group 2 Habitats

No significant direct or indirect impacts to Group 2 habitats would occur as a result of the development proposed within the Seaton Subdivision tentative map.

Group 3 Habitats

None of the direct or indirect impacts to Group 3 habitats associated with this tentative map would be significant.

Sensitive Plant Species

No Group 1 plant species occur within the Seaton tentative map, and therefore no direct impacts would occur to these species.

Indirect impacts could potentially occur to the stand of California adolphia (approximately 300 individuals) that will be retained in open space in the southern portion of the tentative

map. These plants, and the patch of coastal sage scrub in which they occur, will be isolated from other stands of native habitat by a golf course and development.

Sensitive Wildlife Species

A single pair of California gnatcatchers was observed in 1992 in a patch of undisturbed coastal sage scrub in the southern portion of the Seaton Subdivision tentative map (Plate 2). Although this patch of habitat would be retained in open space, it would be partially surrounded by development, and therefore will likely be influenced adversely by edge effects. Two additional pairs of gnatcatchers were detected in the northern portion of the tentative map. The habitat supporting these gnatcatchers would be lost by development occurring within both the Seaton and Balcor subdivision tentative maps. In addition, the Seaton tentative map is within the existing coastal sage scrub habitat linkage that occurs along the San Dieguito River within the western SPA. Impacts to this linkage are discussed in detail in the Balcor tentative map impact analysis. No other Group 1 wildlife species would be impacted by the Seaton Subdivision tentative map.

Because it is listed as a federally threatened species, all direct and indirect impacts to the California gnatcatcher would be adverse and significant. The open space plan design as part of the Specific Plan is expected to mitigate these significant impacts.

Group 2 Wildlife

No group 2 wildlife species would be significantly impacted by direct or indirect effects of development within the Seaton tentative map.

Group 3 Wildlife

No group 3 wildlife species would be significantly impacted by direct or indirect effects of development within the Seaton tentative map.

Wildlife Corridors

No significant direct or indirect effects would occur to regional or local wildlife movement corridors as result of development within the Seaton tentative map.

California Gnatcatcher Habitat Linkages

Coastal sage scrub and coastal sage scrub/chaparral habitats within the Seaton tentative map are within the sage scrub habitat linkage along the western portion of the SPA (Plate 1). Three of the 16 gnatcatcher territories within the northern portion of this linkage (i.e., the habitat between Del Dios Highway and the southern boundary of the Balcor tentative map) are at least partially within the Seaton tentative map (Figure 4.2-4). Development within the Seaton tentative map would account for a very minor percent of the impacts to potential gnatcatcher habitat within the northern portion of the SPA's San Dieguito River Valley gnatcatcher habitat linkage. Therefore, the reduction in functional reliability of this linkage from this tentative map alone would not be significant. The combined impacts of development within both the Seaton and Balcor tentative maps, however, would reduce the carrying capacity of the linkage in this area by over 62 percent (16 to approximately 6 territories); therefore, impacts associated with the Seaton tentative map to this habitat linkage would be cumulatively significant. The Specific Plan's open space design is expected to mitigate this impact.

Seaton Level of Significance

Significant impacts identified for the Seaton Tentative Map are listed below:

- Wetlands. All direct and indirect impacts to wetlands and unvegetated waters of the U.S. are significant and require federal and state wetland permits.
- Uplands. All direct and indirect impacts to sensitive upland habitats (coastal sage scrub) are significant.
- Impacts to Group 2 wildlife species would be cumulatively significant within the San Diego region, and is addressed through participation in the NCCP program.

With the implementation of mitigation measures in Section 4.2.4, all impacts to biological resources will be mitigated.

Seaton Mitigation Measures

The mitigation measures for wetlands and uplands, discussed in Section 4.2.4 would apply to the Seaton Tentative Map. No additional measures are required.

Bernardo Lakes Tentative Map Impacts

Vegetation Communities

Wetlands and Unvegetated Waters of the U.S.

Direct impacts to wetlands and unvegetated waters of the U.S. within the Bernardo Lakes tentative map are shown on Table 4.2-9 and Plate 1. An estimated 3.7 acres of wetlands will be lost to development. This total includes 0.4 acre of marsh, 0.2 acre of southern willow scrub, 0.3 acre of mulefat scrub, and 2.8 acres of swale/wetland ecotone. An additional, but very minor reduction of unvegetated waters (0.1 acre) would be lost also. Because of the sensitivity of wetlands, any loss is considered a significant impact.

Sensitive Upland Habitats

The impacts to sensitive uplands are shown in Table 4.2-9 and on Plate 1. An estimated 32 acres of sensitive upland habitats will be directly affected by the tentative map. All of this total is coastal sage scrub with the majority of the total (76 percent) being undisturbed coastal sage scrub. This reduction of habitat is considered to be a significant impact because of its sensitivity and capability to support California gnatcatcher and other sensitive species. The open space plan proposed for the SPA is expected to mitigate this impact.

Group 2 Habitats

The total impact to Group 2 habitats is 38.1 acres and is not considered significant.

Group 3 Habitats

Group 3 impacts total 57.3 acres and are not considered significant.

Table 9

VEGETATION COMMUNITIES IN THE BERNARDO LAKES
TENTATIVE MAP BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Total Acreage in TM	Acreage (% of total)		
		Open Space 1 ¹	Very Low Density and Rural Residential ²	Developed ³
GROUP 1: SENSITIVE HABITATS				
WETLANDS/UNVEGETATED WATERS OF THE U.S.				
Wetlands				
Coastal and Valley Freshwater Marsh	10.5	10.2 (97.1)	0.0 (0.0)	0.4 (3.8)
Southern Willow Scrub	3.1	2.9 (93.5)	0.0 (0.0)	0.2 (6.5)
Mulefat Scrub	0.7	0.4 (57.1)	0.0 (0.0)	0.3 (42.9)
Tamarisk Scrub	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Southern Arroyo Willow Riparian Forest	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Southern Coast Live Oak Riparian Forest	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Vernal Pool	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Disturbed Wetland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Swale/Wetland Ecotone	4.2	1.4 (33.3)	0.0 (0.0)	2.8 (66.7)
Total Wetlands	18.5	14.9 (80.5)	0.0 (0.0)	3.7 (20.0)
Unvegetated Waters of the U.S.				
Natural Floodchannel/Streambed	0.1	0.1 (100)	0.0 (0.0)	0.0 (0.0)
Seasonal Streambed ⁵	(0.2)	0.1 (50.0)	0.0 (0.0)	0.1 (50.0)
Open Water	0.7	0.7 (100)	0.0 (0.0)	0.0 (0.0)
Total Unvegetated Waters of the U.S.	0.8	0.8 (90.0)	0.0 (0.0)	0.0 (0.0)
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	19.3	15.7 (81.0)	0.0 (0.0)	3.7 (19.5)
SENSITIVE UPLANDS				
Coastal Sage Scrub ⁴	86.8	54.9 (63.2)	0.0 (0.0)	32.0 (36.9)
Undisturbed	74.6	50.3 (67.4)	0.0 (0.0)	24.3 (32.6)
Disturbed	12.2	4.6 (37.7)	0.0 (0.0)	7.7 (63.1)
Coastal Sage Scrub/Chaparral	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)

Table 4.2-9 (Continued)

VEGETATION COMMUNITIES IN THE BERNARDO LAKES
TENTATIVE MAP BY AGGREGATED LAND USE CATEGORY

Vegetation Community	Total Acreage in TM	Acreage (% of total)			
		Open Space I ¹	Very Low Density and Rural Residential ²	Developed ³	
Southern Maritime Chaparral	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Perennial Grassland	0.3	0.3 (100)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Coast Live Oak Woodland	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Rock Outcrops	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
TOTAL SENSITIVE UPLANDS	87.1	55.2 (63.4)	0.0 (0.0)	0.0 (0.0)	32.0 (36.7)
TOTAL GROUP 1 HABITATS	106.4	69.9 (66.6)	0.0 (0.0)	0.0 (0.0)	35.7 (33.6)
GROUP 2: NONSENSITIVE HABITATS					
Chaparral	0.0	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)	0.0 (0.0)
Nonnative Grassland	25.9	4.9 (18.9)	0.0 (0.0)	0.0 (0.0)	20.9 (80.7)
Eucalyptus Woodland	0.9	0.2 (22.2)	0.0 (0.0)	0.0 (0.0)	0.7 (77.8)
Ruderal Habitat	19.2	2.7 (14.1)	0.0 (0.0)	0.0 (0.0)	16.5 (85.9)
TOTAL GROUP 2 HABITATS	46.0	7.8 (17.0)	0.0 (0.0)	0.0 (0.0)	38.1 (82.8)
GROUP 3: MAINTAINED LANDS					
Agricultural Land	65.3	14.4 (22.1)	0.0 (0.0)	0.0 (0.0)	50.9 (77.9)
Developed	8.6	2.3 (26.7)	0.1 (1.2)	0.1 (1.2)	6.3 (73.3)
TOTAL GROUP 3 HABITATS	73.9	16.7 (22.6)	0.1 (0.1)	0.1 (0.1)	57.2 (77.4)
TOTAL ALL HABITATS	226.3	95.4 (42.0)	0.1 (0.0)	0.1 (0.0)	131.0 (57.9)

- 1 Open Space is Open Space I (Sensitive Resource Protection Areas).
- 2 One dwelling unit/4 - 5.9 acres. Residential development in these areas is subject to special site plan criteria ("D2" designator) to minimize impacts to sensitive resources (i.e., sensitive habitats and species, wildlife corridors, and habitat linkages).
- 3 Developed includes Residential (excluding Very Low Density), Commercial, Community Facilities, and roadways.
- 4 Includes Diegan coastal sage scrub and coyote bush scrub.
- 5 Seasonal streambed acreage is shown because it is jurisdictional habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.

Sensitive Plant Species

No Group 1 plant species are present in the tentative map; thus no direct impacts will occur to these species. Two Group 2 plant species are impacted by the Bernardo Lakes tentative map (Table 4.2-10): California adolphia (16 plants) and San Diego barrel cactus (28 plants). These losses are not considered significant due to the low number affected and their low sensitivity status. No impacts to Group 3 plants will occur.

Sensitive Wildlife Species

Five California gnatcatcher sightings/territories may be directly affected by the Bernardo Lakes tentative map. All of these occurrences are in the west-central portion of the tentative map south of the drainage. This impact is addressed cumulatively on the basis of habitat and open space design through the NCCP process.

Both upland and wetland-associated Group 2 species will be incrementally impacted by the tentative map. These effects are being addressed through the Specific Plan and the subarea planning process (NCCP).

No Group 3 wildlife species would be significantly affected by the tentative map.

Wildlife Corridors

The Bernardo Lakes tentative map will not directly affect any identified wildlife movement corridor. The tentative map allows for a possible open space connection to Black Mountain Ranch to the south along its western boundary and retains west to east drainage across the property within an open space easement.

California Gnatcatcher Habitat Linkages

The northeastern portion of the Bernardo Lakes tentative map (Unit 3 on Figure 3-10) blocks a coastal sage scrub linkage across the northern portion of the property. This linkage is blocked offsite, however, by proposed development along Four Gee Road. The gnatcatcher linkage would go around the northern portion of proposed development in McCrink Ranch, across natural open space in the northern portion of the Bernardo Lakes tentative map, and northward across Four Gee Road into 4S Ranch. The viability of this

Table 4.2-10

**SENSITIVE PLANT SPECIES OBSERVED WITHIN THE BERNARDO LAKES TENTATIVE MAP
BY AGGREGATED LAND USE CATEGORY**

Species	Total Number of Individuals in TM	Number of Individuals (% of total)	
		Open Space I ¹	Developed ²
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species			
California Adolphia	48	32 (66.7)	16 (33.3)
Orcutt's Brodiaea	50	50 (100.0)	0 (0.0)
San Diego Barrel Cactus	39	11 (28.2)	28 (71.8)
San Diego Marsh-elder	90	90 (100)	0 (0.0)
Group 3: CNPS List 4 Species			
Spiny Rush	45	45 (100.0)	0 (0.0)
Ashy Spike-moss ³	0.5	0.5 (100.0)	0 (0.0)

¹ Open Space is Open Space I (Sensitive Resource Protection Areas).

² Developed includes Residential (excluding Very Low Density), Commercial, Community Facilities, and roadways.

³ Occurrences are shown as acres of habitat supporting this species.

linkage is dependent on the effective use of the D2 designator north of the Bernardo Lakes tentative map to retain adequate habitat to allow breeding and dispersal.

Bernardo Lakes Level of Significance

Significant impacts identified for the Bernardo Lakes Tentative Map are listed below:

- Wetlands. All direct and indirect impacts to wetlands and unvegetated waters of the U.S. are significant and require federal and state wetland permits.
- Uplands. All direct and indirect impacts to coastal sage scrub are significant.
- Impacts to Group 2 wildlife species would be cumulatively significant within the San Diego region, and is addressed through participation in the NCCP program.

With the implementation of mitigation measures in Section 4.2.4, all impacts to biological resources will be mitigated.

Bernardo Lakes Mitigation Measures

The mitigation for wetlands and uplands, discussed in Section 4.2.4, would apply to the Bernardo Lakes Tentative Map. No additional measures would be required.

This Page Intentionally Left Blank

SALMON DIVIDER

4.13 PUBLIC SERVICES AND UTILITIES

This section addresses the availability of public services and utility infrastructure for the proposed Santa Fe Valley Specific Plan. For purposes of this public services and utilities analysis, the future population projections for Santa Fe Valley are based on a population figure of 2.87 persons per dwelling unit from the SANDAG San Diego Regional Population and Housing Estimates for 1994.

Each of the following services or utilities are discussed in a separate subsection: fire protection and emergency services; law enforcement; schools; library facilities; water and wastewater service; animal control facilities; solid waste disposal; and gas and electricity.

4.13.1 Fire Protection and Emergency Services

Existing Conditions

Santa Fe Valley is served by the Rancho Santa Fe Fire Protection District (District). Formed in 1946, the District currently protects an area of approximately 45 square miles and a population of 18,000 (Neville 1995). The District maintains a response time standard of 5 minutes providing both structural and watershed protection. The District currently operates four stations, three of which would service Santa Fe Valley (4S, Rancho Santa Fe and Fairbanks Ranch) (Figure 4.13-1). Two of these three stations are within the San Dieguito Community Plan area.

The 4S station located east of the project site, is currently a temporary station located at 10603 Rancho Bernardo Road, with three full-time suppression staff who are also Emergency Medical Technicians. According to the Fire Chief, with the current configuration, the response time from the 4S station to the Santa Fe Valley SPA is approximately 5 minutes (Willis 1994). The 4S station is planned to relocate west of its current location within the southeastern portion of the Santa Fe Valley SPA (see Figure 4.13-1) (Willis 1994). The future location has been sited in order to ensure an adequate response time of 5 minutes, for both Santa Fe Valley and 4S Ranch. Once the 4S station is relocated within the Santa Fe Valley SPA, it will become a permanent station, designated as station #262. This station would provide the first response to most of Santa

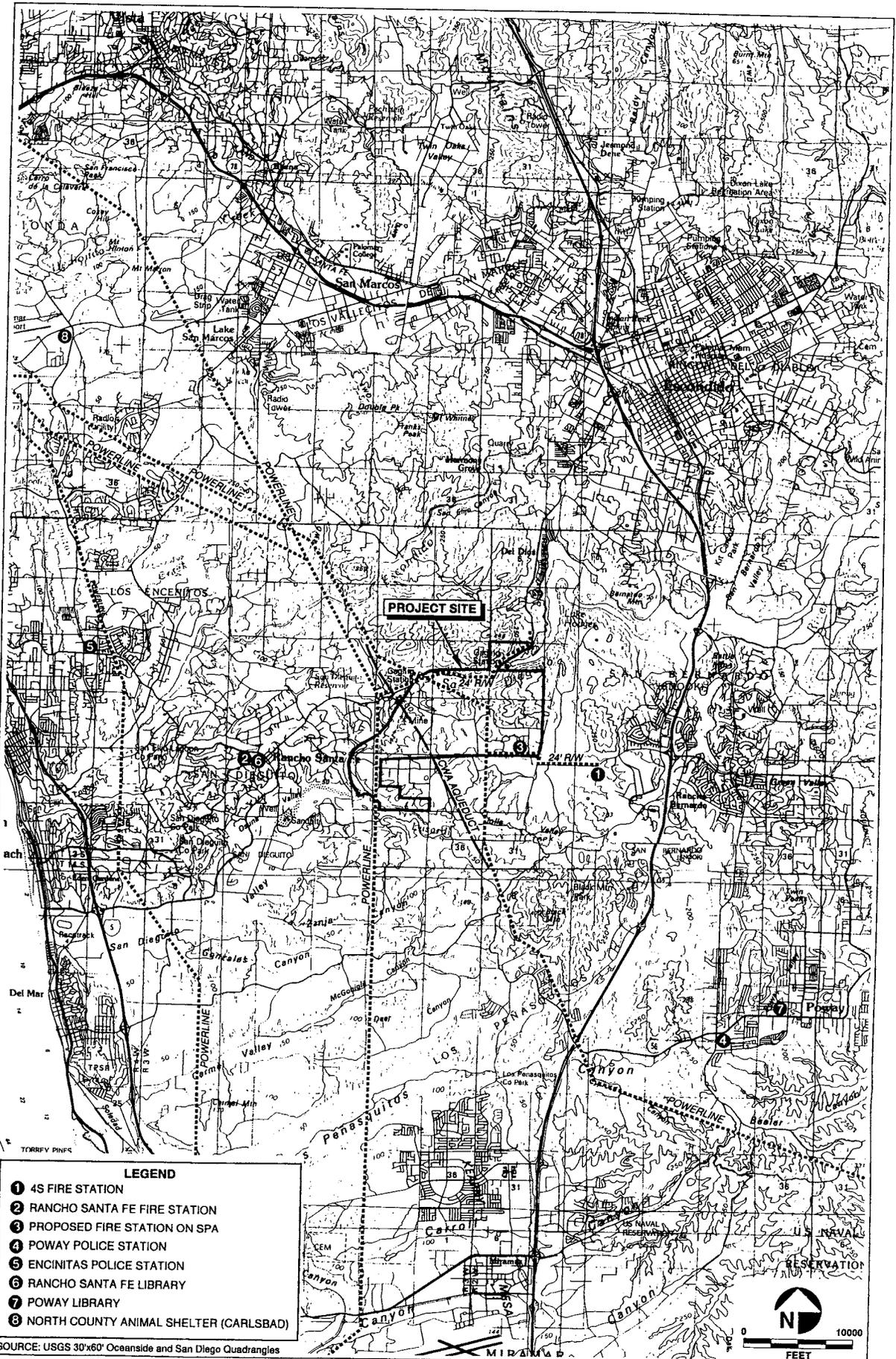
The Rancho Santa Fe (RSF) station, located at 16936 El Fuego, currently has 10 full-time fire suppression staff assigned. The response time from the RSF station to the Santa Fe Valley SPA is about 8 minutes, and approximately 10 minutes from the Fairbanks Ranch station.

Currently, the District has access to five pumpers, two water-tenders, one brush engine, one light rescue vehicle, and two ambulances. An additional pumper and brush engine are budgeted for purchase in 1995 (Willis 1994).

The District provides emergency medical services with full-time suppression personnel, EMT trained and qualified. Paramedic services are provided through the County Service Area (CSA) No. 17, which is the San Dieguito Ambulance District. The CSA is a tax based area that funds ambulances staffed with paramedics. CSA No. 17 operates two paramedic ambulances, the nearest one to Santa Fe Valley is housed at the Solana Beach Fire Station, 102 N. Nardo, and the other at Scripps Encinitas Hospital, off Devonshire Drive, near Santa Fe Drive. These units have an approximate response time of 15 and 20 minutes to the project area, respectively. If these units are unavailable for response, then Basic Life Support (BLS) level ambulances operated by EMT-D firefighters, rather than paramedics, would respond from the Rancho Santa Fe, Fairbanks, Del Mar, Solana, and Encinitas Fire Departments.

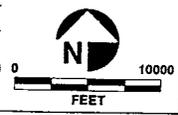
Wildland fire suppression is provided to the area through the California Department of Forestry (CDF) on a seasonal basis. The CDF serves approximately 2,200 square miles of land within the County of San Diego (over 50 percent of the County's total land area) and operates 18 stations and one air attack base (Eidsmoe 1994). Ten stations are closed during the non-fire season (four months of the year), while the remaining eight stations are open year round (County of San Diego Public Service Element 1991). The CDF provides protection from wildfires in those areas not within a specific district. Location from the SPA and response times of the CDF stations that cover the specified area are as follows:

- San Marcos Fire Station 10.4 miles - 15 minutes
- Valley Center Fire Station 19.6 miles - 26 minutes



- LEGEND**
- ① 4S FIRE STATION
 - ② RANCHO SANTA FE FIRE STATION
 - ③ PROPOSED FIRE STATION ON SPA
 - ④ POWAY POLICE STATION
 - ⑤ ENCINITAS POLICE STATION
 - ⑥ RANCHO SANTA FE LIBRARY
 - ⑦ POWAY LIBRARY
 - ⑧ NORTH COUNTY ANIMAL SHELTER (CARLSBAD)

SOURCE: USGS 30'x60' Oceanside and San Diego Quadrangles



4.13-3



Public Services and Utilities Locations

FIGURE
4.13-1

- Miller Fire Station 20.5 miles - 25 minutes
- Red Mountain Fire Station 26.6 miles - 31 minutes

These stations will mainly respond to wildland fires in the SPA and assist in vehicle and structural fires. Of these stations serving the Santa Fe Valley area, Valley Center Fire Station is the only station staffed year round.

Fire Management Policies

Fire management policies set forth by the Rancho Santa Fe Fire Protection District are based on the Uniform Fire Code. The Rancho Santa Fe Fire Protection District's policies with respect to new development, require a 20 to 30 feet vegetation clearing from each structure and an additional 70 to 80 feet of dry brush thinning beyond the cleared area (actual requirements may vary based on the type and location of the proposed development) for up to 200 feet of clearing and thinning (Willis 1994).

Funding Methods

Most revenue for fire protection agencies revenue comes from property taxes and the Special District Augmentation Fund, which is apportioned by the County. Additionally, in December of 1985, the County Board of Supervisors adopted a Fire Mitigation Fee program for districts in the unincorporated area. Under this program, districts providing fire protection may charge per-square-foot fees on new construction to mitigate for the impacts of new development of their facilities. These fees are collected by the County at the building permit stage, and distributed to the appropriate districts. Other sources of revenue for financing structural fire protection include: grants and loans, County Service Area Assessments, special taxes and benefit assessments, Mello-Roos bonds and general obligation bonds.

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial and unmet need for additional capacity of fire protection service and medical emergency service in order to

serve the project or if the project results in a substantial decrease in existing levels of fire protection service.

Fire Protection Service

Implementation of the proposed Santa Fe Valley project would generate additional demand for fire protection and emergency medical services beyond what is currently available for the area. Response times to the Santa Fe Valley project area would vary, depending on the ultimate circulation system in place outside of the boundaries of this project. In the current configuration, only the 4S Station has adequate service (a response time of 5 minutes) for the Santa Fe Valley SPA.

In 1994, the Rancho Santa Fe Fire Protection District and the known project proponents for development located in the eastern portion of the fire district (4S Ranch, Rancho Cielo, and Santa Fe Valley) participated in a comprehensive study in order to address future fire station needs and fire protection standards plans. The District attempted to identify a location for a single station that could adequately serve the three Specific Plan Areas for Rancho Cielo, Santa Fe Valley and 4S Ranch; however, the study concluded that a single site location could not adequately serve all three projects (Neville 1995).

The fire station site proposed as part of the Santa Fe Valley Specific Plan would be located at the northeast corner of Camino del Norte and East Loop Road. The permanent station would replace the temporary 4S station. The station would serve most of the Santa Fe Valley SPA, except for the northern portion, which would be served primarily by the proposed Rancho Cielo Station. The new Santa Fe Valley fire station facility would be equipped with one Type I structural fire truck, one Type II wildland fire truck, and one ambulance. It is anticipated that 10 full-time fire fighters will be employed at the station in Santa Fe Valley.

Final negotiations for the proposed station within the Santa Fe Valley SPA have not yet been completed with the District. However, the Rancho Santa Fe Fire District has stated that the 1.5-acre site is not adequate in size, but that a 1.8-acre site would be acceptable (Willis 1995). The size, funding, and timing of the construction of the station will have to be worked out by representatives of the property owners in Santa Fe Valley with representative of the District. Until these negotiations have been completed, impacts related to the issue of fire protection is considered significant.

Water Requirements

An adequate and reliable water supply is critical to fire protection in wildland-urban interface areas. According to the fire protection standards developed for the Santa Fe Valley Specific Plan, the water system shall provide a minimum of 2,500 gallons per minute (gpm) of fire flow to all portions of the project for 3 hours, in addition to peak domestic demands. Needed fire flow demands may exceed 2,500 gpm at the congregate care, multi-family occupancies, resort, other commercial areas, and the schools, based upon the occupancy, size, and construction. The Olivenhain Municipal Water District (OMWD) has indicated that they can meet these fire flow requirements, providing that off-site requirements such as water hydrants are constructed to meet the demands of the project (OMWD 1995b).

In addition, fire flow demands require the design and construction of major on-site and off-site pipelines and appurtenant facilities to provide the 2,500 gallons per minute stipulated by the serving fire district. A fire station will be constructed on-site, as will water storage facilities and associated pipelines to serve the needed infrastructure.

Compliance with Applicable Policies

The Public Facilities Element of the Santa Fe Valley Specific Plan discusses the need for fire protection and emergency medical services. Objective PF-3 of the Specific Plan identifies the need to provide adequate fire protection facilities for Santa Fe Valley by dedicating a 1.5-acre fire station site within the SPA. Further, Policy PF-3.1 requires that prior to issuance of any discretionary permits, property owners shall obtain a positive "will serve" letter from the Ranch Santa Fe Fire Protection District and dedicate the 1.5-acre fire station site. However, the size of the site is not considered adequate by the Rancho Santa Fe Fire District.

Policy PF-4.1 of the Santa Fe Valley Specific Plan states that no discretionary permits may be approved in the Santa Fe Valley SPA until a Fire Management Plan is approved by the Rancho Santa Fe Fire Protection District, California Department of Forestry, U.S. Fish and Wildlife Service, California Department of Fish and Game, San Dieguito River Park Joint Powers Authority, and other participating agencies. A draft Fire Protection Standards Plan for the Santa Fe Valley Specific Plan is currently being reviewed by the County. The

purpose of the Fire Protection Standards Plan is to establish fire protection standards for development to reduce the risk of significant loss of property, in the event of an uncontrolled wildfire (Hunt Research Corporation 1995). The plan also sets forth safeguards, policy compliance requirements and a process for review and approval of all proposed site specific development plans in the SPA by the Fire District and other applicable agencies. Approval of this plan by the applicable agencies will be a condition of project tentative map approval. Project tentative map approval will require the payment of fees to fund fire protection service to the SPA.

Level of Significance

The project would represent a substantial demand for new fire protection facilities. The Specific Plan requires that development approvals be conditioned on adequate fire protection facilities and a Fire Management Plan be approved by the applicable agencies as a condition for project tentative map approval. However, the project's proposed fire station is not adequate in size to meet Rancho Santa Fe Fire District requirements. This represents a significant impact.

With the implementation of the mitigation measures, all impacts to fire protection services will be mitigated.

Mitigation Measures

As a condition of the discretionary approvals, each project applicant shall be required to obtain a "will serve" letter from the Rancho Santa Fe Fire Protection District. Discretionary approvals shall not be granted until the size, timing, and funding of a fire station on the SPA is accepted by the Rancho Santa Fe Fire Protection District. In compliance with Policy PF-4.1 of the Specific Plan, no discretionary permits will be approved in the Santa Fe Valley SPA until a Fire Management Plan is approved by the Rancho Santa Fe Fire Protection District, California Department of Forestry, U.S. Fish and Wildlife Service, the San Dieguito River Park Joint Powers Authority, and other participating agencies.

4.13.2 Law Enforcement

Existing Conditions

Law enforcement services for the Santa Fe Valley SPA are provided primarily by the County Sheriff's Department. Most of the project site is located within Sheriff's Beat Number 419, which is serviced from the Poway Station. The boundaries of Beat 419 are approximately at the beginning of the split of San Dieguito River from Del Dios Highway; east along San Dieguito River to the San Diego City limit; continuing to Artesian Road; north along San Dieguito River until it connects with Del Dios Highway. The Poway Station is located at 12935 Pomerado Road, approximately 3.5 miles from the Santa Fe Valley SPA. Very small portions of the project are located in Beats 250 and 260, which are serviced from the Encinitas Station located at 175 North El Camino Real. Typically, a Sheriff's station serves a population of at least 20,000 persons.

The County Sheriff's Department also operates six County detention facilities. The closest detention facility to the Santa Fe Valley SPA is the Vista Detention Facility located at 325 South Melrose Drive, Suite 22 in the City of Vista.

In urbanized areas of unincorporated San Diego, the current goal for response time to a priority call is 8 minutes or less. These are calls involving life-threatening situations or felonies in progress. For all other calls, the target is 16 minutes or less. According to the Sheriff's Department, response time objectives for priority and non-priority calls are currently not being met due to budget constraints (Decker 1994). The most recent average response times for the Poway Station's unincorporated area in fiscal year 1993-94 were:

- Priority Calls: 16.0 minutes for 35 calls
- Non-Priority Calls: 34.1 for 210 calls

According to the County Sheriff, the current desirable law enforcement service level for unincorporated areas as a whole, has been determined to be a 24-hour service package consisting of seven patrol deputies, two detectives, one supervisor, and one clerical support staff for each 10,000 residents. For each population increase of 1,000, approximately one sworn officer would be required to maintain adequate service levels.

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial need for additional capacity of law enforcement service in order to serve the project or if the project results in a substantial decrease in existing levels of law enforcement service.

Law Enforcement Services

Implementation of the proposed Santa Fe Valley project would generate additional demand for police protection services in an area that does not currently meet the minimally acceptable standards. This project, therefore, will impact negatively on service delivery to the project site and also, by increasing demands on the existing system, further diminish service to the rest of the unincorporated area. There are no firm plans to expand the Poway Station or locate a station within Santa Fe Valley or within the project vicinity (Decker 1994).

Rapid response to calls for law enforcement is critical for efficient police protection, because it increases the chances of saving lives or apprehending criminals in the most expeditious manner possible. As stated above, the existing response time does not meet the goals as set by the San Diego County Sheriff's Department for priority and non-priority calls. Any increase in population will only exacerbate this situation.

Based on a projected population of 3,444 in Santa Fe Valley at build out, an additional three or more sworn officers would be required. The Sheriff's Department was unable to project either response times or staff levels for the Santa Fe Valley SPA. Current response times, based on the level of patrols needed per the existing population, are currently below standards.

Specific Plan Policies

The Santa Fe Valley Specific Plan discusses the need for law enforcement services in its Public Facilities Element. Objective PF-5 of the Specific Plan identifies that the County Sheriff shall provide law enforcement services for Santa Fe Valley SPA that are consistent with County-wide law enforcement goals and policies. Additionally, under Policy PF-5.1

and Objective PF-6, Santa Fe Valley property owners shall provide ongoing funding for the current level of law enforcement services in Santa Fe Valley, and they shall provide additional funding if a higher level of law enforcement service is desired. Policy-6.1 states that in the event a higher level of service is desired, the property owners shall dedicate adequate land for construction of a sheriff substation and provide additional funding for law enforcement personnel.

Funding Methods

The primary funding mechanism for the provision of Sheriff's services in the unincorporated area is the San Diego County General Fund. The amount of funding available for the Sheriff's Department is set on an annual basis by the San Diego County Board of Supervisors. If additional funding or patrol officers are needed in this area, the Sheriff's Department must include a request for the funding, or justify the need for additional officers to the Board of Supervisors, who have the authority to provide the increased funding.

As stated in the Santa Fe Valley Specific Plan, in order to compensate for the need for existing and additional law enforcement services, the Santa Fe Valley property owners would be required to contribute to the San Diego County General Fund to the extent that the development results in a need for additional law enforcement services.

Level of Significance

Law enforcement impacts are not significant because of policies already in place in the San Diego County Public Facility Element the proposed policies in the Santa Fe Valley Specific Plan Area text and the ability of the San Diego County Sheriff's Department to request additional funding and/or patrol officers during annual budget deliberations at the San Diego County Board of Supervisors.

Mitigation Measures

Since no significant impacts were identified, no mitigation measures are necessary.

4.13.3 Schools

Existing Conditions

The Santa Fe Valley SPA falls within four school districts providing elementary (K-8) education (Poway Unified School District, Escondido Union School District, Rancho Santa Fe School District, and Solana Beach Elementary School District). Additionally, three high school districts (San Dieguito Union High School District, Escondido Union High School District, and Poway Unified School District) serve the SPA. Figure 4.13-2 depicts the existing elementary school district boundaries, and Figure 4.13-3 depicts the existing high school district boundaries in relation to the SPA.

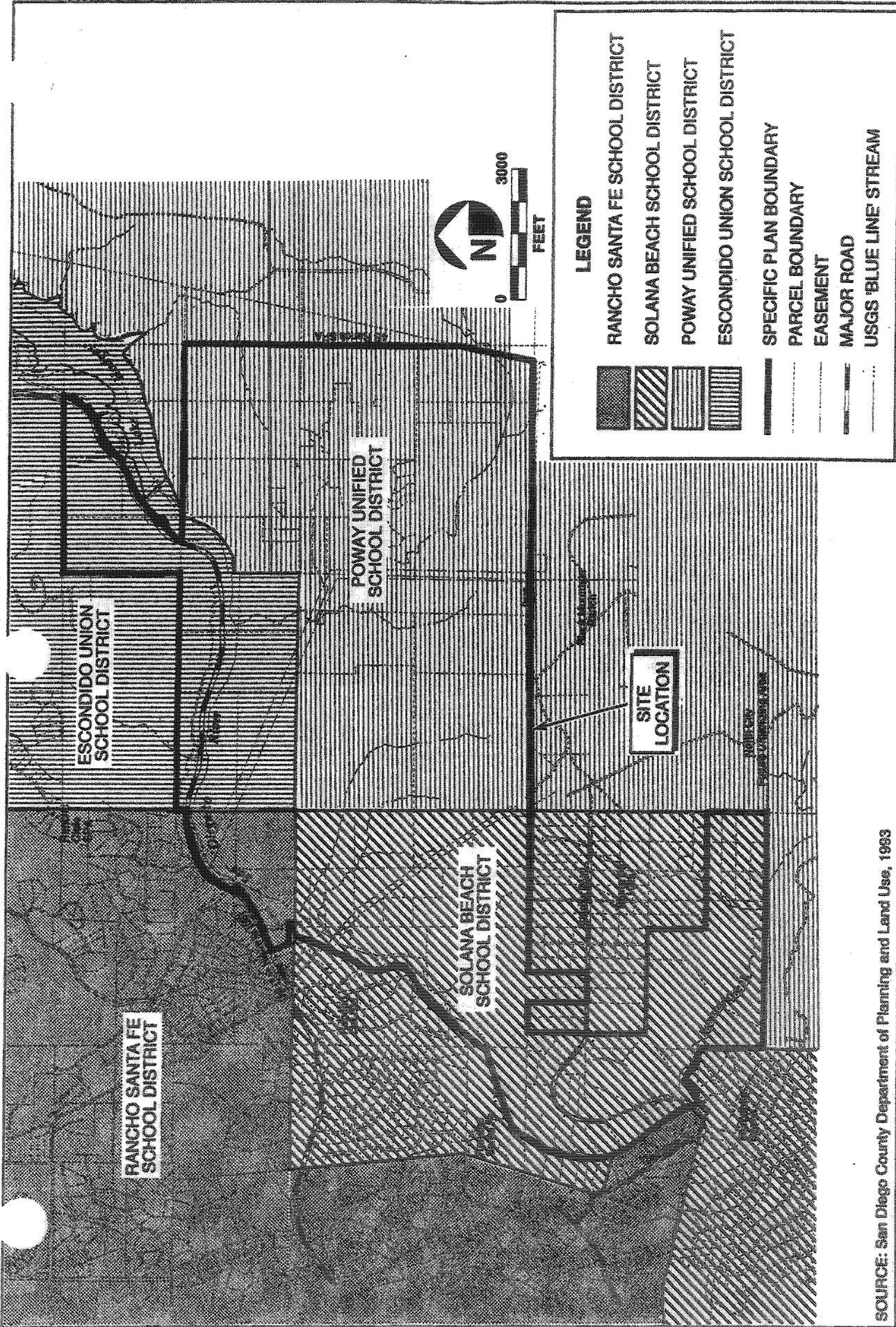
School Districts within Santa Fe Valley SPA

Historically, increased enrollment has impacted the districts in North San Diego County and, as a result, districts are currently at or exceeding facility capacities. The facilities which would serve Santa Fe Valley students have limited capacity for additional students. Initial attempts to realign the school district boundaries as part of the Santa Fe Valley Specific Plan process in order to reduce school district fragmentation in Santa Fe Valley were not successful (County of San Diego 1995). The student generation rates for all of the districts are presented in Table 4.13-1 below.

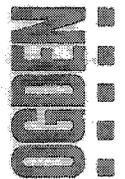
Rancho Santa Fe Elementary School District. Only a small portion of the Santa Fe Valley SPA falls within this district. The Rancho Santa Fe Elementary School District operates the 545-student Rancho Santa Fe Elementary School (Grades K-6) and the 120-student Rancho Santa Fe Middle School (Grades 7-8). The elementary school is at capacity (Rowe 1992). Current student enrollment and school capacities for this district are not presented in this analysis because the limited student enrollment of 5 students within the Rancho Santa Fe District that is anticipated to be generated from this project.

Solana Beach Elementary School District. This district currently operates five elementary schools (Solana Highlands, Solana Santa Fe, Skyline, Solana Vista, and Carmel Creek). Carmel Creek Elementary School recently opened for service in September of 1994.

The District's Long-Range Facilities Master Plan was completed in June 1995 (Castanos 1995). The Master Plan was updated to determine if future school facilities will be needed.



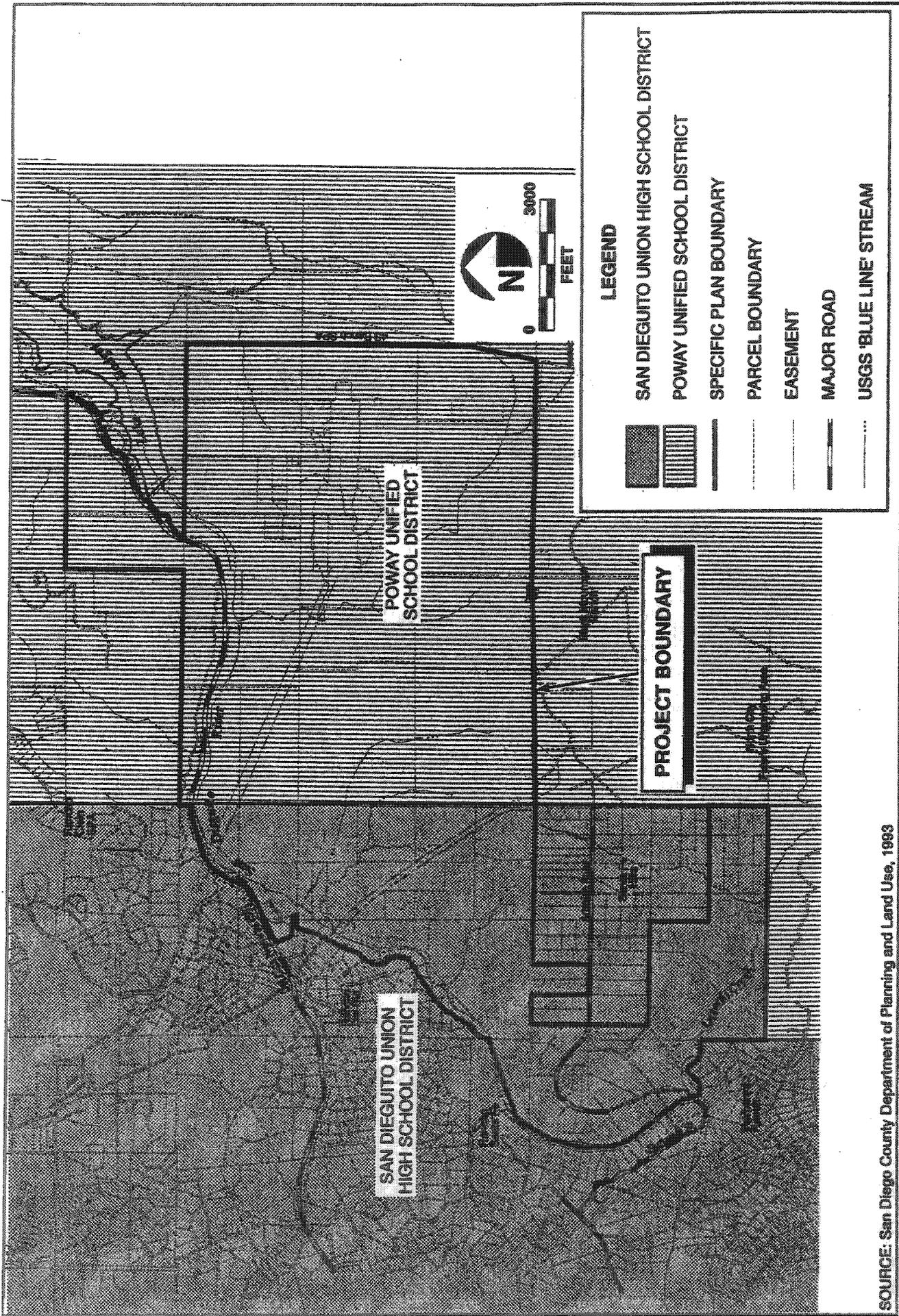
SOURCE: San Diego County Department of Planning and Land Use, 1993



Santa Fe Valley Elementary School Districts

FIGURE

4.13-2



SOURCE: San Diego County Department of Planning and Land Use, 1993



Santa Fe Valley High School Districts

FIGURE

4.13-3

Table 4.13-1

**EXISTING SCHOOL DISTRICTS WITHIN SANTA FE VALLEY
SPECIFIC PLAN AREA
STUDENT GENERATION RATES**

District	Level	Single-family	Multi-family
Poway	Elementary School	0.34	0.175
	Middle School	0.18	0.07
	High School	0.26	0.10
Escondido	Elementary School	0.32	0.32
	Middle School	0.072	0.072
	High School	0.1363	N/A
Solana Beach	Elementary School	0.4519	0.0135
San Dieguito	High School	0.25	0.25
Rancho Santa Fe	Elementary School	0.33	N/A

Source: County of San Diego 1995

Currently, there are two future school facilities tentatively planned in the District. The current student enrollment generation rates for this District, presented in Table 4.13-1. Currently, three of the District's schools are over capacity (see Table 4.13-2) (Castanos 1995).

Poway Unified School District. The Poway School District currently operates 19 elementary schools (K-5), five middle schools (6-8), three comprehensive high schools (9-12), and one continuation high school. The District comprises approximately 99.1 square miles in the central portion of San Diego County. The District serves a population of approximately 140,000 in five communities: the City of Poway, and the communities of Rancho Bernardo, Rancho Peñasquitos, Carmel Mountain Ranch, and Sabre Springs, all of which are part of the City of San Diego (Kroese 1995). Enrollment for the 1994-1995 school year is expected to reach nearly 29,000 students.

Table 4.13-2 Revised

**SOLANA BEACH ELEMENTARY SCHOOL DISTRICT
STUDENT ENROLLMENT AND CAPACITIES**

School	Enrollment	School Capacity
Solana Highlands	<u>559</u>	486
Solana Santa Fe	<u>421</u>	378
Skyline	<u>423</u>	567
Solana Vista	<u>448</u>	486
Carmel Creek	<u>465</u>	<u>459</u>
Totals:	<u>2,316</u>	2,376

Source: Castanos 1995

All Poway School District schools within proximity to Santa Fe Valley are at or over capacity. The existing schools within closest proximity to the Santa Fe Valley SPA are Turtleback Elementary, Bernardo Heights Middle School, and Rancho Bernardo High School. Student enrollment and school capacities for the Poway School District are listed in Table 4.13-3.

San Dieguito Union High School District. San Dieguito Union High School District encompasses approximately 90 square miles stretching from portions of south Carlsbad in the north, to its southern boundary near the Los Peñasquitos Canyon Reserve, and eastward to border Poway and Escondido School Districts. This District educates students in middle and high school grades, and operates an extensive adult program. The District currently operates two schools: Torrey Pines High School for grades 9-12, and Earl Warren Junior High School for grades 7-8. The current enrollment and capacities for each of these schools are presented in Table 4.13-4.

Escondido Union School District. The District currently operates 20 schools; 5 of which are middle schools, 13 are elementary schools, and the remaining 2 are a pre-school and a special education school. Currently, Ricon, one of the District's middle schools, is under construction to be converted into a K-8 school. The closest existing school facilities to the Santa Fe Valley SPA is Miller Elementary School, Lawrence R. Green, and Del Dios Middle School (Thonson 1995). Current student enrollment and school capacities for this

Table 4.13-3

**POWAY UNIFIED SCHOOL DISTRICT
STUDENT ENROLLMENT AND CAPACITIES**

School	March 3, 1995 Enrollment	Fall 1995 Projections	School Capacity
Elementary School (K-5)			
Adobe Bluffs	526	533	686
Canyon View	725	675	702
Chaparral	785	809	585
Deer Canyon	530	540	697
Garden Road	721	705	577
Highland Ranch	867	949	685
Los Penasquitos	746	703	685
Midland	780	756	639
Morning Creek	794	880	695
Painted Rock	723	701	655
Park Village	855	980	722
Pomerado	734	710	672
Rolling Hill	534	571	755
Sundance	567	538	722
Sunset Hills	597	578	784
Tierra Bonita	755	770	780
Turtleback	743	753	695
Valley	734	726	759
Westwood	973	931	677
Total	13,689	13,808	13,172
Middle School (6-8)			
Bernardo Heights	1,672	1,594	1,344
Black Mountain	1,242	1,220	1,335
Meadowbrook	1,226	1,200	1,265
Mesa Verde	1,169	1,404	
Twin Peaks	1,776	1,831	1,245
Total	7,085	7,249	5,189
High School (9-12)			
Abraxas	375	324	230
Mt. Carmel	2,569	2,778	2,800
Poway	2,684	2,961	2,089
Rancho Bernardo	2,495	2,616	2,169
Total	8,123	8,679	7,288
Total K-12	28,897	29,736	25,649

Source: Kroese 1995

Table 4.13-4

**SAN DIEGUITO UNION HIGH SCHOOL DISTRICT
STUDENT ENROLLMENT AND CAPACITIES**

School	Permanent Capacity	Total Capacity	1994-95 Enrollment
Earl Warren Jr. High School	680	1,042	939
Torrey Pines High School	1,764	2,175	2,035

Source: Hall 1995

district are not presented in this analysis because of the limited student enrollment within the Escondido School District that is expected to be generated from this project.

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial need for additional educational facilities in order to serve the project.

Future Educational Facilities Demand

The ultimate buildout of the Santa Fe Valley SPA would generate an additional need for educational facilities. Based on student generation rates provided by the affected school districts and the projected number of students generated within the Specific Plan Area, the projected student enrollment in each school district is presented in Table 14.13-5. As shown in Table 4.13-5, the largest number of elementary, middle, and high school students generated in the Santa Fe Valley SPA would occur within the Poway Unified School District, Solana Beach, and San Dieguito High School District. Only limited student enrollment would be generated by development of Santa Fe Valley within the Rancho Santa Fe Elementary School District and Escondido Union School District.

Table 4.13-5

**STUDENT YIELD FROM SANTA FE VALLEY SPECIFIC PLAN AREA
FOR EACH SCHOOL DISTRICT**

School District	Student Generation Rate	Dwelling Units (All Single Family)	Student Yield	Students Currently in School
Poway Unified School District				
Elementary School	0.34	692	235	700
Middle School	0.18	692	125	1,250
High School	0.26	692	180	2,150
Solana Beach Elementary School District/San Dieguito High School District				
Elementary School	0.4519	443	200	360 – 800
Middle School	0.11	443	49	600 – 1,400
High School	0.25	443	111	1,200 – 2,400
Escondido Union School District/Escondido Union High School District				
Elementary School	0.32	50	16	700
Middle School	0.072	50	3	1,300
High School	0.1363	50	7	1,800
Rancho Santa Fe Elementary School District				
Elementary School	0.33	15	5	360 – 800
Total		1,200	923	

Source: County of San Diego 1995.

Rancho Santa Fe School District. Due to the small number of dwelling units proposed that would fall within the Rancho Santa Fe School District (approximately 15 dwelling units), only 5 students would be generated within the Rancho Santa Fe School District from the project. Therefore, it is not likely that the Rancho Santa Fe School District would be impacted from the development within the Santa Fe Valley SPA.

Solana Beach Elementary School District. An additional student capacity demand would result from the development of this project. Buildout of the SPA would generate 200 students in this district (Table 4.13-5). Currently, the individual tentative map applicants in the SPA are entering into secured mitigation agreements with this District, in accordance with County Ordinance 7966, which will include an impact fee requirement in order to alleviate any project impacts. Prior to finalization of recording the tentative maps for implementation of the Specific Plan, secured mitigation agreements must be signed and submitted to the County of San Diego.

Poway School District. As depicted in Table 4.13-5, the largest number of students (540 students) will be generated by the Santa Fe Valley Specific Plan project within this school district, which is already operating at or above capacity. In order to alleviate student capacity impacts to the Poway School District, two schools, a middle school, and an elementary school are proposed for part of the Santa Fe Valley Specific Plan. District staff has worked with County planning representatives, Santa Fe Valley property owners, and the California Department of Education in order to select the elementary school and middle school sites. The Santa Fe Valley Land Use Map (Figure 3-3) depicts the proposed locations within the Santa Fe Valley SPA for the two school facilities. Under Poway School District Policies 6.32 and 6.33, the optimum size for an elementary school site is a minimum of 10 net usable acres to serve approximately 700 students, and the optimum size for a middle school site is 25 net usable acres to accommodate approximately 1,250 students. Both of the schools proposed as part of the Santa Fe Valley Specific Plan meet these minimum standards.

In addition, the Poway School District has been working with the property owner of 4S Ranch to identify a high school site and two elementary school sites within the proposed 4S Ranch Specific Plan. The Specific Plan Area for 4S Ranch is located directly east of the Santa Fe Valley SPA, therefore if schools within the 4S Ranch SPA are built, they could potentially serve students generated from the Santa Fe Valley project.

It should also be noted, however, that in order to accommodate student capacity demands, the Poway School District is often required to distribute students among schools within the District that have adequate capacity for additional students. Therefore, the District cannot guarantee that students from Santa Fe Valley would be attending schools closest to their homes (Kroese 1995).

San Dieguito Union High School District. Approximately 60 students would be generated from the SPA in this district. Currently the individual tentative map applicants in the SPA are entering into secured mitigation agreements, in accordance with Ordinance 7966, with this District, which will include an impact fee requirement in order to alleviate project impacts. Prior to recordation of final maps for the SPA, the secured agreements must be signed and submitted to the County of San Diego.

Escondido Unified School District. Only a small portion of the SPA is located within the Escondido Unified School District, so minimal students will be generated within this District (Table 4.13-5). However, the District has indicated that most of the schools within their District do not have the capacity to provide educational facilities to any students generated from Santa Fe Valley. Impact mitigation fees will be required under a secured mitigation agreement with each tentative map applicant as a condition of approval of any tentative maps.

Specific Plan Policies

The Santa Fe Valley Specific Plan includes objectives and policies under its Public Facilities Element that specifically pertain to educational facilities and the respective school districts that serve the SPA. Objective PF-1 requires all applicants to submit a positive "will serve" letter from all affected school districts indicating that agreements have been reached with that particular district to provide adequate educational facilities. As part of this objective, property owners are required to reach financing agreements for each project's (subdivision's) proportionate share of the cost of the needed school facilities and related needs pursuant to appropriate school board policies. In addition, developer contributions to offset the cost of additional temporary school facilities and/or providing school transportation to accommodate new development in Santa Fe Valley shall be required.

County of San Diego Ordinance No. 7966, referred to as the School Facilities Mitigation Ordinance, adopted in September 1991, requires the applicant to fully mitigate any impact

the project would have on area schools. The purpose of this ordinance, enforced by the Board of Education, is to ensure that adequate educational facilities are available concurrently with new development resulting from legislative actions by the Board of Supervisors.

In order to meet the requirements of the School Facilities Mitigation Ordinance, applicants seeking approval of a legislative action, such as approval of the Santa Fe Valley Specific Plan, are required to meet with the affected school districts to determine the appropriate mitigation of the project's impacts on school facilities. In addition, the affected school district(s) are required to document the impact of the project resulting from the proposed legislative action on its facilities, to work with the applicant to devise an equitable and timely method of providing the educational facilities and equipment required to serve the development to be permitted by the legislative action.

In accordance with County Ordinance 7966, the Santa Fe Valley property owners will be required to enter into secured mitigation agreements with each affected school district in order to mitigate the impacts. These agreements will include the donation of land in order to build the two aforementioned schools within the Santa Fe Valley SPA. The agreements are required to be approved by the County as a condition of project approval, and could include one, or a combination of dedication of land, construction of school facilities, or payment of in-lieu mitigation fees.

Specific Plan Area Level of Significance

The development of the Specific Plan will generate student demand for additional school facilities in the Poway, Solana Beach, and San Dieguito School Districts, which are already operating at or above capacity. This is considered a significant impact.

With the implementation of the mitigation measures, all impacts to schools will be mitigated.

Mitigation Measures

All tentative map applicants and other discretionary permit applicants, as part of the Specific Plan, will be required to obtain secured mitigation agreements, in accordance with County Ordinance 7966, with each of the affected school districts (Poway, Solana Beach, and

San Dieguito). These agreements will include a combination of mitigation such as property dedication, construction of schools, and/or payment of mitigation impact fees in order to alleviate any project impacts. As a condition of tentative map approval, the secured mitigation agreements must be signed by the applicant and school districts and submitted to the County of San Diego. Beyond compliance with County Ordinance 7966 and construction of the proposed school facilities, no additional mitigation is required.

4.13.4 Library Facilities

Existing Conditions

The San Diego County library system covers approximately 3,818 square miles and serves approximately 850,000 residents. In 1993, there were over 464,585 library card holders in the unincorporated areas of the County and 136,066 active users (Hobson 1994). In 1994, the County library system operated 31 branch libraries, a Governmental Reference Library, 2 bookmobiles, 1 adult literacy center, and a Library Administrative Headquarters.

The library system's closest branches to the Santa Fe Valley SPA are Rancho Santa Fe and Poway. The Rancho Santa Fe branch is located at 17040 Avenida de Acacias, approximately 4 miles from the center of the project area. The Poway branch is located at 13264 Poway Road, approximately 8 miles from the project area. Although not part of the County library system, the City of San Diego operates a branch in Rancho Bernardo and a facility is planned as part of the North City Future Urbanizing Area.

The San Diego County library system provides a large range of reference services and reader's advisory services. These services include lending or in-house use privileges of books, magazines, newspapers, and government documents, large print books, art books, audio cassettes, and video cassettes. The library branch system also organizes various programs such as summer reading programs, crafts programs, multi-cultural programs, and adult literacy training. Some branches also provide microcomputers and typewriters for public use.

The County has established a minimum library standard of 0.35 square feet of library space per capita population served, which was set by the California State Library for new library construction. The Rancho Santa Fe branch library, which has 0.82 square feet per capita population served (1992-1993 statistics), is the only County library facility that meets this

minimum standard. The Poway branch, a 5,000 square foot facility, has only 0.107 square feet per current population served. Most of the County library branches operate at service levels which are below County, State, and National library standards (Hobson 1994).

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial need for additional library services in order to serve the project.

Library Facilities

Implementation of the Santa Fe Valley Specific Plan would incrementally create additional demand for library services because of the ultimate population increase of 3,444 persons at build out. Based on the County's minimum acceptable facility goal of 0.35 square foot of floor area and 2.0 books per capita, the development of Santa Fe Valley could potentially create the need for 1,205 square feet of library space and approximately 6,888 books.

Funding Methods

In order to achieve the overall goal of the San Diego County General Plan which is to have sufficient libraries to meet the information and educational needs of the population served by the County library, certain funding mechanisms in relation to new development are enforced. Under the County of San Diego General Plan's Policy 2.2, (Section 9) for libraries, the County has established a funding program in conjunction with cities within the County's library service area to ensure that new development in these cities and the unincorporated area contributes its fair share to provide library facilities to serve new development.

Level of Significance

Although the project would not create a substantial additional demand for library services, the project does incrementally add to the demand in an area that is currently under serviced by the library system. This is considered an adverse, but not significant impact of the

project. The County has already established a funding mechanism to fund library facilities in the County.

Mitigation Measures

Since no significant impact was identified, no mitigation is required.

4.13.5 Water Service

Existing Conditions

The Santa Fe Valley SPA is located within the Olivenhain Municipal Water District (OMWD). The OMWD currently serves an average population of 43,000 (OMWD 1995a). The existing Santa Fe Valley water distribution system is characterized by a 12-inch transmission main traversing the SPA from the north (near Del Dios Highway) to the south at the Second San Diego Aqueduct, OMWD connection No. 2. A 12-inch main also serves the eastern portion of the SPA.

Along the SPA's eastern boundary is an existing one million gallon water storage reservoir, known as the Golem Reservoir. A small booster pump station is located at the Golem Reservoir to serve a small area of higher ground to the north. The pump station also supplies the existing 40,000-gallon 4G Reservoir located near the top of the existing mountain (Del Dios Ridge). Water is supplied through an 8-inch pipeline.

The southwestern portion of the Santa Fe Valley SPA is served by gravity, via parallel water mains from the OMWD connection No. 2. The water distribution system has reduced pressure near the Lusardi Creek area.

OMWD imports 100 percent of all water used within OMWD's service area. Both domestic potable and raw (unfiltered) water are delivered via the San Diego County Water Authority's (SDCWA) Second Aqueduct. The pipelines within the Second Aqueduct right-of-way are designated as Pipelines 3 and 4. This Aqueduct transverses the Santa Fe Valley SPA in a southeasterly direction. OMWD's Connection No. 2, which primarily supplies water by gravity to the southwest, is connected to the Second Aqueduct. Only one user, the Del Mar Country Club Golf Course, is currently being served by the OMWD pipeline.

Pipeline No. 5 has been approved for construction beginning in 1995. This pipeline will be located along and primarily within the Second Aqueduct right-of-way. ~~In the future, this pipeline is planned to distribute reclaimed wastewater. The OMWD is currently making provisions for the use of reclaimed water that will potentially be supplied from the proposed Pipeline No. 5.~~ In the future, Pipeline No. 5 is planned to distribute potable, filtered, or unfiltered imported water. Olivenhain Municipal Water District is planning for the transmission and distribution of reclaimed water, but has no association with the San Diego County Water Authority Pipeline No. 5.

The SDCWA has recently completed the "Ramona Pipeline" that extends from the Second San Diego Aqueduct, through Rancho Bernardo, to the City of Poway and community of Ramona. This 57-inch pipeline is located adjacent to Artesian Road through the Santa Fe Valley SPA. OMWD has a ten million gallon water storage reservoir in 4S Ranch which is served from a temporary connection to the Ramona Pipeline.

The SDCWA developed an Urban Water Management Plan in 1992 to examine water demands through the year 2010, and to review options for supplying water. As part of this Plan, conservation and demand management techniques are presented as a favorable water resource option as SDCWA evaluates new resources. Best Management Practices (BMPs), are to be used in the prioritization of proven conservation measures that are to be implemented state-wide over a given period of time. A list of BMP measures is presented in the Plan and is divided into the following two categories: Public Information Programs and Water Use Efficiency Programs. Some examples of the Public Information Programs to be implemented include the following: literature handouts such as brochures and other publications prepared by SDCWA, public presentations on water conservation to students and other interested groups and ongoing school programs. Examples of Water Use Efficiency Programs as part of the BMPs contained within the Urban Water Management Plan include the following: water audits and incentive programs for residential and governmental customers, enforcement of water conserving plumbing fixture standards including requirement for ultra low flush toilets in all construction beginning January 1992, large landscape water audits and incentives, landscape water conservation requirements for new and existing commercial, industrial, institutional, governmental, and single and multi-family developments, and water waste prohibition.

In addition to water use efficiency programs, SDCWA has adopted a number of policies, model ordinances, and guidance documents to assist local agencies with water reclamation

project implementation. For example, it is the policy of SDCWA that where reclaimed water use is allowed by law and available in sufficient quantities, reclaimed water shall be the sole water supply delivered (SDCWA 1992). Local agencies have adopted SDCWA-sponsored ordinances related to reclaimed water master planning and have conditioned new development projects to require reclaimed water irrigation systems.

Specific Plan Area Impacts

Criteria for Significance Determination

Significant impacts to water services would result if

- an interruption or disruption of water services occurs as a result of a physical displacement and subsequent relocation of water utility infrastructure. Such impacts would be considered significant if the result would be a direct long-term service interruption or permanent disruption of essential water utilities.
- the project would result in encroachments into existing pipeline rights-of-way.
- the project results in the substantial need for additional capacity of water infrastructure or the substantial need for additional services, or substantial alterations to water utility service areas in order to service the project.
- the project results in a substantial decrease in existing levels of service in the project area.

Potable Water Service Facilities

The provision and supply of future potable water was evaluated by OMWD in a 1993 Master Plan (OMWD 1993). This Master Plan was necessitated by the SDCWA requirement of water agencies to be independent of the aqueduct system for at least ten days. In order to meet this requirement, OMWD is planning a ~~large wastewater reservoir and reclaimed water treatment plant northwest of the SPA known as the Olivenhain Water Storage Project~~ a raw water storage project supplied from the SDCWA aqueduct with an associated water treatment plant to supply treated (potable) water to the District's customers. This project will provide 30 to 40 days of storage for the District. The OMWD

has recently completed its Final Draft Master Plan for the Storage Project. This Master Plan specifies the location and sizing of water facilities needed to support the development planned in this area.

As concluded by the OMWD Master Plan, a number of water system facility improvements will be required to serve the area including Santa Fe Valley. The Santa Fe Valley Specific Plan specifies the onsite water facility improvements needed to accommodate the proposed development (Figure 4.13-4). These facilities were determined on the basis of gross estimates of water demands applied to the SPA as a whole as well as development density projections.

OMWD has stated that they have adequate capacity planned to serve the Santa Fe Valley SPA and can commit to providing water service based on certain requirements (OMWD 1995b). These requirements include payment of capacity fees, as appropriate, and in accordance with a hydraulic analysis (es). A "will serve" letter has been provided by OMWD for areas of the SPA where tentative maps are proposed. However, additional onsite improvements as described below may be needed to serve the full buildout of the SPA.

Firstly, the existing 4G Reservoir is inadequate to support the proposed development in the eastern portion of the SPA at upper elevations. A new reservoir will be required to provide adequate fire and emergency storage. In addition, the existing pump station will most likely have to be upgraded or replaced (County of San Diego 1995).

The Golem Reservoir is also inadequate to support development proposed within the remaining areas of Santa Fe Valley. This reservoir will need to be replaced by a larger facility to support buildout of the project. OMWD is only able to marginally supply the Golem Reservoir because of large pressure losses in the existing water system. New water transmission mains will be required in the SPA to improve the supply to and from the Golem Reservoir (County of San Diego 1995).

In addition to onsite improvements, as the region develops, OMWD will need to increase the water supply to serve the Santa Fe Valley SPA and the 2,903-acre proposed 4S Ranch SPA. Major water transmission mains have been planned by OMWD to serve these developing areas. These and the above mentioned OMWD improvements will be evaluated under a separate CEQA analysis as part of the OMWD's master planning efforts.

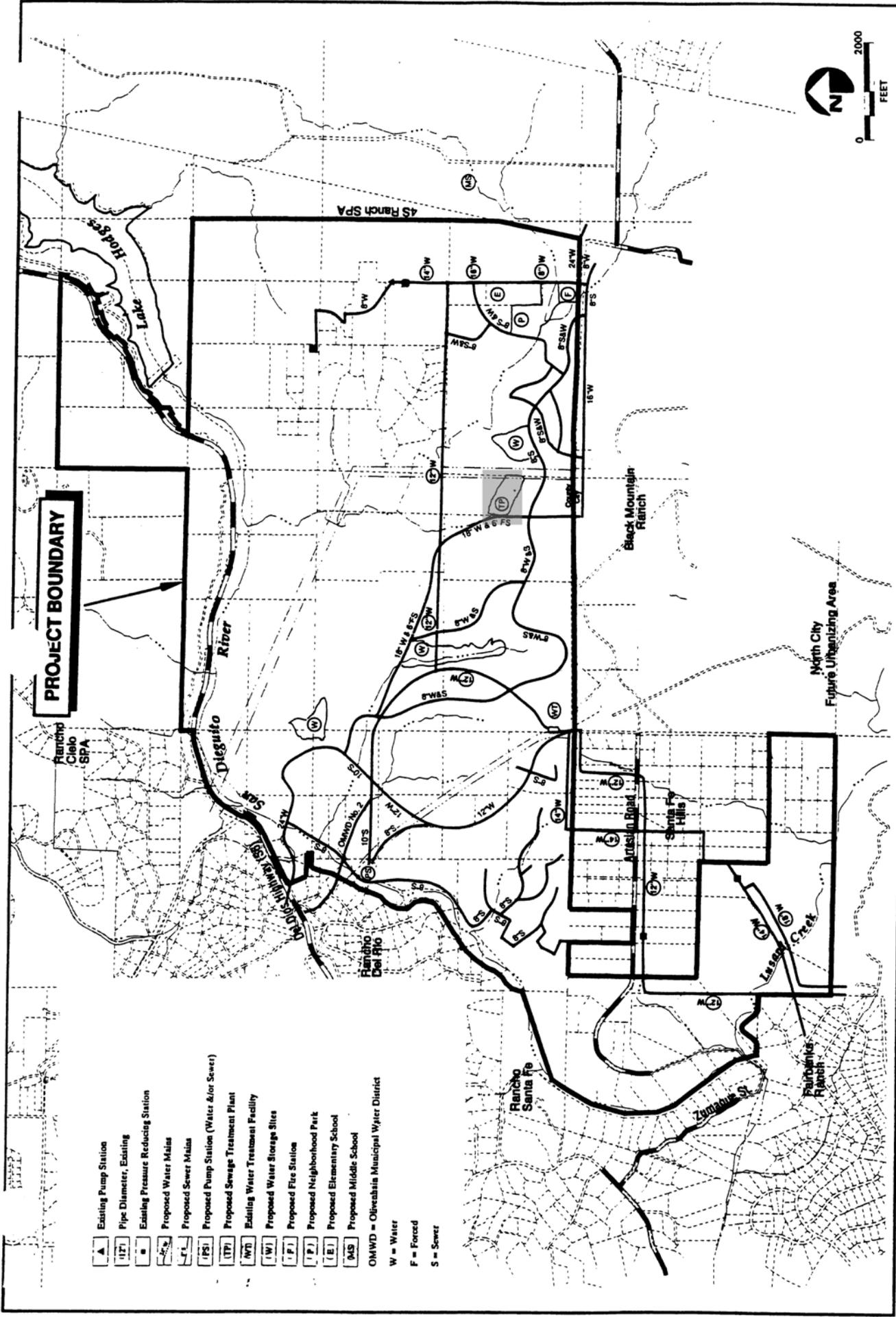


FIGURE 4.13-4

Proposed Infrastructure on the Santa Fe Valley



Compatibility with Existing Pipelines

As seen in the Specific Plan Land Use Map (Figure 3-3) and the Balcor Tentative Map (Figure 3-7), the proposed land use adjacent to SDCWA's Second Aqueduct is designated Low Density residential (1 dwelling unit per 2.1-4 acres). No development is planned to occur within the existing right-of-way of the Second Aqueduct, except for the distinct locations where proposed roadways intersect with the Aqueduct. This issue is further discussed in Section 4.1, Land Use for impacts related to the overlapping roadways. Since no development would occur within the Second Aqueduct right-of-way, no impacts related to construction, long-term service interruption, and encroachments onto right-of-way would occur to the Second Aqueduct.

Since the Ramona Pipeline extends from the Second Aqueduct, and continues through Rancho Bernardo following Artesian Road, no development from the Santa Fe Valley would encroach into the existing right-of-way to this pipeline. From the Second Aqueduct the Ramona Pipeline runs underneath Artesian Road where the road is adjacent, but outside of the Santa Fe Valley SPA, therefore no impacts to the Ramona Pipeline would result from buildout of Santa Fe Valley.

Specific Plan Policies

Objective PF-7 of the Public Facilities Element for the Santa Fe Valley Specific Plan, states to ensure domestic and reclaimed water is provided to Santa Fe Valley in accordance with County-wide and OMWD policies. The Specific Plan's policies pertaining to water service state that prior to approval of any final maps or permits, a water commitment letter must be obtained from OMWD. All discretionary permits are also required to be conditioned to reserve rights-of-way easements for water service facilities as indicated on the Santa Fe Valley Public Facilities Plan map.

Level of Significance

Although the project results in the need for additional capacity of water infrastructure and services, a "will serve" letter has been supplied by OMWD for the project and no discretionary permits would be granted without adequate water capacity and infrastructure. Therefore, impacts to water service are not significant.

Mitigation Measures

Since no significant impacts were identified, no mitigation is required.

4.13.6 Wastewater Service

Existing Conditions

The Santa Fe Valley SPA is currently not serviced by sewer facilities. Existing homes are served by septic tanks. The local soil has limited septic tank suitability (County of San Diego 1995).

Specific Plan Area Impacts

Criteria for Significance Determination

Significant impacts to water services would result if

- the project results in substantial need for additional capacity of wastewater infrastructure or the substantial need for additional services, or substantial alterations to wastewater utility service areas in order to service the project.
- the project results in a substantial decrease in existing levels of service in the project area.

Wastewater Facilities

The Specific Plan proposes that the SPA be annexed to the Rancho Santa Fe Community Services District to provide wastewater collection and treatment. The current sphere of influence for the District currently does not include the Santa Fe Valley SPA, however, the District has indicated their ability to accommodate the entire wastewater treatment needs of the Santa Fe Valley SPA on two conditions. These two conditions are that the SPA must be annexed to the Rancho Santa Fe Community Services District subject to approval by the Local Area Formation Commission (LAFCO), and the land owners must enter into a service agreement with the District (Rancho Santa Fe Community Services District 1995).

Currently, the District will be able to provide up to 300 EDU of interim sewer capacity to Santa Fe Valley (County of San Diego 1995).

The Specific Plan proposes a sewage treatment plant site within the SPA (Figure 4.13-4). Once constructed, this plant will be able to provide adequate treatment capacity for all planned land uses in the SPA (County of San Diego 1995). Based on the Land Use Plan, the SPA is expected to generate approximately 470,470 gallons per day of wastewater flow, as described in Table 4.13-6. A pump station will be required for the interim sewer capacity. This pump station will also be required to utilize the treatment plant in Santa Fe Valley. This pump station could be sized to accommodate short term or ultimate flows generated from the SPA.

Reclaimed Water Facilities

~~During the dry season, the reclaimed water from the OMWD sewage treatment plant will be beneficially used for irrigating landscaped areas. A wastewater storage facility is proposed to be constructed in the Bernardo Lakes portion of the SPA which will be used for irrigating landscaped areas.~~ However, in rainy seasons, the reclaimed water will need to be stored as a result of saturation of irrigated areas within Santa Fe Valley. A wet water storage facility sized to meet Santa Fe Valley's 90-day emergency storage requirements is proposed in the Santa Fe Valley SPA to meet San Diego Regional Water Quality Control Board criteria. The water storage facility is located in the Bernardo Lakes Tentative Map Area.

The estimated wastewater flows from Santa Fe Valley would generate approximately 1.5 feet-acre of reclaimed water per day at ultimate buildout of the SPA. During dry seasons this amount of water can be used for irrigation of landscaped areas and two proposed golf courses. However, during the rainy seasons, storage of the excess reclaimed water would be required which is estimated at 100 acre-feet. The proposed water storage facility on the SPA would be used to store this excess water.

Storm Water Facilities

Storm water runoff would increase with the development of the SPA. Accordingly, drainage facilities would be necessary to accommodate the stormwater flow in the developed areas. The Flood Control Division of the Department of Public Works would

Table 4.13-6

WASTEWATER GENERATION RATES FOR SANTA FE VALLEY SPA

Land Use Type	Amount of Development	Dwelling Unit Equivalent Factor	Total EDUs By Use	Gallons Per Day*
Residential	1,200 units	1.00	1,200.00	360,000
General Commercial	First 1,000 Sq. Ft.	1.20	1.2	360
General Commercial	46,000 Sq. Ft.	0.70	32.2	9,660
Restaurant	80 seats, 3,000 Sq. Ft.	1.00 per 6 seats	13.3	4,000
Resort Hotel	120 - 250 rooms	0.33	45.6 - 82.5	13,680 - 24,750
Golf Course	9 and 18 holes	3.00 - 5.00	3.0 - 5.0	900 - 1,500
Golf Course Clubhouse	17,000 - 30,000 Sq. Ft.	10.00 - 15.00	10.0 - 15.0	3,000 - 4,500
Elementary School	700 students	14.00	14.0	4,200
Neighborhood Park	13.6 acres	14.00	14.0	1,500
Congregate Care	200 rooms	1.00	200.0	60,000
Total	—	—	1,533 - 1,577.2	453,300 - 470,470

* Based on a dwelling unit equivalent of 300 gallons of reclaimed water per day.
Source: County of San Diego 1995.

review the proposed development projects for conformance with all applicable policies, ordinances, and maps including the County hydrology manual, the County Design and Procedure Manual, and current floodplain maps.

The Clean Water Act regulates non-point source storm water pollution of the waters of the United States. In California, the Clean Water Act is administered by the State Water Resources Control Board, which issues Construction and Industrial Permits for the discharge of storm water. The State Water Resources Control Board has identified the County to be responsible for storm water quality in the urbanized areas of the unincorporated County.

Specific Plan Policies

As part of the Specific Plan implementation, Objective PF-8 states to ensure that all public and private wastewater treatment and disposal facilities are provided to serve planned land uses in the SPA in advance of need in a timely and coordinated manner consistent with other elements of the Specific Plan.

Policies PF-8.1 through 8.7 of the Specific Plan allows septic sewer systems in the Rural and Very Low residential designations of the SPA to the extent they meet County Department of Health Services private sewage disposal standards. Policy PF-8.2 states that the Santa Fe Valley SPA shall annex to Rancho Santa Fe Community Services District prior to final approval of any development that would generate wastewater.

Prior to approval of any discretionary permits that would require public sewage treatment and disposal, tentative map applicants would be required to obtain a positive service letter from the Rancho Santa Fe Community Services District Board of Directors (per Policy PF-8.4 of the Specific Plan). Additionally, under Policy 8.5, required wet weather storage shall be provided to serve Santa Fe Valley by a single large reservoir subject to approval by the Rancho Santa Fe Community Services District Board of Directors. Policy 8.6 states that prior to any development, a wastewater treatment plant, collection system, and wet weather storage shall be constructed in conformity with the Santa Fe Valley Public Facilities Plan Map, as approved by the Rancho Santa Fe Community Services District Board of Directors.

Objective PF-9 of the Specific Plan ensures that storm water runoff would be planned and managed to protect houses and other structures from flooding; public health and safety would be protected from surface and ground water degradation; and wildlife habitats are protected from soil erosion and contamination. Policy PF-9.1 requires that all development applications within the SPA provide a review of post-development drainage peak flow rates, and remedial measures be implemented to prevent damage. Other policies require the construction and maintenance of onsite detention facilities, if needed; preparation of a Runoff Control Plan prior to approval of any site plan; and implementation of runoff and erosion control techniques based on procedures outlined in the Flood Control Design and Procedure Manual, County of San Diego.

Under the Facilities Phasing, Financing and Implementation Element of the Santa Fe Valley Specific Plan, Policies FP-5.7, 5.8, and 5.9 address the financing requirements for the construction of water, wastewater, and reclaimed water transmission and collection lines by the property owners. Additional facilities will be financed by the property owners and dedicated to the OMWD and the Rancho Santa Fe Community Services District. Financing will be implemented through a combination of annexation and connection fees (County of San Diego 1995).

Level of Significance

Because the Rancho Santa Fe Community Services District has indicated their ability to provide wastewater treatment for the SPA and approval of any development on the SPA is conditioned on the provision of adequate wastewater capacity and infrastructure, impacts to wastewater are not considered significant.

Mitigation Measures

Since no significant impacts were identified, no mitigation is required.

4.13.7 Animal Control

Existing Conditions

The San Diego County Department of Animal Control provides services in the unincorporated area of the County, and by contract to the cities of Carlsbad, Del Mar,

Encinitas, Lemon Grove, Poway, San Diego, San Marcos, Santee, Solana Beach, and Vista.

The Department operates three shelters (Central, North, and South County). The County's Public Facilities Element notes that the North County Shelter in Carlsbad, which is the closest to the Santa Fe Valley SPA, is the smallest of the three shelters. This shelter is currently operating above design capacity, providing animal control facilities at a service level of approximately 0.05 square foot of shelter space per dwelling unit served. However, the County's Public Facilities Element requires facilities to provide 0.13 square foot of shelter space per dwelling unit.

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial need for additional animal control services in order to serve the project or if the project results in a substantial decrease in existing levels of animal control service.

Animal Control Facilities

Development of the Santa Fe Valley SPA would create additional demand for animal control services due to the increase of population. Santa Fe Valley residents would be served by the North County shelter. Since the North County facility is already operating below the County's Public Facility Element requirements, the additional demands for animal control services generated by Santa Fe Valley would impact available animal control service. Based on the buildout of 1,200 dwelling units, Santa Fe Valley would generate a demand for an additional 163 square feet of shelter space at the North County Shelter, using the County's standards (Parr 1994).

Funding Methods

In order to compensate for the additional animal control services generated by this project, the Department of Animal Control has determined that a developer impact fee of \$41 to \$44 per dwelling unit is required to finance the expansion of facilities to meet the additional

service demands. The developer impact fee will be paid as a condition of approval of tentative maps.

Level of Significance

The Santa Fe Valley project would generate additional demand for animal control services in an already impacted district, and could potentially decrease the existing level of service. However, payment of the required developer impact fees would mitigate project impacts.

Mitigation Measures

Since no significant impacts are identified, no mitigation measures are required for animal control services.

4.13.8 Solid Waste

Existing Conditions

San Diego County is currently serviced by five sanitary solid waste landfills operated by San Diego County and one landfill operated by the City of San Diego. The sanitary landfills operated by the County of San Diego are administered by the County of San Diego Public Works Department, Solid Waste Division. These County-serviced, Class III landfills include the San Marcos Landfill, Sycamore Landfill, Otay Landfill, Ramona Landfill, and the Borrego Landfill. The City of San Diego sanitary landfill is administered by the City Waste Management Department and is located on leased Naval Air Station (NAS) Miramar property.

According to the County, the solid waste facility that would likely serve Santa Fe Valley is the San Marcos Landfill. This landfill is approximately 203 acres in size. The permitted capacity of the landfill is approximately 7 million cubic yards (Forsyfe 1995). However, the landfill's current Major Use Permit (MUP) expires in the year 2000 and is not expected to be renewed. If the San Marcos landfill is closed, then the Sycamore landfill would service the project area with a remaining permitted capacity of approximately 3 million cubic yards (Forsyfe 1995).

The San Diego region currently generates about 4 million tons per year (TPY) of solid waste, or approximately 1.3 tons per person per year. According to the most recent County Solid Waste Management Plan (CoSWMP), the County will exceed its remaining landfill capacity between 1998 and 2010.

There are currently two permanent Recyclable Household Hazardous Waste (HHW) Facilities located in the San Diego area. One facility is located in Coronado, and the other facility is located in Chula Vista.

There are no hazardous waste disposal facilities located in the County of San Diego. All hazardous waste generated in the County of San Diego is either recycled or disposed of outside of the county (or out of the state depending on the type of hazardous waste). All hazardous waste must be disposed of in a State-certified or EPA-certified hazardous waste landfill.

Solid Waste Legislation

In an effort to reduce the amount of solid waste in the waste stream and thus extend the life of the existing County landfills, the County is actively pursuing source reduction and recycling options throughout the region. This is also in response to the Integrated Waste Management Act of 1989 (AB 939), which requires that each city and county within the State of California recycle or divert 25 percent of its waste stream by this year and 50 percent by the year 2000. In response to this mandate, the County's Source Reduction and Recycling Element (SRRE) was developed in 1992 to define the County's short-, medium-, and long-term goals and to propose strategies to meet those goals.

The County has also adopted a Mandatory Recycling Ordinance that regulates the storage, collection and recovery of marketable and recyclable materials and the disposal of solid waste. The Mandatory Recycling Ordinance includes the following elements (County of San Diego 1992):

- designation of materials to be recycled from residential, commercial, and industrial sources
- a prohibition against disposal of designated recyclable materials with mixed refuse at County solid waste facilities

- a requirement that waste haulers operating in the unincorporated areas of the County must provide their customers with collection of designated recyclables in accordance with the regional implementation schedule
- a requirement that waste generators in the unincorporated area must store designated recyclables separately from solid waste pick-up

Proposed Facilities

The City of San Diego is pursuing the development of a new landfill in the central area of San Diego. The landfill project is currently in the early stages of the environmental process and the Environmental Impact Report is expected to be finalized by the year 1998 (City of San Diego 1995a). Additionally, a private company, Servcon, is proposing to site a landfill in North County at Gregory Canyon. This landfill is also in the early stages of the environmental process and is not expected to be in operation in the near future.

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial need for additional capacity of solid waste service in order to serve the project.

Waste Generation

Waste generation is typically based on a rate per capita rather than by square feet or acreage of residential development. The average per capita rate of waste generation is 7.22 pounds per day (approximately 1.3 tons per year) (County of San Diego 1992). Thus, buildout of the residences in Santa Fe Valley SPA is expected to generate 24,866 pounds per day (4,477 tons per year) of solid waste based on a resident population of 3,444 persons.

Solid Waste Facilities

It is anticipated that the San Marcos Landfill can accommodate the solid waste generated within the SPA. However, since the MUP for that landfill is expected to expire in the year

2000, the waste generated from Santa Fe Valley could potentially be transported to another landfill in the region, such as Sycamore landfill. In a worst case scenario, waste may be transported out of the region if the County's landfill capacity problem is not resolved by the time existing facilities are full. However, since the City of San Diego and Servcon are both proposing landfills in the region, it is likely that either of these two proposed facilities could eventually accommodate the solid waste generated from this project. Impacts to regional solid waste service resulting from this project are difficult to quantify because of the unknown details regarding the future of solid waste disposal in the North County. The County's General Plan projects that there will be a 2.6 percent increase of per capita production of waste annually. This projection is used as a future planning tool for additional waste facilities.

Although the Specific Plan does not incorporate policies specific to solid waste in its Public Facilities element, the enforcement of the Integrated Waste Management Act and the County's Mandatory Recycling Program would serve to minimize the project's impacts on solid waste disposal.

Funding Methods

Currently, solid waste program costs are supported entirely from use or "tipping fees" which are placed in the Solid Waste Enterprise Fund, established to maintain and acquire waste disposal facilities. A portion of service charges, fees against property, and/or development impact fees could be used to fund facility expansion and new facility development. State loans and grants may be available for specific programs. The County is also exploring the use of revenue bonds to fund new solid waste facilities.

Level of Significance

This project would require additional solid waste service capacity, however the additional capacity required to service the project is relatively low. The project is consistent with population projections for the SPA as included in the County's General Plan, and therefore, does not impact regional population projections used to plan solid waste facilities in the region. Therefore, no significant impacts are identified.

Mitigation Measures

Since no significant impacts were identified for solid waste, no mitigation measures are necessary.

4.13.9 Gas and Electricity

Existing Conditions

Electrical power and natural gas are provided to the site by the San Diego Gas and Electric Company (SDG&E). SDG&E currently has three electric transmission corridors extending directly through the Specific Plan Area (see Figure 4.13-1).

There are currently no gas lines in place within the Santa Fe Valley SPA, but they exist in adjacent developments. SDG&E currently has no plans for any future gas system or substation improvements in the area (Holland 1995).

Specific Plan Area Impacts

Criteria for Significance Determination

Potential significant impacts to gas and electricity services would result if

- an interruption or disruption of utility services occurs as a result of a physical displacement and subsequent relocation of public utility infrastructure. Such impacts would be considered significant if the result would be a direct long-term service interruption or permanent disruption of essential public utilities.
- the project would result in encroachments into existing easements or a decrease in accessibility capabilities during construction.
- the project results in substantial need for additional capacity of utility infrastructure or the substantial need for additional services, or substantial alterations to utility service areas in order to service the project.

- the project results in a substantial decrease in existing levels of service in the project area.

Gas and Electric Facilities

Upon project implementation, the need for additional load capacity for gas and electric services will be generated. SDG&E has indicated that gas and electric distribution facilities can be made available to serve this project pursuant to SDG&E's rules filed with and approved by the California Public Utilities Commission (Holland 1995).

As seen in Figure 3-3, the proposed land use within the rights-of-way of SDG&E's easements containing power lines, TL616, 23021, and 13825 is Open Space I (OS-I) areas. OS-I is defined as permanent open space that will remain in an undisturbed condition. Since these easements are within areas that are proposed as permanent open space and no development will occur within these areas, no impacts related to construction and accessibility in or adjacent to the transmission lines would occur.

Land uses within the right-of-way of the easement containing power lines 13804 and 23000 are planned to be Low (1 dwelling unit per 2.1-4 acres) to Very Low (1 dwelling unit per 4.1-6 acres) density residential development. No project-specific details are available for these Low and Very Low Residential designated areas. As development proposals are submitted for these areas under the Specific Plan, the project applicants would be required to demonstrate, as part of the County's review process, that they are not impacting existing SDG&E easements.

Specific Plan Policies

The goal of the Specific Plan Public Facilities Element is to provide for adequate public safety services and facilities to accommodate the Specific Plan land uses in Santa Fe Valley.

Level of Significance

Impacts to gas and electric facilities and provision of service are not significant.

Mitigation Measures

Since there were no significant impacts identified for gas and electric services, no mitigation measures are necessary.

4.13.10 Parks and Recreation

Existing Conditions

There are generally three types of parks: regional, community, and neighborhood. Park type is usually defined by size, service area, and recreational amenities. No parks currently exist in the Santa Fe Valley SPA; however the Focused Planning Area (FPA) for the San Dieguito River Valley Regional Park covers a substantial portion of the SPA (see Figure 8-1). Two regional parks exist approximately 4 miles west of the SPA: 1) San Dieguito County Park and 2) San Elijo Lagoon County Park and Ecological Reserve. The Black Mountain Park exists to the south of the SPA. Lake Hodges also provides regional and local recreation opportunities including boating, fishing, hiking, horseback riding, bicycling, and jogging. A portion of the land around Lake Hodges is also used as a community park by local area residents. Several golf courses exist in the vicinity of the SPA, although these are not considered part of the public park system. No local parks exist in the vicinity of the Santa Fe Valley SPA.

Specific Plan Area Impacts

The Santa Fe Valley Specific Plan proposes a 13-acre neighborhood park, located in the Bernardo Lakes Tentative Map area, and a network of trails in the OS-I areas. Standards for local parks and recreational facilities exist in the San Diego County General Plan Recreation Element, the San Dieguito Community Plan, and the Park Lands Dedication Ordinance (PLDO). The County's Recreation Element and San Dieguito Community Plan establishes a standard for local park land of 15 acres per 1,000 residents. Although this standard exists, the County's existing park facilities fall far short of meeting the standard. According to the County's Recreation Element, the County provides approximately 1.5 acres of local parkland per 1,000 unincorporated residents (County of San Diego, 1993b). The County, per the State Quimby Act (Government Code Section 66477 et. seq.), can require dedication of up to a maximum 3 acres per 1,000 population of park land from developers. To implement the Quimby Act, the County's PLDO sets forth mandatory

park dedication and in-lieu fee requirements for local parks. The PLDO requires developers to dedicate 3 acres of land per 1,000 population for park purposes or pay an in-lieu fee of \$1,000 per dwelling unit. The in-lieu fees are used by the County to acquire and/or improve park land. The remaining 12-acre deficit of the County's 15-acre park land standard must be made up from other sources.

The County's Recreation Element defines local parks as those providing for recreational uses in proximity to the homes of County residents, in contrast to regional facilities which serve the entire County. The San Dieguito Community Plan further recommends that local park land be distributed into the following park facilities:

- 1/3 devoted to neighborhood recreational facilities
- 1/3 for community parks
- the remainder for other facilities serving the community, such as trails or nature preserves

The San Dieguito Community Plan also recommends that parks be sited in conjunction with schools to encourage joint use of facilities and the provision of a network of trails for horseback riding and hiking.

Based on the County's standards for park land, the Santa Fe Valley SPA would be required to provide approximately 12.6 acres of local park land (at 3.5 persons per dwelling unit). Since the Specific Plan proposes a 13-acre park, the project meets the County PLDO standard for local park land dedication. However, using the Recreation Element park land standard of 15 acres per 1,000 population, the SPA would need to provide a total of 63 acres of park land; a deficit of 50 acres.

The Specific Plan also provides open space to accommodate the San Dieguito River Regional Park. The SPA OS-I designation totals approximately 1,400 acres of land. The Specific Plan proposes riding and hiking trails along the San Dieguito River Valley in conjunction with the OS-I land. The County has been coordinating with the San Dieguito River Park Joint Powers Authority to locate the trails in accordance with park needs.

Because the Santa Fe Valley Specific Plan includes a neighborhood park that meets the County PLDO standard and provides for other recreational opportunities in accordance with

the goals of the San Dieguito Community Plan and San Dieguito River Valley Park Concept Plan, no impacts related to parks and recreation are identified.

Level of Significance

No significant impacts are identified for parks and recreation issues.

Mitigation Measures

No mitigation measures are required.

Tentative Map Impacts

Provisions of public services and utilities is generally considered to be a regional issue (i.e., not specific to individual proposed tentative maps within the SPA boundaries). Any public services or public utility impacts at the tentative map level of detail would be the same as the Specific Plan Area level. Refer to Sections 4.13.1 through 4.13.10 for a discussion of impacts at the Specific Plan level of detail.

This Page Intentionally Left Blank

SALMON DIVIDER

APPENDIX B
BIOLOGICAL RESOURCES TABLES

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Habitat ³	Sensitivity Status ²			Occurrence within Specific Plan Area
		Federal	State	Other	
GROUP 1 SPECIES					
Crustaceans					
Riverside Fairy Shrimp <i>Streptocephalus woottoni</i>	VP	E			Low potential to occur in vernal pool groups in northwest and southwest portions of SPA.
San Diego Fairy Shrimp <i>Brachinecta sandiegonensis</i>	VP	PE			Detected in vernal pools in southwest portion of SPA; low to moderate potential to occur in vernal pools in northwest corner of SPA.
Insects					
<i>Euyphydryas editha quino</i> Wright's (Quino) Checkerspot	VP, CSS, NNG, PGL RUD (Dot-seed plantain)	PE			Low potential to occur in habitats supporting host plants.
Amphibians					
<i>Buto microscaphus californicus</i> Arroyo Southwestern Toad	CRF, MFS, ORF, SWW, SS, SW	E	CSC		Low potential due to lack of suitable habitat and distribution of species in county.
Birds					
Golden Eagle <i>Aquila chrysaetos canadensis</i>	CSS, CHP, PGL, NNG, CLOW, RO, AG	P	CSC		Single individual observed just offsite and expected to forage over SPA; alternate nest site northeast corner of SPA, active nesting pair at Lake Hodges.
Coastal California Gnatcatcher <i>Poliopitila californica californica</i>	CSS	T	CSC		Significant population (estimated 80 territories) detected in SPA; much of the CSS habitat onsite currently occupied by breeding birds.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Habitat ³	Sensitivity Status ²			Occurrence within Specific Plan Area
		Federal	State	Other	
GROUP 2 SPECIES					
Insects					
Hermes Copper Butterfly <i>Lycaena hermes</i>	CSS, CHP	C2			Low to moderate potential to occur in CSS and CHP habitats supporting larval host plant, redberry.
Amphibians					
Western Spadefoot Toad <i>Scaphiopus hammondi</i>	CSS, PGL, NNG, MFS, SWS, FWM, VP, OW	CS	CSC		Observed near OW in habitat in central SPA; observed in VP habitat in northwest portion of SPA; potential for occurrence in CSS and NNG near OW and riparian scrub.
Southwestern Pond Turtle <i>Clemmys marmorata pallida</i>	AWRF, MFS, SWS, FWM, OW	C2	CSC	SDHS-T	Observed in OW along the San Dieguito River in SPA and Lusardi Creek just offsite.
San Diego Banded Gecko <i>Coleonyx variegatus abbotti</i>	CSS, CHP, RO	C2		SDHS-T	Moderate to high potential to occur in rock outcrops in CSS and CHP.
San Diego Horned Lizard <i>Phrynosoma coronatum blainvillei</i>	CSS	C2	CFP	SDH-E	Observed at a single location in west-central SPA; high potential to occur in CSS and CHP.
Coronado Island Skink <i>Eumeces skiltonianus interparietalis</i>	CSS, CHP, PGL, NNG, LORF, SWRF, MFS, SWS	C2	CSC		Observed at a single location along Lusardi Creek; high potential to occur in suitable habitat throughout SPA.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Sensitivity Status ²				Occurrence within Specific Plan Area
	Habitat ³	Federal	State	Other	
Orange-throated Whiptail <i>Cnemidophorus hyperythrus beldingi</i>	CSS, CHP	C2	CSC	SDHS-T	Twelve individuals detected along the San Dieguito River Valley; high potential to occur in open CSS and CHP.
Coastal Western Whiptail <i>Cnemidophorus tigris multiscutatus</i>	CSS, CHP	C2			Detected in southeastern and southwestern SPA; high potential to occur in open CSS and CHP.
Silvery Legless Lizard <i>Anniella pulchra pulchra</i>	LORF, SWRF, MFS, SWS, TS, CLOW	C2	CSC	SHHS-T	Moderate to high potential to occur in suitable riparian scrub and riparian forest habitats throughout SPA.
Coastal Rosy Boa <i>Lichanura trivirgata roseofusca</i>	CSS, CHP, LORF, RO	C2			High potential to occur in CSS, CHP, and LORF.
San Diego Ringneck Snake <i>Diadophis punctatus similis</i>	CSS, LORF, CLOW	C2			High potential to occur in CSS, LORF, and CLOW, especially in drainages throughout SPA.
Coast Patch-nosed Snake <i>Salvadora hexalepis virgulata</i>	CSS, CHP, PGL, NNG, RO, RUD	C2	CSC		High potential to occur in variety of habitats.
Two-striped Garter Snake <i>Thamnophis hammondi</i>	LORF, SWRF, MFS, SWS, TS, FWM, VP, OW	C2	SA	SDHS-T	Known from local area but not detected onsite. High potential to occur along San Dieguito River, Lusardi Creek, and other drainages, reservoirs, and ponds throughout SPA
Northern Red Diamond Rattlesnake <i>Crotalus ruber ruber</i>	CSS, CHP, LORF	C2		CSC	Single individual observed in central SPA; high potential to occur in CSS and CHP habitat.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Habitat ³	Sensitivity Status ²			Other	Occurrence within Specific Plan Area
		Federal	State	Other		
Birds						
Western Least Bittern <i>Ixobrychus exilis hesperis</i>	FWM	C2	CDFG			Low to moderate potential to occur in FWM.
Great Blue Heron <i>Ardea herodias herodias</i>	MSF, SWS, TS, FWM, VP		SA	Everett		Observed foraging in irrigation pond and along San Dieguito River; no records of this species nesting within SPA.
Great Egret <i>Casmerodius albus</i>	MSF, SWS, TS, FWM, VP		SA			Detected along San Dieguito River. High potential to forage in riparian and wetland habitats in SPA; not expected to nest in SPA.
Snowy Egret <i>Egretta thula</i>	MSF, SWS, TS, FWM, VP		SA			High potential to forage in riparian and wetland habitats in SPA. Not expected to nest in SPA.
Black-crowned Night Heron <i>Nycticorax nycticorax hoactli</i>	AWRF, MSF, SWS, TS FWM, VP		SA	Everett		Observed foraging in irrigation pond and along riparian habitat in central and southeastern SPA; no reports of this species nesting within SPA.
White-tailed Kite <i>Elanus leucurus majusculus</i>	CSS, PGL, NNG, LORF, AWRF, MFS, SWS, TS, EUC		SA			Several individuals observed foraging in NNG and AG habitat throughout SPA; probable breeding resident.
Northern Harrier <i>Circus cyaneus hudsonius</i>	CSS, PGL, NNG, FWM, VP, AG		CSC	Everett- BL		Observed foraging in NNG and AG habitat throughout SPA; probable breeding resident.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Sensitivity Status ²				Occurrence within Specific Plan Area
	Habitat ³	Federal	State	Other	
Sharp-shinned Hawk <i>Accipiter striatus velox</i>	CSS, CHP, LORF, AWRF, MFS, SWS, TS, EUC		CSC	ABL	High potential to occur as a winter visitor in suitable habitats throughout SPA.
Cooper's Hawk <i>Accipiter cooperii</i>	AG, CHP, CLOW, CSS, NNG, RUD		SC	Blue List	Observed foraging and in courtship display within SPA; suitable breeding habitat along San Dieguito River.
Ferruginous Hawk <i>Buteo regalis</i>	CSS, PGL, NNG, AG	C2	CSC		High potential to occur as a winter visitor in grassland and agricultural habitats throughout SPA.
Merlin <i>Falco columbarius</i>	CSS, PGL, NNG, AG		CSC		Single individual observed onsite; rare winter visitor.
Prairie Falcon <i>Falco mexicanus</i>	CSS, PGL, NNG, AG		CSC		A single prairie falcon was observed foraging in SPA. High potential to forage in open habitats. Not expected to nest onsite.
Western Burrowing Owl <i>Speotyto cunicularia hypugaea</i>	CSS, PGL, NNG, AG	C2	CSC	ABL	Not detected during recent surveys; historic sighting in central portion of SPA. Moderate to high potential for this species to occur in grassland and agricultural habitats.
California Horned Lark <i>Eremophila alpestris actia</i>	PGL, NNG, AG, RUD	C3c	CSC		At least 12 individuals observed in NNG habitat in southeast and north-central portions of SPA; extensive areas of suitable habitat present elsewhere.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Sensitivity Status ²				Occurrence within Specific Plan Area
	Habitat ³	Federal	State	Other	
Coastal Cactus Wren <i>Campylorhynchus brunneicapillus</i>	CSS	C3b	CSC	Everett	Historically present in SPA near confluence of San Dieguito River and Lusardi Creek; based on 1992 surveys, species currently not using suitable habitat within SPA.
Loggerhead Shrike <i>Lanius ludovicianus</i>	CSS, PGL, NNG, AG	C3c	CSC	ABL	Observed foraging in open habitats in SPA; probable breeding resident.
Yellow Warbler <i>Dendroica petechia morcomi</i>	LORF, AWRF, MFS, SWS, TS		CSC	Everett-D	Single individual observed near riparian habitat in western SPA; high potential to nest in riparian habitat along San Dieguito River and Lusardi Creek.
Yellow-breasted Chat <i>Icteria virens auricollis</i>	LORF, AWRF, MFS, SWS		CSC	Everett-D	Moderate potential to nest in riparian habitats along San Dieguito River and Lusardi Creek.
Southern California Rufous-crowned Sparrow <i>Aimophila ruficeps canescens</i>	CSS	C2	CSC		Observed in CSS and disturbed CSS habitat.
Bell's Sage Sparrow <i>Amphispiza belli belli</i>	CHP, CSS	C2	CSC		Eight individuals observed in CSS and CHP habitats; expected throughout much of SPA.
Tricolored Blackbird <i>Agelaius tricolor</i>	FWM, AG	C2	CSC		Moderate potential to nest in freshwater marsh and forage in agricultural habitat.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Habitat ³	Sensitivity Status ²			Occurrence within Specific Plan Area
		Federal	State	Other	
Mammals					
Yuma Myotis <i>Myotis yumanensis</i>	LORF, AWRF, MFS, SWS, TS, FWM, VP, OW, RO	C2			Due to presence of maternity colony at Lake Hodges, expected to forage in riparian and wetland habitats. May roost in abandoned mine and along the flume in northern portion of SPA.
Townsend's Western Big-eared Bat <i>Plecotus townsendii townsendii</i>	CSS, CHP, PGL, NNG, LORF, AWRF, MFS, SWS, TS, NFC, CLOW, RO, AG	C2	CSC		Low to moderate potential to roost in abandoned mine and to forage in natural habitats.
San Diego Black-tailed Jackrabbit <i>Lepus californicus bennettii</i>	CSS, PGL, NNG, AG	C2	CSC		Observed within AG and NNG habitat in northwestern corner of SPA and adjacent to southwestern portion of site; expected in these habitats throughout SPA.
Northwestern San Diego Pocket Mouse <i>Chaetodipus fallax fallax</i>	CSS, PGL, NNG	C2	CSC		High potential to occur in CSS and grassland habitats.
Dulzura California Pocket Mouse <i>Chaetodipus californicus femoralis</i>	CSS, CHP, PGL, NNG	C2	CSC		High potential to occur in CHP, CSS, and grassland habitats.
San Diego Desert Woodrat <i>Neotoma lepida intermedia</i>	CSS, CHP, LORF, MFS, SWS	C2	CSC		Detected along northern boundary of SPA; high potential to occur in CHP, CSS, and riparian scrub habitats.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Sensitivity Status ²				Occurrence within Specific Plan Area
	Habitat ³	Federal	State	Other	
American Badger <i>Taxidea taxus</i>	CSS, PGL, NNG, AG		CSC		Low potential to occur in open habitats.
GROUP 3 SPECIES					
Reptiles					
Granite Spiny Lizard <i>Sceloporus orcutti</i>	CHP, CSS, RO			LC	Observed in CSS and CHP along the San Dieguito River Valley; suitable habitat present throughout SPA.
Birds					
Turkey Vulture <i>Cathartes aura</i>	CSS, CHP, PGL, NNG, RO, EUC, AG, RUD			Everett-D	Observed soaring over the site. Expected to commonly forage in open habitats. Moderate potential to nest in rock outcrops in northeastern portion of SPA above Lake Hodges dam.
Green Heron <i>Butorides striatus anthonyi</i>	LORF, AWRF, MFS, SWS, TS, FWM			Everett	Single individual observed foraging in irrigation pond in eastern SPA; nearest known breeding location east edge of Lake Hodges.
Downy Woodpecker <i>Picoides pubescens turati</i>	LORF, AWRF, MFS, SWS			Everett	Single occurrence in riparian habitat in western SPA; high potential in other riparian habitats.
Blue-gray Gnatcatcher <i>Poliopitila caerulea amoenissima</i>	CSS, CHP, LORF, MFS, SWS			Everett	Observed in eastern and northwestern portions of SPA; expected as a winter visitor only, in CSS, riparian, and CHP habitats.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Sensitivity Status ²				Occurrence within Specific Plan Area
	Habitat ³	Federal	State	Other	
Blue Grosbeak <i>Guiraca caerulea salicaria</i>	PGL, NNG, LORF, AWRF, MFS, SWS, TS, AG			ABL	Several individuals observed in or near riparian habitats in southwestern, southeastern, and northwestern portions of SPA; high potential in other areas of suitable riparian habitat.
Grasshopper Sparrow <i>Ammodramus savannarum</i> <i>perpallidus</i>	PGL, NNG			Everett- ABL	Observed in disturbed CSS and NNG habitat in western SPA; expected to breed in grassland habitat.
Mammals					
Mountain Lion <i>Felis concolor</i>	CSS, CHP, LORF, AWRF, MFS, SWS, CLOW				Tracks observed at a single location in northeastern SPA within San Diego River Valley; site may function as a movement corridor for this species.

¹ Based on information from Ogden Environmental 1992 field surveys, Ogden 1993-1995 CWA Surveys, SA680 1992 Surveys, CDFG (1990a), and historic sightings.

² Sensitivity Status Codes: E=Endangered; PE=proposed for federal listing as endangered; C1=Category 1 candidate (USFWS has sufficient biological information to support a proposal to list); C2=Category 2 candidate (U.S. Fish and Wildlife Service believes listing may be warranted but lacks sufficient information to support a formal declaration); P=Protected (Harvest Species); CSC="Special Concern" Species (CDFG); SA="Special Animal" (CDFG); SDHS-E=Listed as endangered by the San Diego Herpetological Society (1980, 1980b); SDHS-T=Listed as threatened by the San Diego Herpetological Society (1980); SS=Sensitive Species as defined in RPO (City of San Diego 1990); LC=No official status, but species is of local concern; Everett-D=Declining species whose local breeding populations have been steadily reduced, or in some cases extirpated; Everett-S=Sensitive species for which declines have not been documented but are regarded as sensitive because of localized distribution, sensitivity to disturbance, impending destruction of habitat, or lack of sufficient data on population status; National Audubon Society Blue List - species showing recent signs of population decline in all or a major portion of its range.

³ Habitat Codes: CSS=Coastal Sage Scrub; CHP=Chaparral; PGL=Perennial Grassland; NNG=Nonnative Grassland (includes small stands of perennial grassland); LORF=Southern Coastal Live Oak Riparian Forest; AWRF=Arroyo Willow Riparian Forest; MFS=Mulefat Scrub; SWS=Southern Willow Scrub; TS=Tamarisk Scrub; FWM=Coastal Valley Freshwater Marsh; VP=Vernal Pools; OW=Open Water (includes lakes and ponds); CLOW=Coast Live Oak Woodland; RO=Rock Outcrops; EUC=Eucalyptus Woodland; AG=Agricultural Land; RUD=Ruderal; SS=Seasonal streambeds; SW=Sandy washes.

Table 2

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

Species	Habitat ²	Sensitivity Status ³	Occurrence within the SPA
Group 1: Federally or State-Listed, Proposed for Listing, and Federal C1 Candidates			
<i>Acanthomintha ilicifolia</i> San Diego Thorn-mint	CSS, CHP, PGL, NNG	USFWS: C1 Candidate CDFG: Endangered CNPS: List 1B, 2-3-2	Single historic sighting from west-central SPA; population extirpated at time of 1992 surveys. Offsite population occurs near southwestern SPA boundary. Moderate potential to occur in southwestern SPA.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar Manzanita	CHP, SMC	USFWS: Proposed Endangered CNPS: List 1B, 3-3-2	Observed in SMC and CHP along the San Dieguito River in Balcones TM area and in southwestern SPA.
<i>Baccharis vanessae</i> Encinitas Baccharis	CHP, RO	USFWS: Proposed Endangered CDFG: Endangered CNPS: List 1B, 2-3-3	Single historic sighting in CHP in northeastern SPA; presence of population not verified during 1992 surveys, but high potential to occur there. Moderate potential to occur in CHP south of San Dieguito River.
<i>Dudleya viscida</i> Sticky Dudleya	CSS, RO	USFWS: C1 Candidate CNPS: List 1B, 3-2-3	Single population in CSS and RO along tributary to the San Dieguito River in north-central SPA.
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species			
<i>Adolphia californica</i> California Adolphia	CSS, CHP	CNPS: List 2, 1-2-1	Common in CSS and CHP throughout SPA.
<i>Brodiaea orcuttii</i> Orcutt's Brodiaea	Drainages, Swales, VP	USFWS: C2 Candidate CNPS: List 1B, 1-3-2	Several populations observed in tributary to San Dieguito River in north-central SPA. Moderate potential to occur in drainages and around VP in southwestern SPA.
<i>Ceanothus verrucosus</i> Wart-stemmed Ceanothus	CHP, SMC	USFWS: C2 Candidate CNPS: List 2, 1-2-1	Common in CHP along San Dieguito River Valley.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer-holly	CHP, SMC	USFWS: C2 Candidate CNPS: List 1B, 2-2-2	Scattered individuals in CHP and SMC in northeastern and southwestern SPA.

Table 2 (Continued)

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA¹

<i>Dudleya variegata</i> Variegated Dudleya	CSS, CHP	USFWS: C2 Candidate CNPS: List 1B, 2-2-2	Single population in CSS in northeastern SPA.
<i>Ferocactus viridescens</i> San Diego Barrel Cactus	CSS, CHP	USFWS: C2 Candidate CNPS: List 2, 1-3-1	Infrequent in CSS at scattered locations throughout SPA.
<i>Iva hayesiana</i> San Diego Marsh-elder	FWM, R, Drainages	USFWS: C2 Candidate CNPS: List 2, 2-2-1	Common in FWM and R throughout SPA.
<i>Quercus dumosa</i> Nuttall's Scrub Oak	CHP, SMC	USFWS: C2 Candidate CNPS: List 1B, 2-3-2	Scattered throughout CHP and SMC in western SPA along San Dieguito River and Lusardi Creek.
Group 3: CNPS List 4 Species			
<i>Chamaebatia australis</i> Southern Mountain Misery	CHP	CNPS: List 4, 1-2-1	Single population in CHP in northeastern SPA.
<i>Juncus acutus var. leopoldii</i> Spiny Rush	FWM, R, Drainages	CNPS: List 4, 1-2-1	Common in FWM and R throughout SPA.
<i>Selaginella cinerascens</i> Ashy Spike-moss	CSS, CHP	CNPS: List 4, 1-2-1	Common in CSS and CHP throughout SPA.

¹ Based on information from Ogden Environmental 1992-1995 field surveys and historic sightings.

² Habitats:

CSS	=	Coastal Sage Scrub	NNG	=	Nonnative Grassland
CHP	=	Chaparral	FWM	=	Coastal and Valley Freshwater Marsh
SMC	=	Southern Maritime Chaparral	R	=	Riparian Habitat (includes Riparian Scrub and Riparian Forests)
PGL	=	Perennial (Native) Grassland	VP	=	Vernal Pool
			RO	=	Rock Outcrop

³ Sensitivity Status Designations:

USFWS	=	U.S. Fish and Wildlife Service (1990).
CDFG	=	California Department of Fish and Game (1992a).
CNPS	=	California Native Plant Society (Skinner and Pavlik 1994).

Table 2 (Continued)

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA 1

Federal Designations

- Proposed Endangered = Taxa for which a proposed regulation, but not a final rule, for listing as threatened or endangered has been published in the *Federal Register*.
C1 Candidate = USFWS has sufficient biological information to support a proposal to list as threatened or endangered.
C2 Candidate = Taxa for which existing information may warrant listing, but for which substantial biological data to support a proposed rule are lacking.

State Designations

- Endangered = Taxa in danger of extinction throughout all or a significant portion of its range.

CNPS Lists

- List 1 = Plants of highest priority.
1B = Plants rare and endangered in California and elsewhere.
List 2 = Plants rare and endangered in California, but common elsewhere.
List 4 = Plants of limited distribution (a watch list).

CNPS R-E-D Code

R (Rarity)

- 1 = Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
2 = Occurrence confined to several populations or to one extended population.
3 = Occurrence limited to one or a few highly restricted populations, or present in such numbers that it is seldom reported.

E (Endangerment)

- 1 = Not endangered.
2 = Endangered in a portion of its range.
3 = Endangered throughout its range.

D (Distribution)

- 1 = More or less widespread outside California.
2 = Rare outside California.
3 = Endemic to California.

Table 3

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area ¹)	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acres (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Group 1 Species					
Crustaceans					
Riverside Fairy Shrimp	0/0.20	0/0	0/0.16 (80.0%)	0/0.04 (20.0%)	1. Potential impact at vernal pools at southwest end of SPA. 2. Potential impacts at vernal pools at northwest corner of SPA, south of San Dieguito River.
San Diego Fairy Shrimp	1/0.20	0/0	1/0.16 (80.0%)	0/0.04 (20.0%)	1. Vernal pools at southwest end of study area. 2. Potential impact at vernal pools at northwest corner of SPA, south of San Dieguito River.
Birds					
Golden Eagle	0/2575.8	0/1,182.8 (45.9%)	0/386.6 (15.0%)	0/1,006.4 (39.1%)	1. Potential impact at alternate nest site north of Del Dios Highway near Lake Hodges Dam. 2. Open foraging habitats throughout study area.
California Gnatcatcher	(73 territories) ^{2/} 1,315.0	(48 territories) ^{2/} 767.1 (58.3%)	(9 territories) ^{2/} 224.0 (17%)	(16 territories) ^{2/} 323.7 (24.6%)	1. Southeast portion of study area, north of Artesian Road. 2. Northwest and western portions of study area. 3. Southwest portion of SPA in Very Low Density Residential development.
Group 2 Species					
Insects					
Hermes Copper Butterfly	0/<1785.83	0/1076.6 (60.3%)	0/351.2 (19.7%)	0/357.8 (20.0%)	
Amphibians					
Western Spadefoot Toad	8/380.6	0/162.1 (42.6%)	0/14.8 (3.9%)	8/203.7 (53.5%)	1. Central portion of study area near reservoir. 2. Vernal pools in northwest portion of study area, south of San Dieguito River.

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area ¹	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acres (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Reptiles					
Southwestern Pond Turtle	1/122.5	1/112.3 (91.7%)	0/0.2 (0.2%)	0/10 (8.2%)	
San Diego Banded Gecko	0/<1,787.8 ⁴	0/<1,078.6 (60.3%)	0/351.2 (19.7%)	0/<357.8 (20.0%)	
San Diego Horned Lizard	1/1,785.8	1/1,076.6 (60.3%)	0/351.2 (19.7%)	0/357.8 (20.0%)	1. Northwest corner of study area, east of San Dieguito River.
Coronado Island Skink	1/2,115.7	1/1,191.2 (56.3%)	0/365.5 (17.3%)	0/558.8 (26.4%)	
Orange-throated Whiptail	12/1,785.8	7/1,076.6 (60.3%)	2/351.2 (19.7%)	3/357.8 (20.0%)	1. Northwest portion of study area, east of San Dieguito River 2. Southeast portion of study area in proposed Very Low Density Residential development area.
Coastal Western Whiptail	6/1,785.8	4/1,076.6 (60.3%)	2/351.2 (19.7%)	0/357.8 (20.0%)	1. Southern portion of study area in proposed Very Low Density Residential development area.
Silvery Legless Lizard	0/56.4	0/47.2 (83.7%)	0/0.2 (1.8%)	0/9.0 (16.0%)	
Coastal Rosy Boa	0/1,788.1	0/1,078.9 (60.3%)	0/351.2 (19.6%)	0/357.8 (20.0%)	
San Diego Ringneck Snake	0/1,317.2	0/768.8 (58.4%)	0/224.0 (17.0%)	0/324.2 (24.6%)	
Coast Patch-nosed Snake	0/2,327.3	0/1,207.0 (51.9%)	0/384.2 (16.5%)	0/735.9 (31.6%)	
Two-striped Garter Snake	0/110.8	0/81.3 (73.4%)	0/0.2 (0.2%)	0/29.2 (26.4%)	
Northern Red Diamond Rattlesnake	2/1,786.1	0/1,076.9 (60.3%)	0/351.2 (19.7%)	2/357.8 (20.0%)	
Birds					
Western Least Bittern	0/35.2	0/27.7 (78.7%)	0/0	0/7.5 (21.3%)	
Great Blue Heron	2/100.1	1/77.7 (77.5%)	0/0.4 (0.4%)	1/22.3 (22.3%)	1. Northwest portion of study area along small drainage east of San Dieguito River.
Great Egret	1/100.1	1/77.7 (77.5%)	0/0.4 (0.4%)	0/22.3 (22.3%)	

Table 3 (Continued)
**PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN
 THE SANTA FE VALLEY SPECIFIC PLAN AREA**

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acres (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Snowy Egret	0/100.1	0/77.5 (77.5%)	0/0.4 (0.4%)	0/22.3 (22.3%)	
Black-crowned Night Heron	3/100.1	1/77.5 (77.5%)	0/0.4 (0.4%)	2/2.3 (22.3%)	1. Central portion of study area.
White-tailed Kite	4/2,194.2	0/942.7 (43.0%)	0/259.9 (11.8%)	4/991.6 (45.2%)	1. Western half of the study area.
Northern Harrier	1/2,136.5	4/897.4 (42.0%)	0/259.6 (12.1%)	8/979.3 (45.8%)	1. Western half of the study area. 2. Southeast corner of the study area.
Sharp-shinned Hawk	0/1,885.1	0/1,154.8 (61.3%)	0/351.9 (18.7%)	0/378.2 (20.1%)	
Cooper's Hawk	6/1,885.1	4/1,154.8 (61.3%)	0/351.9 (18.7%)	2/378.2 (20.1%)	1. West-central portion of study area. 2. Southeast corner of study area.
Ferruginous Hawk	0/2,101.0	0/869.7 (41.4%)	0/259.4 (12.3%)	0/971.8 (46.3%)	
Merlin	1/2,101.0	1/869.7 (41.4%)	0/259.4 (12.3%)	0/971.8 (46.3%)	
Prairie Falcon ⁶	1/2,101.0	U/869.7 (41.4%)	U/259.4 (12.3%)	U/971.8 (46.3%)	
Western Burrowing Owl	1 historic/2,101.0	0/869.7 (41.4%)	0/259.4 (12.3%)	1 historic/971.8 (46.8%)	1. Central portion of study area.
California Horned Lark	12/1,049.7	0/162.2 (15.5%)	0/54.3 (5.2%)	12/833.2 (79.4%)	1. Southeast corner of study area.
San Diego Cactus Wren ⁵	2 historic/<1,315.0	2/<767.1 (58.3%)	0/<224.0 (17.0%)	0/<323.7 (24.6%)	
Loggerhead Shrike	3/2,101.0	0/869.7 (41.4%)	0/259.4 (12.3%)	3/971.8 (46.3%)	1. Northwest portion of study area. 2. Southeast corner of study area.
Yellow Warbler ⁶	1/54.5	U/45.8 (84.0%)	U/0.2 (0.4%)	U/8.5 (15.6%)	
Yellow-breasted Chat	0/54.5	0/45.8 (84.0%)	0/0.2 (0.4%)	0/8.5 (15.6%)	
Southern California Rufous-crowned Sparrow	35/1,315.0	19/767.1 (58.3%)	2/224.0 (17.0%)	14/323.7 (24.6%)	1. Western half of study area. 2. Southeast corner of study area. 3. Southwest corner of study area in proposed Very Low Density Residential development area.

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area)	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acreage (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Bell's Sage Sparrow	8/1,827.3	1/1,096.1 (60.0%)	4/358.8 (19.6%)	3/372.4 (20.4%)	1. Central portion of study area. 2. Southeast corner of study area. 3. Southwest corner of study area in proposed Very Low Density Residential development area.
Tricolored Blackbird	0/545.4	0/61.5 (11.3%)	0/21.3 (3.9%)	0/462.6 (84.8%)	
Mammals					
Yuma Myotis	Maternity Roost at Lake Hodges Dam/138.9	0/102.0 (73.4%)	0/0.7 (0.5%)	0/36.1 (26.0%)	
Townsend's Western Big-eared Bat	0/2,768.4 (Foraging Habitat)	0/1,328.3 (48.0%)	0/433.8 (15.7%)	0/1006.3 (36.3%)	
California Mastiff Bat	0/490.4	0/327.0 (66.7%)	0/130.4 (26.6%)	0/33.0 (6.7%)	
San Diego Black-tailed Jackrabbit	1/2,101.1	0/869.7 (41.4%)	0/259.4 (12.3%)	1/971.8 (46.3%)	1. Northwest corner of study area.
Northwestern San Diego Pocket Mouse	0/1,590.9	0/835.9 (52.5%)	0/238.1 (15.0%)	0/516.9 (32.5%)	
Dulzura California Pocket Mouse	0/2,061.7	0/1,145.4 (55.6%)	0/365.3 (17.7%)	0/551.0 (26.7%)	
San Diego Desert Woodrat	0/1,818.1	0/1,100.9 (60.6%)	0/351.4 (19.3%)	0/365.8 (20.1%)	
Badger	0/2,101.0	0/869.7 (41.4%)	0/259.4 (12.3%)	0/971.8 (46.3%)	
Group 3 Species					
Reptiles					
Granite Spiny Lizard	2/2.04	2/2.0 (100.0%)	0/0.0	0/0.0	
Birds					
Green Heron	1/138.9	0/102 (73.4%)	0/0.7 (0.5%)	1/36.1 (26.0%)	1. Northwest portion of study area along small drainage east of San Dieguito River.
Downy Woodpecker	1/54.5	0/45.8 (84.0%)	0/0.2 (0.4%)	1/8.5 (15.6%)	1. Northwest portion of study area along small drainage east of San Dieguito River.

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area ¹)	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acres (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Blue-gray Gnatcatcher	3/1,818.1	1/1,100.9 (60.6%)	0/351.4 (19.3%)	2/365.8 (20.1%)	1. Northwest portion of study area.
Blue Grosbeak	5/840.6	2/148.4 (17.7%)	0/35.9 (4.3%)	3/656.3 (78.1%)	1. Northwest portion of study area. 2. Southeast corner of study area.
Grasshopper Sparrow	7/275.9	1/68.8 (24.9%)	1/14.1 (5.1%)	5/193.0 (70.0%)	1. Northwest portion of study area.
Mammals					
Mountain Lion	0/1,818.1	0/1,100.9 (60.6%)	0/351.4 (19.3%)	0/365.8 (20.1%)	

¹ Available habitat for each species is the total acres of all habitat types potentially used by the species within the study area. The different habitat types used by each species are listed in Table 3-3.

² The number of California gnatcatcher territories in the Santa Fe Valley Specific Plan Study area is an estimate based on adult gnatcatcher sightings during 1992 surveys. Where there are historic or more recent (e.g., CWA survey data) sightings in habitat unoccupied during 1992 surveys, this information is shown on Plate 3 but has not been incorporated into the territory estimate. Because of the variability of gnatcatcher population densities, and the presence of unoccupied coastal sage scrub habitat onsite, the number of actual territories onsite would be expected to change from year to year.

³ The actual habitat available for Hermes Copper is lower than the acreages of coastal sage scrub and chaparral in the study area. Hermes Copper utilize redberry (*Rhamnus crocea*) microhabitats within the broader vegetation categories. This microhabitat has not been delineated or quantified within the study area.

⁴ The actual habitat available for this species is restricted to microhabitats with rocks and rock outcrops, and is less than the overall vegetation categories.

⁵ The actual habitat available to cactus wren is substantially less than the amount of coastal sage scrub habitat available as the cactus wren is limited to microhabitats with substantial stands of cactus species.

APPENDICES BOUND SEPARATELY

(Available at County of San Diego Department of Planning and Land Use)

Appendix C – Biological Resources Technical Report

Appendix D – Cultural Resources Technical Reports for Santa Fe Valley Specific Plan,
Balcor Tentative Map, and Bernardo Lakes Tentative Map

Appendix E – Traffic Technical Report