**SCREENCHECK**
**DRAFT ENVIRONMENTAL IMPACT REPORT**

# Project EIR
# Shadow Run Ranch
# TM 5223RPL3, BA 00-0205, P00-030,
# Environmental Log No. 00-02-035

**Lead Agency:**

**County of San Diego**
**Department of Planning and Development Services**
**5510 Overland Avenue**
**San Diego, CA 92123**

**August 2014**

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**August 2014**

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## TECHNICAL APPENDICES


Visual Resources Impact Report for the Shadow Run Ranch Project, December 2013
By Jerelyn Dilno of TRS Consultants — Appendix A

Air Quality Assessment, Shadow Run Ranch Residential Development, May 12, 2014
By Jeremy Louden of Ldn Consulting — Appendix B

A Biological Resources Survey Report for the Shadow Run Ranch Project, March 2014
By Vincent N. Scheidt — Appendix C

Cultural Resources Survey and Evaluation of a 286-Acre Parcel in Pauma Valley, December 16, 2013
By Philip de Barros, Ph.D., SPOA, RPA — Appendix D

Fire Protection Plan, Shadow Run Ranch, December 10, 2013
By David C. Bacon of Firewise 2000 — Appendix E

Phase I Environmental Site Assessment, Shadow Run Ranch, April 30, 2012
By Jonathan Cain of Petra Geotechnical — Appendix F

Vector Control Plan, Shadow Run Ranch, November 18, 2009
By Larry Newcomb of Jayhawk Consulting — Appendix G

Draft Geotechnical Investigations, Existing Water Storage Reservoir, December 31, 2013
By David Schug of URS Corp — Appendix H

Addendum to Geologic Hazards Study, June 4, 2012 and Update Geologic Hazards Study, Shadow Run Ranch, September 29, 2009
By Dave Schug of URS — Appendix I

Preliminary Noise Study, Shadow Run Ranch, June 20, 2014
By Jeremy Louden of Ldn Consulting — Appendix J

Paleontological Resource Assessment, Shadow Run Ranch, June 29, 2012
By Paul C. Murphy and Ian D. Browne, Department of PaleoServices at the San Diego Natural History Museum — Appendix K

Shadow Run Ranch Traffic Impact Study, May 2014
By Arnold Torma of KOA Corporation — Appendix L

Agricultural Conversion Analysis, December 2013
By Mark Thompson of TRS Consultants — Appendix M

Global Climate Change Analysis, Shadow Run Ranch Residential Development, May 13, 2014
By Jeremy Louden of Ldn Consulting Appendix N

Assessment of Nitrogen Loading of Groundwater Shadow Run Ranch, July 6, 2012
By Wiedlin & Associates Appendix O

TM 5223RPL3 Shadow Run Ranch Groundwater Supply Letter, December 2013
By Mark Thompson of TRS Consultants Appendix P

Drainage Study for Shadow Run Ranch, July 30, 2014
By Scott Lee of Masson & Associates, Inc Appendix Q

Design of IMPs for Hydromodification and Water Quality Purposes, December 9, 2013
By Tory R. Walker Engineering Appendix R

Stormwater Management Plan for Shadow Run Ranch, December 19, 2013
By Brad Sager of Masson & Associates, Inc Appendix S

Addendum to Mineral Resources Investigation August 16, 2013 and Mineral Resources Investigation Shadow Run Ranch, February 15, 2013
By David L. Schug of URS Corporation Appendix T

Limited Phase II Environmental Site Assessment, Shadow Run Ranch, March 18, 2013
By Petra Geotechnical, Inc. Appendix U

Confidential Site Record Appendix to Cultural Resources Survey and Evaluation has been bound separately.

## ATTACHMENTS


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## ABBREVIATIONS

**ACOE** – US Army Corps of Engineers
**ADT** – Average Daily Traffic
**afy** – Acre Feet Per Year
**APCD** – Air Pollution Control District
**AQMD** – Air Quality Management District
**BMP -** Best Management Practices
**BOSE** – Biological Open Space Easement
**BRCA** – Biological Resource Core Area
**CAA -** Clean Air Act
**CAAQS** – California Ambient Air Quality Standards
**CARB -** California State Air Resources Board
**CAT** – Climate Action Team
**CC** – Chamise Chaparral
**CDFG** – California Department of Fish and Game
**CEQA** – California Environmental Quality Act
**CLOW** – Coast Live Oak Woodland
**CNDDB** – California Natural Diversity Database
**CNEL** – Community Noise Equivalent Level
**CRWQCB -** California Regional Water Quality Control Board
**CSS** – Coastal Sage Scrub
**CWA** – Clean Water Act
**dB** – Decibels
**dBA** – A-Weighted Decibels
DEH – County of San Diego Department of Environmental Health
**DEIR** – Draft Environmental Impact Report
**DOC** – Department of Conservation
**DPLU** – County of San Diego Department of Planning and Land Use
**DPW** – County of San Diego Department of Public Works
**ECA** – Environmentally Constrained Area
**EDA**– Estate Development Area
**EPA** – Environmental Protection Agency
**FHWA** – Federal Highway Administration
**FMMP** – Farmland Mapping and Monitoring Plan
**FSI –** Farmland of Statewide Importance
**FWS** – U.S. Fish and Wildlife Service
**GCC –** Global Climate Change
**GHG** – Green House Gasses
**GP** – General Plan
**GPA** – General Plan Amendment
**gpm** – gallons per minute
**GWO** – County of San Diego Ground Water Ordinance
**GWP** – Global Warming Potential
**HAP** – Hazardous Air Pollutants
**HLP** – Habitat Loss Permit

## ABBREVIATIONS (CONT'D)

**HMP -** Habitat Management Plan
**HOA** – Home Owners Association
**JCP** – Julian Community Plan
**LARA** – Local Agricultural Resource Assessment Model
**LCC-** Land Capability Classification
**LE** – Land Evaluation (score) Standards
**LOS** – Level of Service
**MEI** – Maximum Exposed Individual
**MPH** – Miles Per Hour
**MSCP** – Multiple Species Conservation Program
**MSL** – Mean Sea Level
**MUP** – Major Use Permit
**NAAQS -** National Ambient Air Quality Standards
**NCCP** – Natural Community Conservation Planning
**NCRS** – National Resources Conservation Service
**ND** – Negative Declaration
**NPDES** – National Pollution Discharge Elimination System
**NPE** – Noise Protection Easement
**NSLU** – Noise Sensitive Land Use
**OW** – Open Water
PDS – County of San Diego Department of Planning and Development Services
**PF –** Prime Farmland
**PM** – Particulate Matter
**PRD** – Planned Residential Development
**PWQCA** – Porter-Cologne Water Quality Control Act
**RAQS** – Regional Air Quality Strategy
**RMP** – Resource Management Plan
**RPO** – Resource Protection Ordinance
**RTP** – Regional Transportation Plan
**RWQCB** – Regional Water Quality Control Board
**RZ** – Rezone
**SA** – Site Assessment (score)
**SAMP** – Special Area Management Plan
**SANDAG -** San Diego Association of Governments
**SCAQMD** – South Coast Air Quality Management District
**SCIC** – South Coast Information Center
**SCLORF** – Southern Coast Live Oak Riparian Forest
**SCS** – Southern Coastal Scrub
**SDAB** – San Diego Air Basin
**SDAPCD -** San Diego Air Pollution District
**sfd** – single family dwelling
**SI** – Storie Index
**SIP** – State Implementation Plan

## ABBREVIATIONS (CONT'D)

**SLRR** – San Luis Rey River
**SLT** – Screening Level Thresholds
**SP** – Specific Plan, Site Plan
**SR** – State Route
**SRA** – Sub Regional Area
**SSARW** – Southern Sycamore-Alder Riparian Woodland
**STC** – Sound Transmission Class
**STP** – Shovel Test Pit
**SUSMP** – County of San Diego Standard Urban Stormwater Mitigation Plan for Land Development and Public Improvement Projects
**SWMP** – Stormwater Management Plan
**SWRCB** – State Water Resource Control Board
**TAC** – Toxic Air Contaminants
**T-BACT** – Toxics Best Available Control Technology
**TIF** – Traffic Impact Fee
**TM** – Tentative Map
**TPM** – Tentative Parcel Map
**USACOE** – United States Army Corps of Engineers
**USDA** – United States Department of Agriculture
**USFWS** – United States Fish and Wildlife Service
**V/C** – Volume to Capacity Ratio
**VOC** – Volatile Organic Compounds
**WPO** – Watershed Protection, Stormwater Management, and Discharge Control Ordinance
**ZOI** – Zone of Influence