

ERRATA

SAN LUIS REY RIVER PARK MASTER PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT

Final Environmental Impact Report

SCH# 2006051074

September 2008

Errata Sheet for the Program Environmental Impact Report for the San Luis Rey River Park Master Plan Project

This Errata Sheet identifies changes that are required to the Draft Program Environmental Impact Report (DPEIR) for the above project. All changes are on this errata, as the text of the DPEIR has not been altered. This Errata Sheet identifies specific locations in the DPEIR where the following additions are necessary based on comments received during the public review period. The following changes are herein incorporated into the text with this Errata Sheet.

The following is a list of pages requiring text changes, indicating the location (section, page, and paragraph) in which the changes are to be included in this FEIR.

FEIR Section	LOCATION (section and page)
Cover	Cover
Title Page	Title Page
Summary	Table S-1 Pages S.6 - S-20
Summary	Table S-1 Page S.23
Summary	Table S-1 Page S.24
Section 1.0	Section 1.2.2 Page 1-5
Section 1.0	Section 1.8 Page 1-12
Section 1.0	Section 1.5.1, Page 1-9, Matrix of Project Approvals
Section 1.0	Table 1.1 Page 1-34
Section 1.0 Figure 1-4	Figure 1.4
Section 2.1	Section 2.1.2.1 Page 2.1-3 - 2.1-4
Section 2.1	Section 2.1.6 Page 2.1-6 - 2.1-7
Section 2.2	Section 2.2.1.3 Page 2.2-3
Section 2.2	Section 2.2.1.3 Page 2.2-3
Section 2.2	Section 2.2.3 Page 2.2-9
Section 2.2	Section 2.2.5 Page 2.2-10
Section 2.2	Section 2.2.6 Page 2.2-11
Section 2.3	2.3.2.3 Page 2.3-14
Section 2.3	Section 2.3.3 Pages 2.3-16 – 2.6-17
Section 2.3	Section 2.3.5 Pages 2.3-18 – 2.3-26
Section 2.3	Section 2.3.6 Page 2.3-26 - 2.3-27
Section 2.3	Table 2.3.7, Page 2.3-54
Section 2.3	Table 2.3.8 Page 2.3-57
Section 2.4	Section 2.4.3 Pages 2.4-10 – 2.4-11
Section 2.4	Section 2.4.5 Page 2.4-12
Section 2.4	Section 2.4.5 Page 2.4-13
Section 2.4	Section 2.4.5 Page 2.4-14
Section 2.5	Section 2.5.3 Page 2.5-10

Section 2.5	Section 2.5.5 Page 2.5-10
Section 2.6	Section 2.6.5 Page 2.6-8
Section 2.6	Section 2.6.3 Page 2.6-6
Section 2.7	Section 2.7.2.2 Page 2.7-4 - 2.7-5
Section 2.8	Section 2.8.5 Page 2.8-12
Section 2.8	Section 2.8.5 Page 2.8-13
Section 2.9	Section 2.9, Page 2.9-1
Section 3.1.1	Section 3.1.1.3 Page 3-8
Section 3.1.2	Section 3.1.2.2 Page 3-15
Section 3.1.3	Section 3.1.3.2 Page 3-28 - 3-29
Section 4.0	Section 4.1.1 Page 4-1
Section 4.0	Section 4.2.2 Page 4-2
Section 4.0	Section 4.6 Page 4-14
Section 7.0	Table 7.1 Pages 7-1 through 7-9 & 7-11
Appendix A	Appendix A

The following changes are herein incorporated into the text with this Errata Sheet.

1. The Environmental Impact Report for the San Luis Rey River Park Master Plan Cover has been revised as follows:

**~~PROGRAMMATIC~~PROGRAM ENVIRONMENTAL IMPACT
REPORT**

SAN LUIS REY RIVER PARK MASTER PLAN

State Clearinghouse (SCH) Number 2006051074

County of San Diego
Department of Parks and Recreation
9150 Chesapeake Drive, Suite 200
San Diego CA 92123

~~February-September~~ 2008

2. The Environmental Impact Report for the San Luis Rey River Park Master Plan Title Page has been revised as follows:

SAN LUIS REY RIVER PARK MASTER PLAN

State Clearinghouse (SCH) Number 2006051074

~~February-September~~ 2008

County Contact:

Julia Quinn, Environmental Planning Manager
County of San Diego, Department of Public Works
5469 Kearny Villa Road, Suite 305
San Diego, CA 92123
Tel: (858) 874-4054
Fax: (858) 874-4043

Prepared by:

Tom Held, Senior Project Manager
EDAW, Inc.
1420 Kettner Boulevard, Suite 620
San Diego, CA 92101

Prepared for:

County of San Diego, Department of Parks and Recreation
9150 Chesapeake Drive, Suite 200
San Diego, CA 92123
Contact: Mark Massen, Senior Project Manager
(858) 966-1351

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PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT

3. Table S.1 Pages S.1-6 through S-20 has been revised as follows:

Description of Impact	Mitigation Measure	Significance After Mitigation	Location in EIR
<p>GE-1. Development that requires grading Tier A sites, Tier B sites, and the trail system with cuts more than 1 foot deep could encounter erodible soils that would form an unstable base for Park development. Grading of these sites without remedial action to stabilize soils would result in a <i>significant direct longterm impact</i>.</p>	<p>M-GE-1. Since the uses proposed in the Master Plan are conceptual, geological conditions that will be encountered in development of the Park cannot be specifically identified at this time. Prior to grading for any park facilities that would result in cuts more than 1 foot deep, site-specific engineering measures shall be identified to address soils suitability hazards. A geotechnical report shall be prepared for the plans of any such facility. The report shall be based on a site reconnaissance with testing of soils as deemed necessary and shall contain recommendations <u>that shall be incorporated into the project before the approval of the construction plans</u> for any remedial action to achieve adequate soil stability. Engineering details and specifications shall include those deemed appropriate by the County Department of Parks and Recreation and shall be included in the construction contract and listed on project plans.</p>	<p>Less than significant</p>	<p>Section 2.2</p>
<p>GE-2. Additional earthwork, erosion, construction of abutments, settlement, and corrosion associated with construction of the potential trail bridges could aggravate adverse geologic conditions and result in a significant direct long-term impact.</p>	<p>M-GE-2. Prior to engineering design of the trail bridges, a geotechnical report shall be prepared for the plans of the bridges with site-specific engineering measures to address potential geotechnical issues. The report shall be based on a site reconnaissance with testing of soils and geological formations as deemed necessary and shall contain recommendations <u>that shall be incorporated into the project before the approval of the construction plans</u> to achieve adequate bridge stability. Engineering details and specifications shall include those deemed appropriate by the Director of Parks and Recreation and shall be included in the contract for bridge construction and listed on project plans.</p>	<p>Less than significant</p>	<p>Section 2.2</p>
<p>GE-3. The loss of several mineral resource extraction sites associated with placing six inactive sand and aggregate mines in the Preserve would result in a <i>significant direct long-term impact</i>.</p>	<p>M-GE-3. The goal of the project is to create an open space park system that aims to balance recreation and preservation of the San Luis Rey River sensitive resources. Mining and resource extraction are not reconcilable activities with the project's recreation and preservation objectives. Mining and resource extraction in areas planned for preservation are not appropriate, as they would result in impacts to the habitat value of adjacent areas (resulting from increased noise etc.). Mitigation strategies that would allow limited extraction of mineral resources, while technically feasible, would not meet the preservation-related goals of the project Master Plan. Without the project abandoning its preservation objective, the loss of access to the six mines in the immediate area would be <i>significant and unmitigable</i>.</p>	<p>Significant and unavoidable</p>	<p>Section 2.2</p>

<p>GE-4. By acquiring inactive mineral extraction sites for inclusion in the Preserve, the proposed Park could, in combination with the loss of such sites from changes in land use in the San Luis Rey River valley, contribute to a <i>significant cumulative impact</i>.</p>	<p>M-GE-4. The contribution of the proposed project to the loss of sand and aggregate sources in the San Luis Rey River valley is subject to the same limits on mitigation as the direct impact on the loss of mineral resources discussed in mitigation measure M-GE-3. The project's impact on the loss of mineral resources would contribute to a <i>significant and unmitigable cumulative impact</i>.</p>	<p>Significant and unavoidable</p>	<p>Section 2.2</p>
<p>BI-1. Construction of Tier A sites, Tier B sites, trails, and bridges has the potential to disturb or destroy any special status plant species that may be present at the time of construction. Any such effects would be <i>significant direct long-term impacts</i>.</p>	<p>M-BI-1a. Prior to Director of Parks and Recreation approval of construction plans for Park facilities, a Biological Resources Report meeting County of San Diego Guidelines for Determining Significance and Report Format and Content Guidelines for Biological Resources standards shall be prepared to evaluate the specific locations of Tier A facilities, Tier B facilities, trails, and restoration areas; identify potential significant impacts; and recommend appropriate mitigation <u>that shall be incorporated and implemented into the project before the approval of the construction plans</u>.</p> <p>M-BI-1b. Mitigation measures to be incorporated and implemented, per M-BI-1a, shall reduce all significant impacts to a less than significant level.</p> <p>M-BI-4e1b. A qualified biological resources monitor approved by the Director of Parks and Recreation or qualified park personnel shall be on site during construction activities within 100 feet of sensitive biological resources to ensure protection measures (i.e., flagging, fencing etc. as noted in the mitigation measures below) are in place.</p> <p>M-BI-4d1c. Tier A sites, Tier B sites, new trail routes, and trail bridges shall be designed to avoid special status plant species and their known habitat to the extent practicable based on historical information and biological resource surveys conducted within 1 year of the start of construction. At least two surveys shall be conducted for each site, one during the spring and one during the summer. Design of Tier A sites, including construction, shall avoid any habitat with the potential to support special status plants to the extent practicable. If impacts are unavoidable for any reason, mitigation for specific species shall be implemented as listed in Table 2.3.6.</p> <p>M-BI-4e1d. All areas to be avoided that contain sensitive biological resources, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from direct or indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as "no construction" zones.</p> <p>M-BI-4f1e. Construction contractors or personnel shall implement a construction education program approved by the Director of Parks and Recreation to ensure that contractors and all construction personnel are informed of the biological</p>	<p>Less than significant</p>	<p>Section 2.3</p>

	<p>constraints associated with any particular construction site. The education program shall focus on (a) the purpose for resource protection, (b) contractor identification of sensitive resource areas in the field such as areas delineated on maps and by flags or fencing, (c) protocol to resolve conflicts that may arise at any time during the construction process, and (d) ramifications of noncompliance. This program shall be conducted by a qualified biologist approved by the Direction of Parks and Recreation.</p> <p>M-BI-4g1f. Construction activities within 200 feet of sensitive habitats (including habitats supporting special status plant or wildlife species), drainages, or other wetland or nonwetland waters shall be avoided and/or minimized, including restriction of equipment access and disposal or temporary placement of excess fill. Staging areas shall be located in disturbed habitat, to the degree feasible. Staging areas will be delineated on the grading plans. If staging areas outside the construction footprint are used, they will be surveyed for biological resources prior to use and shall not be used if sensitive biological resources would be directly or indirectly affected.</p> <p>M-BI-4h1g. Construction vehicles shall use existing access roads to the degree feasible. Where new access is required, all vehicles shall attempt to use the same route, even if this requires heavy equipment to back out of such areas. All access routes outside of existing roads or the construction corridor shall be clearly marked by flagging or staking by a biologist prior to the onset of construction. All access roads outside of existing roads or the construction corridor shall be delineated on the grading plans and reviewed by a qualified biologist.</p> <p>M-BI-4i1h. Topsoil shall be stockpiled in disturbed areas currently lacking native vegetation. Stockpile areas will be delineated on the grading plans by a qualified biologist.</p> <p>M-BI-4j1i. Fueling of equipment shall take place within existing paved roads, and not within or adjacent to drainages or native habitats (including habitats supporting special status plant or wildlife species). Contractor equipment will be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" will be designated on construction maps. No fueling will be allowed within 200 feet of sensitive natural communities, riparian habitats, and federal wetlands and waters.</p>		
<p>BI-2. Development of Tier A sites, Tier B sites, trails, and trail bridges has the potential to kill, injure, or disturb special status wildlife species that were present and could not escape. Clearing of vegetation for construction has the potential to affect nesting bird species, including raptors. Any such effects would be <i>significant</i></p>	<p>M-BI-2a. See mitigation measure M-BI-1a.</p> <p>M-BI-2b. See mitigation measure M-BI-1b.</p> <p>M-BI-2c2b. See mitigation measure M-BI-4e1b.</p> <p>M-BI-2d2c. See mitigation measure M-BI-4e1d.</p> <p>M-BI-2e2d. See mitigation measure M-BI-4f1e.</p> <p>M-BI-2f2e. Tier A sites shall be designed to avoid direct impacts to sensitive wildlife to the extent practicable based on historical information and a biological resource survey conducted within 1 year of the start of construction. The survey shall include</p>	<p>Less than significant</p>	<p>Section 2.3</p>

<p><i>direct impacts.</i> Impacts to special status wildlife that were killed, severely injured, or suffered a significant loss of habitat would be <i>long-term</i>. If special status wildlife species were driven from habitat near the construction area by noise, equipment operation, and human activity but returned when construction was completed, the impact would be <i>short-term</i>.</p>	<p>directed surveys for the sensitive wildlife species expected to occur on the site as described in this PEIR. Development of Tier A sites shall avoid direct impacts to sensitive wildlife species and their habitat, including appropriate buffers, to the extent practicable.</p> <p>M-BI-2g2f. If impacts to sensitive wildlife are unavoidable for any reason, mitigation shall be implemented as listed in Table 2.3.7, which includes habitat-based mitigation.</p> <p>M-BI-2h2g. Removal of vegetation, including eucalyptus trees, shall be conducted outside the breeding season (defined as February 15-September 15). If vegetation removal outside the breeding season is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to identify if active nests are located within or adjacent to the proposed impact areas. If active nests are found during the pre-construction survey, a 500-foot buffer around the nest shall be established and no disturbance shall be allowed within the buffer until a qualified biologist determined that the nest is no longer active.</p> <p>M-BI-2i2h. See mitigation measure M-BI-4g1f.</p> <p>M-BI-2j2i. See mitigation measure M-BI-4h1g.</p> <p>M-BI-2k2j. See mitigation measure M-BI-4i1h.</p> <p>M-BI-2l2k. See mitigation measure M-BI-4j1i.</p>		
<p>BI-3. Construction and operation of the Tier A sites, Tier B sites, trails, and trail bridges could indirectly affect special status plant species through human and pet presence on and off the sites and trails, with the potential for noise and dust deposition, increased soil erosion, increased human and pet access and trampling, introduction of nonnative species, and increased potential of exotic species invasion due to soil disturbance, resulting in <i>significant indirect impacts</i>. If the impact occurred during construction, the impact would be <i>short-term</i>; if it occurred as part of ongoing Park operation, the impact would be <i>long-term</i>.</p>	<p>M-BI-3a. See mitigation measure M-BI-1a.</p> <p>M-BI-3b. See mitigation measure M-BI-1b.</p> <p>M-BI-3e3b. A conceptual Resource Management Plan shall be prepared, and approved by the Director of Parks and Recreation, for the proposed Park areas. The Plan shall include monitoring and adaptive management of park resources. <u>The Resource Management plan will be developed using the County's guidelines regarding the preparation of Resource Management Plan. In general the plan includes the purpose of the plan, implementation information including responsibilities and financial information, information on the property, the description of the biological resources on site emphasizing the overall biological value, and the management elements, goals and associated tasks. The plan will address the need to balance public access and recreational opportunities within the park with the need for resource protection. The plan will also include performance standards for the protection and preservation of those resources. The plan will be developed once the initial acquisition of the site and specific site development planning has occurred and before construction of these activities begins.</u></p> <p>M-BI-3d3c. See mitigation measure M-BI-4e1b.</p> <p>M-BI-3e3d. See mitigation measure M-BI-4e1d.</p> <p>M-BI-3f3e. See mitigation measure M-BI-4f1e.</p> <p>M-BI-3g3f. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the</p>	<p>Less than significant</p>	<p>Section 2.3</p>

	<p>start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints on this project based on biological surveys conducted within 1 year of the start of construction. At least two surveys shall be conducted for each site, one during the spring and one during the summer. The surveys shall identify any special status plant species to be avoided during construction. These areas, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as “no construction” zones. If it is determined, after review by the Director of Parks and Recreation, that impacts to special status plant species cannot be avoided for any reason, mitigation shall be required. Mitigation is listed for each plant species in Table 2.3.6.</p> <p>M-BI-3h3g. During Park operation, fencing, vegetation, or other natural barriers shall be constructed if necessary to prevent indirect impacts to special status plant species within 100 feet of Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to request Park visitors to stay in designated use areas. Operating procedures for the protection of special status plant species shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to special status plant species.</p> <p>M-BI-3i3h. See mitigation measure M-B1-1d.</p> <p>M-BI-3j3i. See mitigation measure M-BI-1g.</p> <p>M-BI-3k3j. See mitigation measure M-BI-1h.</p> <p>M-BI-3l3k. See mitigation measure M-BI-1i.</p> <p>M-BI-3m3l. See mitigation measure M-BI-1j.</p> <p>M-BI-3n3m. Erosion and siltation into off-site areas during construction will be minimized. An erosion control plan and a Storm Water Pollution Prevention Plan, as required by the State Water Resources Control Board (SWRCB) under the National Pollutant Discharge Prevention Program, will be required of the contractor. The contract supervisor will be responsible for ensuring that the erosion control plan is developed and implemented. The plan will include the use of hay bales, silt fences, siltation basins, or other devices necessary to stabilize the soil in denuded or graded areas during the construction and revegetation phases of the project.</p>		
<p>BI-4. Activity associated with Park construction and operation such as noise, human activity, and predation by pets could have <i>significant indirect impacts</i> on wildlife on Tier A sites and in the 100-foot buffer areas, and near Tier B</p>	<p>M-BI-4a. See mitigation measure M-BI-1a.</p> <p>M-BI-4b. See mitigation measure M-BI-1b.</p> <p>M-BI-4c4b. See mitigation measure M-BI-3c.</p> <p>M-BI-4d4c. See mitigation measure M-BI-1c.</p> <p>M-BI-4e4d. See mitigation measure M-BI-1e.</p>	<p>Less than significant</p>	<p>Section 2.3</p>

<p>sites, trails, and trail bridges. If the impact occurred during construction, the impact would be <i>short-term</i>; if it occurred as part of ongoing Park operation, the impact would be <i>long-term</i>.</p>	<p>M-BI-4f4e. See mitigation measure M-BI-1f.</p> <p>M-BI-4g4f. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints on this project based on biological surveys conducted within 1 year of the start of construction. The surveys shall identify any sensitive wildlife habitat to be avoided during construction. These areas, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from direct or indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as “no construction” zones. If it is determined, after review by the Director of Parks and Recreation, that impacts to sensitive wildlife species or habitat cannot be avoided for any reason, or if inadvertent impacts occur during construction, mitigation shall be required. Mitigation is listed for each sensitive wildlife species in Table 2.3.7.</p> <p>M-BI-4h4g. During Park operation, any lights needed to illuminate the staging area, sports/recreational fields, interpretive garden, or parking lots shall be directed away from the adjacent habitat for sensitive wildlife. Fencing, vegetation, or other natural barriers shall be constructed to prevent indirect impacts to sensitive wildlife habitat adjacent to Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to inform Park visitors of the need to stay in designated use areas and of appropriate behaviors and noise levels when near sensitive biological areas. Operational procedures for the protection of sensitive wildlife habitat shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to sensitive resources. Any impacts to sensitive wildlife or sensitive wildlife habitat occurring during Park operation shall be mitigated as listed in Table 2.3.7.</p> <p>M-BI-4i4h. See mitigation measure M-BI-4g1f.</p> <p>M-BI-4j4i. See mitigation measure M-BI-4h1g.</p> <p>M-BI-4k4j. See mitigation measure M-BI-4i1h.</p> <p>M-BI-4l4k. See mitigation measure M-BI-4j1j.</p> <p>M-BI-4m4l. See mitigation measure M-BI-3a3m.</p>		
<p>BI-5. Restoration activities within the Preserve have the potential to impact the arroyo toad or convert suitable upland toad habitat such that it would become unsuitable for the species. Any such effects would be <i>significant</i>. If the impact occurred to toads during</p>	<p>M-BI-5a. See mitigation measure M-BI-1a.</p> <p>M-BI-5b. See mitigation measure M-BI-1b.</p> <p>M-BI-5e5b. See mitigation measure M-BI-3e3b.</p> <p>M-BI-5d5c. See mitigation measure M-BI-4e1b.</p> <p>M-BI-5e5d. See mitigation measure M-BI-4e1d.</p> <p>M-BI-5f5e. See mitigation measure M-BI-4f1e.</p>	<p>Less than significant</p>	<p>Section 2.3</p>

<p>restoration activities (grading etc.), the impact would be <i>direct and short-term</i>. If the impact occurred as a result of conversion of suitable habitat, the impact would be <i>indirect and long-term</i>.</p>	<p>M-BI-5g5f. Prior to the implementation of any revegetation, a Revegetation Plan shall be prepared and approved by the Director of Parks and Recreation. The Plan shall detail the proposed revegetation and associated success criteria. <u>In addition the, revegetation plan will include performance standards for the removal of non-native species, soil preparation, irrigation, plant replacement, fencing, signage, and litter removal. Toad-exclusion fencing and toad monitoring will be required for all revegetation efforts within occupied arroyo toad habitat.</u></p> <p>M-BI-5h5g. Revegetation/restoration areas shall be sited to avoid adverse impacts to the arroyo toad and suitable/occupied toad upland (and breeding) habitat.</p> <p>M-BI-5i5h. See mitigation measure M-BI-4g1f.</p> <p>M-BI-5j5i. See mitigation measure M-BI-4h1g.</p> <p>M-BI-5k5j. See mitigation measure M-BI-4i1h.</p> <p>M-BI-5l5k. See mitigation measure M-BI-4j1i.</p> <p>M-BI-5m5l. See mitigation measure M-BI-3h3m.</p>		
<p>BI-6. Restoration activities within the Preserve have the potential to impact nesting raptors (and other birds) through removal of vegetation, including eucalyptus trees, supporting active nests. Any such effect would be <i>significant, direct, and long-term</i>.</p>	<p>M-BI-6a. See mitigation measure M-BI-1a.</p> <p>M-BI-6b. See mitigation measure M-BI-1b.</p> <p>M-BI-6e6b. See mitigation measure M-BI-4e1b.</p> <p>M-BI-6d6c. See mitigation measure M-BI-4e1d.</p> <p>M-BI-6e6d. See mitigation measure M-BI-4f1e.</p> <p>M-BI-6f6e. See mitigation measure M-BI-2h2g.</p> <p>M-BI-6g6f. <u>Prior to the implementation of any revegetation, a Revegetation Plan shall be prepared and approved by the Director of Parks and Recreation. The Plan shall detail the proposed revegetation and associated success criteria. The revegetation plan will include performance standards for the removal of non-native species, soil preparation, irrigation, plant replacement, fencing, signage, and litter removal. The revegetation plan will include a requirement for raptor surveys prior to the removal of non-native trees that may provide nesting and perching areas for raptors. The removal of vegetation will be prohibited during the bird breeding season (March 1 – August 31). See mitigation measure M-BI-5g.</u></p> <p>M-BI-6h6g. See mitigation measure M-BI-4h1g.</p>	<p>Less than significant</p>	<p>Section 2.3</p>

<p>BI-7. Construction of Tier A sites, Tier B sites, trails, and trail bridges could disturb sensitive natural communities, riparian habitats, and federal wetlands and waters, resulting in <i>significant direct impacts</i>. If the area disturbed by construction would be converted to active, trail, bridge, or other Park uses, the impacts would be <i>significant direct long-term</i>; if the area disturbed could be restored to or allowed to recover to the original natural community, the impacts would be <i>significant direct short-term</i>.</p>	<p>M-BI-7a. See mitigation measure M-BI-1a.</p> <p>M-BI-7b. See mitigation measure M-BI-1b.</p> <p>M-BI-7c7b. See mitigation measure M-BI-3c3b.</p> <p>M-BI-7d7c. See mitigation measure M-BI-1e_b</p> <p>M-BI-7e7d. See mitigation measure M-BI-4e1d.</p> <p>M-BI-7f7e. See mitigation measure M-BI-4f1e.</p> <p>M-BI-7g7f. See mitigation measure M-BI-4g1f.</p> <p>M-BI-7h7g. See mitigation measure M-BI-4h1g.</p> <p>M-BI-7i7h. See mitigation measure M-BI-4i1h.</p> <p>M-BI-7j7i. See mitigation measure M-BI-4j1i.</p> <p>M-BI-7k7j. See mitigation measure M-BI-3n3m.</p> <p>M-BI-7l7k. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints based on biological surveys, including a wetland delineation, conducted within 1 year of the start of construction. Sensitive natural communities, riparian habitats, and federal wetlands and waters within 200 feet of construction areas shall be identified. Construction within 200 feet of sensitive natural communities, riparian habitats, and federal wetlands and waters shall be avoided to the maximum extent possible. The limits of construction for the 200 foot buffer shall be identified prior to the start of construction and shall be flagged or otherwise marked by a qualified biologist and contractor or fenced if the biologist deems it necessary.</p> <p>M-BI-7m7l. If construction impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters are unavoidable or accidentally occur during construction, impacts shall be mitigated on- or off-site at the ratios listed in Table 2.3.8. First choice for mitigation sites shall be on-site restoration of disturbed habitat, or purchase and preservation of existing in-kind habitat or out-of-kind habitat. If mitigation on-site is infeasible, off-site mitigation must be implemented. First choice for off-site mitigation is within the proposed Park area. Second choice is elsewhere in the San Luis Rey River watershed as near to the proposed Park as possible.</p> <p>M-BI-7n7m. All plans for Park development shall include the implementation of all possible and practical measures to avoid indirect impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters. During Park operation, any lights needed to illuminate the staging area, sports/recreational fields, interpretive garden, or parking lots shall be directed away from the adjacent riparian area. Fencing, vegetation, or other natural barriers shall be constructed to prevent indirect impacts to sensitive vegetation or habitat</p>	<p>Less than significant</p>	<p>Section 2.3</p>
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	adjacent to Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to inform Park visitors of appropriate behaviors and noise levels when near sensitive biological areas. Operating procedures for the protection of sensitive resources shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to sensitive resources. In addition, all mitigation measures mentioned above should be implemented to avoid indirect impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters.		
BI-8. Noise and dust deposition, increased soil erosion, increased human and pet access and trampling, introduction of nonnative species, and increased potential of exotic species invasion due to soil disturbance affecting sensitive natural communities, riparian habitats, and federal wetlands and waters may occur within Tier A buffers and from development of Tier A sites, Tier B sites, trails, and bridges, resulting in <i>significant indirect impacts</i> . If the impact occurred during construction, the impact would be <i>short-term</i> ; if it occurred as part of ongoing Park operation, the impact would be <i>long-term</i> .	<p>M-BI-8a. See mitigation measure M-BI-1a.</p> <p>M-BI-8b. See mitigation measure M-BI-1b.</p> <p>M-BI-8c8b. See mitigation measure M-BI-4e1b.</p> <p>M-BI-8d8c. See mitigation measure M-BI-4e1d.</p> <p>M-BI-8e8d. See mitigation measure M-BI-4f1e.</p> <p>M-BI-8f8e. See mitigation measure M-BI-4g1f.</p> <p>M-BI-8g8f. See mitigation measure M-BI-4h1g.</p> <p>M-BI-8h8g. See mitigation measure M-BI-4i1h.</p> <p>M-BI-8i8h. See mitigation measure M-BI-4j1i.</p> <p>M-BI-8j8i. See mitigation measure M-BI-3a3m.</p> <p>M-BI-8k8j. See mitigation measure M-BI-747k.</p> <p>M-BI-8l8k. See mitigation measure M-BI-7m7l.</p> <p>M-BI-8m8l. See mitigation measure M-BI-7a7m</p>	Less than significant	Section 2.3
CR-2. Construction and Park operation could adversely affect known archaeological sites, or undiscovered surface or subsurface archaeological resources. If any such resources were adversely affected, it would be a <i>significant direct or indirect long-term impact</i> .	<p>M-CR-2a. Tier A sites, Tier B sites, new trail routes, and trail bridges shall be designed to avoid all cultural sites. Specific avoidance measures should be developed in consultation with a qualified archaeologist and appropriate Native American entities. Avoidance strategies will be developed on a site-specific basis but may include such measures as redesign or relocation of development facilities, realignment of trails, capping site areas with sterile fill, or restricting access through fencing or other means. No construction activity shall be allowed within 100 feet of boundaries of any archaeological site and buffer area, which shall be marked as a “no construction” zone on grading plans.</p> <p>M-CR-2b. See Mitigation Measure M-CR-1a.</p>	Less than significant	Section 2.4

M-CR-2c. When the areas that would be affected by construction of Tier A sites, Tier B sites, and trail alignments are finalized, site-specific archaeological resource surveys shall be conducted. ~~Every effort shall be made to have a~~ Native American monitor ~~shall be~~ present during site surveys. The surveys shall cover all areas within 100 feet of Tier A sites, Tier B sites, and trails, including bridge construction sites. If a previous survey has been conducted for the site within 5 years of submittal, the Director of Parks and Recreation may make a determination that the previous survey is adequate and no site-specific survey is required.

M-CR-2d. Prior to any ground-disturbing activity at Tier A sites, Tier B sites, and the multi-use trails, a monitoring and data recovery plan for potential subsurface resources shall be developed ~~in coordination with a Native America representative.~~ The plan should identify the areas to be monitored; procedures to be followed in the event of a significant cultural discovery; and procedures for protection, evaluation, and curation of the find. A qualified archaeologist and a Native American monitor shall be present ~~for all initial~~during ground ~~disturbances—disturbing activities~~ at these Park facilities ~~and as outlined in the monitoring and data recovery plan.~~ If a possible archaeological deposit is identified during monitoring, the work will be temporarily halted at the location while the find is assessed. If it is determined to be an archaeological deposit, the work will be redirected while notification and evaluation procedures are initiated. When a discovery is made that requires further investigation, notification procedures as outlined in the monitoring and discovery plan will be initiated.

M-CR-2e. In the event of discovery of important archaeological resources, avoidance shall be the preferred treatment option. The discovery will be protected as appropriate and evaluated in consultation with the Director and Parks and Recreation and Native American monitors. Avoidance strategies may include project redesign or relocation of facilities, capping site areas with culturally sterile fill, and restricting access through fencing or other means. If avoidance is not feasible, testing and data recovery procedures will be implemented.

M-CR-2f. For archaeological resources that cannot be avoided, the resource shall be evaluated for significance. A resource shall be considered significant if it meets the criteria for listing on the CRHR (Public Resource Code Section 5024.1). This is typically assessed through application of standard archaeological techniques that include surface collections; detailed recoding of features; controlled subsurface investigations; and specialized analyses of artifacts, faunal remains, plant remains, and radiocarbon samples. Evaluations of site significance shall also take into account the recommendations of Native American consultants and shall consider the potential for historic or archaeological districts.

M-CR-2g. A data recovery program directed by a site-specific research design document shall be developed by a qualified archaeologist and approved by the Director of Parks and Recreation for any significant archaeological resource for which avoidance is not feasible. The document shall discuss the cultural context, consider research issues to be addressed,

	<p>identify specific field and analytical methods to be implemented, include any input from Native American cultural representatives, and provide for curation of collected materials according to Secretary of Interior Standards (36 CFR Part 79). Every effort shall be made to have aAll ground disturbance associated with the data recovery <u>shall be</u> monitored by a Native American. Results of the data recovery shall be documented in a technical report approved by the Director of Parks and Recreation.</p> <p>M-CR-2h. Any archaeological resources within 100 feet of Park facilities shall be evaluated for educational and interpretive value <u>in consultation with local Native American entities.</u> –The first priority shall be to preserve the integrity of the resource. If educational and interpretive functions cannot be implemented without reasonable potential for harm to the resource, Tier B sites and multi-use trails shall be relocated to provide a 100-foot buffer, including access restrictions such as fencing or vegetation, from Park use areas. <u>In addition, Native American entities will be provided with the opportunity to provide information about the tribal groups using interpretative plaques or other media within the Park boundaries.</u></p>		
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<p>CR-3. Construction could inadvertently result in the disturbance of human remains, resulting in a significant direct or indirect long-term impact.</p> <p>HZ-1. Exposure of workers to residual hazardous materials from past agricultural use would result in a <i>significant direct short-term impact.</i></p>	<p>M-CR-3. <u>Tier A sites, Tier B sites, and trail routes will be designed to avoid areas with potential to unearth human remains.</u> If human remains are discovered during monitoring, the provisions of the California Public Resources Code Section 5097 and HSC Section 7050.5 will be implemented. Initially the remains will be stabilized and protected and the County Coroner will be contacted. If the remains are determined to be Native American in origin, the NAHC will be notified and will identify the MLD. The Director of Parks and Recreation will consult with the MLD regarding the disposition of the remains.</p> <p>M-HZ-1a. The contracts for construction of the Park facilities shall specify that any debris discovered within the proposed Tier A sites, Tier B sites, or trail system during construction that could be potentially classified as hazardous shall be removed and disposed of in compliance with regulatory guidelines <u>for the handling and disposal of hazardous materials issued by OSHA and local regulatory agencies (e.g., SDAPCD, DEH, fire departments).</u></p> <p>M-HZ-1b. The contracts for construction of Park facilities shall specify that if other possible contamination sources, such as underground facilities, buried debris, stained or odorous soils, or waste containers are encountered during construction, appropriate further investigation and analysis shall be performed and any contaminated materials shall be disposed of according to regulatory guidelines <u>for the handling and disposal of hazardous materials issued by OSHA and local regulatory agencies (e.g., SDAPCD, DEH, fire departments).</u></p>	<p>Less than significant</p> <p>Less than Significant</p>	<p>Section 2.4</p> <p>Section 2.5</p>
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<p>NO-1. If noise-sensitive species are present within 300 feet of the construction areas for Tier A sites, Tier B sites, trails, or trail bridges, those species could be affected by noise in excess of 60 dBA Leq, resulting in a <i>significant short-term direct impact</i>.</p>	<p>M-NO-1. The following measures are required to avoid impacts to noise sensitive species during construction:</p> <ul style="list-style-type: none"> • Construction on any Park facility, including vegetation clearing, shall be limited to nonbreeding periods (February 15 to September 15). • If construction is necessary during breeding periods, biological surveys shall be conducted to determine if any noise-sensitive threatened or endangered species are present within 300 feet of proposed construction limits. If noise-sensitive species are present, a detailed noise study shall be performed for the subject site to determine anticipated construction noise levels within the habitat areas and at known nesting sites, and appropriate mitigation shall be incorporated into construction requirements to reduce those noise levels to equal the ambient noise level or 60 dBA Leq, whichever is higher. 	<p>Less than Significant</p>	<p>Section 2.6</p>
<p>NO-2. If located closer than 200 feet to residential property or closer than 75 feet to noise-sensitive habitat, a dog park could cause a <i>significant direct long-term impact</i>.</p>	<p>M-NO-2. A dog park shall <u>not</u> be located at least <u>less than 200 feet</u> from the nearest residential property line and at least <u>or less than 75 feet</u> from habitat for noise-sensitive wildlife species.</p>	<p>Less than Significant</p>	<p>Section 2.6</p>
<p>NO-3. If located closer than 65 feet to residential property or closer than 25 feet to noise-sensitive habitat, parking lots could cause a <i>significant direct long-term impact</i>.</p>	<p>M-NO-3. Parking lots shall <u>not</u> be located at least <u>less than 65 feet</u> from the nearest residential property line and at least <u>or less than 25 feet</u> from habitat for noise-sensitive wildlife species unless a detailed noise study is conducted that determines that placement of parking lots closer than the distances specified above will not result in noise levels that exceed 67 dBA at the nearest residential property line or 60 dBA from noise-sensitive habitat, or appropriate mitigation measures, including permanent noise barriers, can be incorporated to reduce noise levels to equal the ambient noise level or referenced thresholds for residential property and noise sensitive habitat.</p>	<p>Less than Significant</p>	<p>Section 2.6</p>
<p>NO-4. If located closer than 125 feet to residential property or closer than 50 feet to noise-sensitive habitat, playing fields could cause a <i>significant direct long-term impact</i>.</p>	<p>M-NO-4. Playing fields shall <u>not</u> be located at least <u>less than 125 feet</u> from the nearest residential property line and at least <u>or less than 50 feet</u> from habitat for noise-sensitive wildlife species unless a detailed noise study is conducted that determines that placement of playing fields closer than the distances specified above will not result in noise levels that exceed 67 dBA at the nearest residential property line or 60 dBA from noise-sensitive habitat, or appropriate mitigation measures, including permanent noise barriers, can be incorporated to reduce noise levels to equal the ambient noise level or referenced thresholds for residential property and noise sensitive habitat.</p>	<p>Less than Significant</p>	<p>Section 2.6</p>

4. Table S.1 Page S-23 is revised as follows:

Description of Impact	Mitigation Measure	Significance After Mitigation	Location in EIR
<p>TR-6. If parking facilities at the Park do not comply with the parking standards of the County Zoning Ordinance (Sections 6750-6799) and the County Off-Street Parking Design Manual, the result would be a long-term direct significant impact.</p>	<p>M-TR-6. Prior to Director of Parks and Recreation approval of construction plans for active use sites in the Park, a Traffic Impact Report meeting County standards shall be prepared to assess the adequacy of parking on the site <u>and</u>; identify potential significant impacts. <u>Any, and recommended</u> appropriate mitigation that complies with the parking standards of the County Zoning Ordinance (Sections 6750-6799) and the County Off-Street Parking Design Manual <u>shall be incorporated into the project before the approval of the construction plans.</u> If the proposed design does not meet these standards, the plans for the Tier A site shall be modified to provide adequate parking prior to the approval of construction plans.</p>	<p>Less than significant</p>	<p>Section 2.8</p>

5. Table S.1 Page S-24 is revised as follows:

Description of Impact	Mitigation Measure	Significance After Mitigation	Location in EIR
<p>TR-8. There is potential for traffic from the proposed project, in combination with traffic from existing and future projects in the area, to cause a violation of County standards for road segments and intersections in the project area, resulting in a long-term cumulative significant impact.</p>	<p>M-TR-8. Prior to Director of Parks and Recreation approval of construction plans for active use sites in the Park, a Traffic Impact Report meeting County standards shall be prepared to analyze the cumulative impacts based on Year 2015 and Year 2030 SANDAG traffic models according to County guidelines. The assessment for 2015 shall assess impacts with SR 76 as both a two-lane and a four-lane facility. Prior to Director of Parks and Recreation approval of construction plans for any Tier A site, the Parks and Recreation Department shall pay the County Transportation Impact Fee (TIF) <u>if applicable</u> for that site for any significant cumulative impacts identified in the Traffic Impact Report. <u>Additional mitigation measures will be incorporated into the project for those areas that are not covered under the County's TIF program.</u></p>	<p>Less than significant</p>	<p>Section 2.8</p>

6. Section 1.2.2 Environmental Considerations Page 1-5 second paragraph has been revised as follows:

Development of the proposed project could impact coastal sage scrub habitats. Outside the MSCP, the Southern California Coastal Sage Scrub Natural Community Conservation Planning (NCCP) Process Guidelines allows coastal sage scrub loss of no more than 5 percent and requires minimization and/or mitigation of coastal sage scrub loss according the NCCP Guidelines. Overall, the project must be consistent with the NCCP and be able to make the following 4 (d) findings as part of the issuance of a Habitat Loss Permit (HLP) pursuant to the County's HLP Ordinance No. 8365 for the loss of Coastal Sage Scrub:

7. Section 1.8 Growth Inducing Impacts Page 1-12 first paragraph has been revised as follows:

~~Development of the Park may also provide some economic stimulus in the project area and region.~~ As proposed, the Master Plan provides a goal for the development of active recreation areas (Tier A sites) on approximately 40 acres within about 1,600 acres that may be eventually included in the Park. Although these would be the areas of the Park where the greatest amount of development activity would occur, they would require grading and construction of minor impact, compared to development for other uses such as commercial or residential development. Considered in the context of the local and regional economy, the economic stimulus of development activity for the Park would be negligible. In the remainder of the Park, not only would development result in a very slight economic impact, but land acquired by the County for Park purposes would not be used for development of any other uses.

8. Section 1.5.1, Page 1-9, Matrix of Project Approvals has been revised as follows:

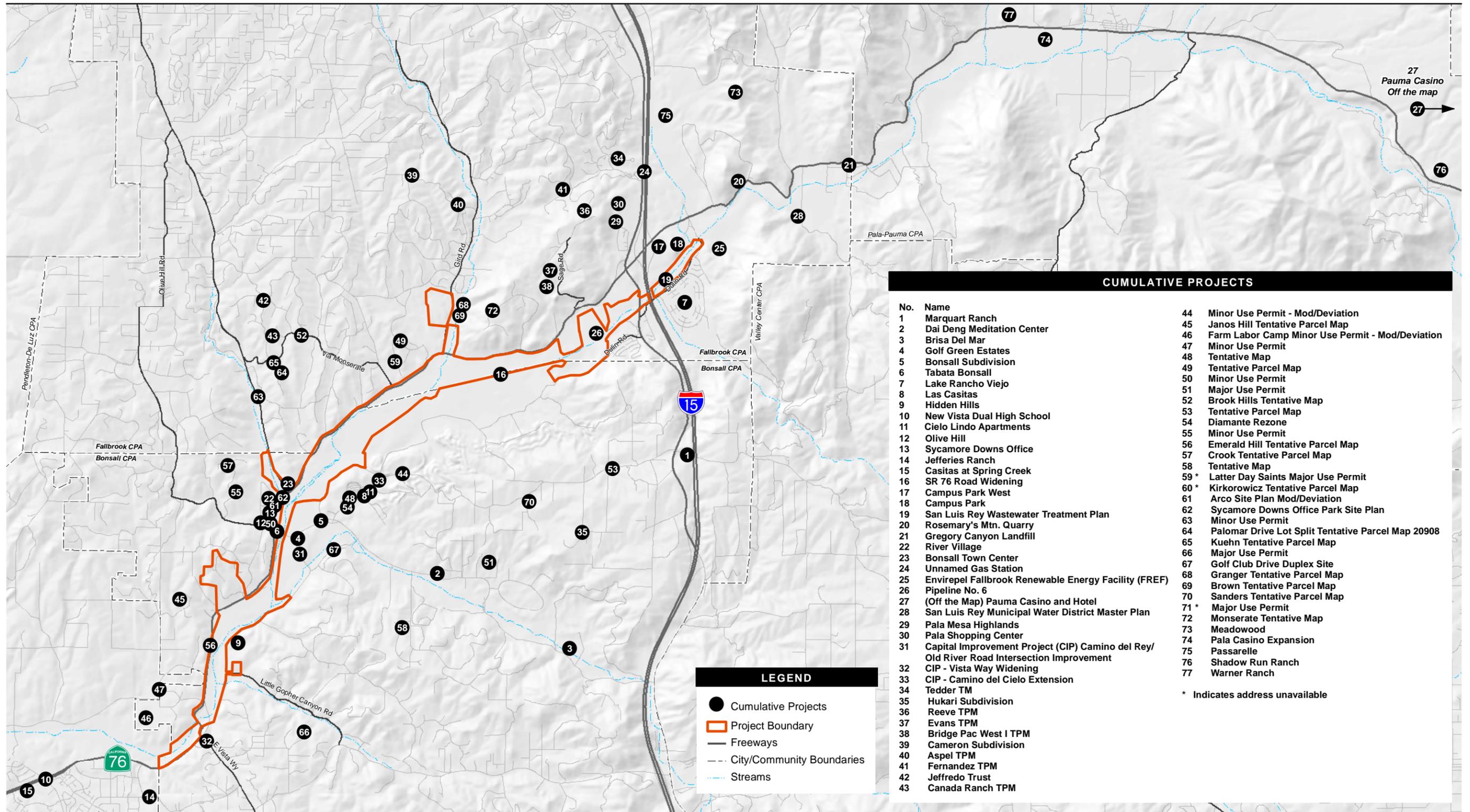
Approval Required	Responsible Agent
Master Plan	
Approval of Master Plan	San Diego County Board of Supervisors
Subsequent Park Implementation Projects	
Tier A, Tier B, and/or Multi-use trail specific Project Approvals	County of San Diego
Clean Water Act Section 404 Permit	U.S. Army Corps of Engineers
Clean Water Act Section 401 Certification	Regional Water Quality Control Board
State Fish and Game Code Section 1602 Agreement	California Department of Fish and Game
California Endangered Species Act (CESA) incidental take permit	California Department of Fish and Game
Compliance with Construction Activities Storm Water General Permit	State Water Resources Control Board
Federal Endangered Species Act Section 7 or Section 10(a) Take Permit	U.S. Fish and Wildlife Service
Habitat Loss Permit	County of San Diego
Appropriate CEQA environmental review document certification or adoption	County of San Diego

9. Table 1.1 Page 1-34 has been revised as follows:

Number (Fig. 1.4)	Project Name	Project Jurisdiction and Location	Project Description	Project-Level Environmental Impacts	Project Status
73	Meadowood	County of San Diego; Intersection of SR 76 and I-15.	Residential development with approximately 440-900 units.	Unknown at this time.	Project in planning stage.

74	Pala Casino	SR 76, approximately 5.5 miles east of I-15.	Addition of 1,500 parking spaces, 50 hotel rooms, 70,000 square feet of casino, and improvements to SR 76.	Significant impacts to traffic.	Final Tribal EIR certified March 28, 2007.
75	Passerelle	County of San Diego; Intersection of SR 76 and I-15.	Residential development with approximately 950 units.	Unknown at this time.	Project in planning stages. County comment letter on first screencheck EIR sent October 2, 2007.
76	Shadow Run Ranch	SR 76, approximately 17 miles east of I-15.	Residential development with approximately 44 units.	Unknown at this time.	Project in planning stage. County scoping letter sent 2006. Technical documents being prepared and meetings being held.
77	Warner Ranch	SR 76, approximately 5 miles east of I-15.	Residential development with approximately 781 units.	Unknown at this time.	Project in planning stage. County scoping letter for EIR sent August 17, 2007.

10. Figure 1- 4 has been revised as attached.



CUMULATIVE PROJECTS	
No.	Name
1	Marquart Ranch
2	Dai Deng Meditation Center
3	Brisa Del Mar
4	Golf Green Estates
5	Bonsall Subdivision
6	Tabata Bonsall
7	Lake Rancho Viejo
8	Las Casitas
9	Hidden Hills
10	New Vista Dual High School
11	Cielo Lindo Apartments
12	Olive Hill
13	Sycamore Downs Office
14	Jefferies Ranch
15	Casitas at Spring Creek
16	SR 76 Road Widening
17	Campus Park West
18	Campus Park
19	San Luis Rey Wastewater Treatment Plan
20	Rosemary's Mtn. Quarry
21	Gregory Canyon Landfill
22	River Village
23	Bonsall Town Center
24	Unnamed Gas Station
25	Envirepel Fallbrook Renewable Energy Facility (FREF)
26	Pipeline No. 6
27	(Off the Map) Pauma Casino and Hotel
28	San Luis Rey Municipal Water District Master Plan
29	Pala Mesa Highlands
30	Pala Shopping Center
31	Capital Improvement Project (CIP) Camino del Rey/ Old River Road Intersection Improvement
32	CIP - Vista Way Widening
33	CIP - Camino del Cielo Extension
34	Tedder TM
35	Hukari Subdivision
36	Reeve TPM
37	Evans TPM
38	Bridge Pac West I TPM
39	Cameron Subdivision
40	Aspel TPM
41	Fernandez TPM
42	Jeffredo Trust
43	Canada Ranch TPM
44	Minor Use Permit - Mod/Deviation
45	Janos Hill Tentative Parcel Map
46	Farm Labor Camp Minor Use Permit - Mod/Deviation
47	Minor Use Permit
48	Tentative Map
49	Tentative Parcel Map
50	Minor Use Permit
51	Major Use Permit
52	Brook Hills Tentative Map
53	Tentative Parcel Map
54	Diamante Rezone
55	Minor Use Permit
56	Emerald Hill Tentative Parcel Map
57	Crook Tentative Parcel Map
58	Tentative Map
59*	Latter Day Saints Major Use Permit
60*	Kirkorowicz Tentative Parcel Map
61	Arco Site Plan Mod/Deviation
62	Sycamore Downs Office Park Site Plan
63	Minor Use Permit
64	Palomar Drive Lot Split Tentative Parcel Map 20908
65	Kuehn Tentative Parcel Map
66	Major Use Permit
67	Golf Club Drive Duplex Site
68	Granger Tentative Parcel Map
69	Brown Tentative Parcel Map
70	Sanders Tentative Parcel Map
71*	Major Use Permit
72	Monserate Tentative Map
73	Meadowood
74	Pala Casino Expansion
75	Passarelle
76	Shadow Run Ranch
77	Warner Ranch

* Indicates address unavailable

Source: SanGIS 2006; SANDAG 2005; USGS 2000

5,280 2,640 0 5,280 Feet

Scale: 1:63,360; 1 inch = 5,280 feet

Figure 1.4
Cumulative Projects

11. Section 2.1.2.1 Significant Agricultural Resources Page 2.1-3 – 2.1-4 last paragraph has been revised as follows:

The analysis of significance of impacts on agricultural resources was determined through an examination of maps of Important Farmland categories prepared by the state FMMP and soils identified as suitable for Important Farmland categories by the SSURGO database; and the County Zoning Ordinance and the zoning of land that would be affected by development of the proposed Park. ~~Land which may have been used for irrigated agriculture was not identified because the schedule for development of active use sites has not been determined, so that irrigated agriculture may be initiated in areas within 4 years of development, or areas that are or recently have been used for irrigated agriculture may cease such use more than 4 years before development occurs.~~ Lands within the project study area that may have been recently farmed or irrigated for agriculture were not included in the analysis to determine the presence of significant farmlands within the project area. This is because the schedule for development of park facilities under the master plan has not yet been identified and to project a schedule would be speculative. Agriculture may cease on existing lands more than 4 years prior to development and farming of new areas may commence less than 4 years prior to development. Any future proposed development of agricultural lands would be subject to additional project-level environmental review.

12. Section 2.1.6 Conclusion Page 2.1-6 - 2.1-7 first and last paragraph has been revised as follows:

To avoid a net loss of Important Farmland, development of active uses would need to be substantially modified to avoid Important Farmland. This ~~may not be possible~~ is not feasible if the project is to fulfill one of its important objectives: “To provide active recreational opportunities for nearby communities.” The total avoidance of agricultural resources, if appropriate replacement sites were not located and developed, would likely diminish the Park acreage goal to be devoted to active recreation and would likely eliminate active use sites near communities on the eastern end of the proposed Park.

As proposed, the impact of the project on agricultural resources is significant and cannot be mitigated to a less than significant level without the requirement for total avoidance of these resources, which ~~may not be possible~~ is not feasible if full accomplishment of the project’s objectives is to be achieved. Because the proposed project would result in the permanent loss of Important Farmland, impacts AG-1 and AG-2 are considered *significant and unavoidable*.

13. Section 2.2.1.3 Page 2.2-3 Second Paragraph last sentence has been revised as follows:

Figure ~~2.4.12.2.1~~ shows the mines in the region surrounding the proposed project.

14. Section 2.2.1.3 Mineral Resources Page 2.2-3 third full paragraph has been revised as follows:

There are no active mining sites operating in or adjacent to the proposed San Luis Rey River Park project area. ~~Although not yet operating, the~~ 76-acre Rosemary's Mountain Quarry site is classified for extraction of mixed construction aggregate, some of which is suitable for Portland Concrete Cement grade aggregate. The quarry commenced operations on February 11, 2008. ~~There is no set date for mining operations at the quarry to commence; however, they are expected to begin sometime before the end of 2007 (North County Times 2007).~~

15. Section 2.2.3 Cumulative Impact Analysis Page 2.2-9 first full paragraph has been revised as follows:

The development of the Park would have a low potential for fossils to be encountered in the modern soil horizon. Therefore, potential impacts to paleontological resources are considered to be less than significant at the project level and would not be likely to contribute to cumulative impacts to paleontological resources. In addition, per Section 87.430 of the County of San Diego Grading Ordinance, Paleontological Resources, the County will require that a qualified paleontologist be present during all or selected grading operations, to monitor for the presence of paleontological resources. If fossils greater than twelve inches in any dimension are encountered, then all grading operations in the area where they were found will be suspended immediately and not resumed until authorized by the County. The contractor shall be required to immediately notify the County of the discovery. The County shall investigate and determine the appropriate resource recovery operations prior to issuing an authorization to resume normal grading operations. ~~and~~ Any fossils discovered during Park development would be recovered, properly curated, and possibly used for educational displays within the Park. This would ensure that the informational value of the fossils would be preserved. Therefore, the proposed Park would not contribute to a substantial impact when considered with the cumulative projects, so that *no significant cumulative impact* to paleontological resources would result.

16. Section 2.2.5 Mitigation Page 2.2-10 has been revised as follows:

M-GE-1. Since the uses proposed in the Master Plan are conceptual, geological conditions that will be encountered in development of the Park cannot be specifically identified at this time. Prior to grading for any park facilities that would result in cuts more than 1 foot deep, site-specific engineering measures shall be identified to address soils suitability hazards. A geotechnical report shall be prepared for the plans of any such facility. The report shall be based on a site reconnaissance with testing of soils as deemed necessary and shall contain recommendations that shall be incorporated into the project before the approval of the construction plans for any remedial action to achieve adequate soil stability. Engineering details and specifications shall include those deemed appropriate by the County Director of Parks and Recreation and shall be included in the construction contract and listed on project plans.

M-GE-2. Prior to engineering design of the trail bridges, a geotechnical report shall be prepared for the plans of the bridges with site-specific engineering measures to address potential geotechnical issues. The report shall be based on a site reconnaissance with testing of soils and geological formations as deemed necessary and shall contain recommendations that shall be incorporated into the project before the approval of the construction plans to achieve adequate bridge stability. Engineering details and specifications shall include those deemed appropriate by the County Engineer and shall be included in the contract for bridge construction and listed on project plans.

17. Section 2.2.6 Conclusion Page 2.2-11 the last paragraph has been revised as follows:

The operation of mines within areas of the Preserve would result in noise, dust, human activity, and other effects that would adversely impact biological resources. Since the purpose of the Preserve is to avoid any such impacts on biological resources, possible future operation of mines in or adjacent to the Preserve is not compatible with the objectives of the project. Mitigation strategies that would allow limited extraction of mineral resources, while technically feasible possible, would not meet the preservation-related goals of the project. The loss of potential mineral resource extraction (GE-3) is an *unmitigable significant direct long-term impact*. In combination with losses of mineral resource sites that have occurred and are likely to occur in the San Luis Rey River valley, the loss of potential mineral extraction (GE-4) would contribute to an *unmitigable significant cumulative impact*.

18. Section 2.3.2.5 Local Policies, Ordinances and Local Plans Page 2.3-14 third paragraph has been revised as follows:

Development of the Tier A sites could impact coastal sage scrub and disturbed coastal sage scrub habitats. Outside the MSCP, the Southern California Coastal

Sage Scrub NCCP Process Guidelines (and the County's HLP Ordinance) allow coastal sage scrub loss of no more than 5 percent and require minimization and/or mitigation of coastal sage scrub loss according to the NCCP Guidelines. Overall, the project design must be consistent with the NCCP and be able to make the following 4(d) Findings when issuing a Habitat Loss Permit for the loss of Coastal Sage Scrub:

19. Section 2.3.3 Cumulative Analysis Page 2.3-16 – 2.6-17 last paragraph on 2.3-16 has been revised as follows:

The locations of these projects are shown relative to generalized mapping of vegetation and other land cover types in Figure 2.3.65. Local environmental regulations, including habitat conservation plans and including those of the City of Oceanside and the County, are employed during CEQA review of discretionary projects to minimize the effects of development on biological resources. The guiding principle of these regulations is to ensure no net loss of sensitive habitat and to avoid impacts to sensitive plant and wildlife species. However, cumulative development may have significant cumulative impacts that would not be fully mitigated despite various conservation plans throughout the region.

20. Section 2.3.5 Mitigation Measures Page 2.3-18 – 2.3-26 shall be revised as follows:

M-BI-1a. Prior to Director of Parks and Recreation approval of construction plans for Park facilities, a Biological Resources Report meeting County of San Diego Guidelines for Determining Significance and Report Format and Content Guidelines for Biological Resources standards shall be prepared to evaluate the specific locations of Tier A facilities, Tier B facilities, trails, and restoration areas; identify potential significant impacts; and recommend appropriate mitigation that shall be incorporated and implemented into the project before the approval of the construction plans.

~~**M-BI-1b.** Mitigation measures to be incorporated and implemented, per M-BI-1a, shall reduce all significant impacts to a less than significant level.~~

M-BI-4e1b. A qualified biological resources monitor approved by the Director of Parks and Recreation or qualified park personnel shall be on site during construction activities within 100 feet of sensitive biological resources to ensure protection measures (i.e., flagging, fencing etc. as noted in the mitigation measures below) are in place.

M-BI-4d1c. Tier A sites, Tier B sites, new trail routes, and trail bridges shall be designed to avoid special status plant species and their known habitat to the extent practicable based on historical information and biological resource surveys

conducted within 1 year of the start of construction. At least two surveys shall be conducted for each site, one during the spring and one during the summer. Design of Tier A sites, including construction, shall avoid any habitat with the potential to support special status plants to the extent practicable. If impacts are unavoidable for any reason, mitigation for specific species shall be implemented as listed in Table 2.3.6.

| **M-BI-4e1d.** All areas to be avoided that contain sensitive biological resources, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from direct or indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as “no construction” zones.

| **M-BI-4f1e.** Construction contractors or personnel shall implement a construction education program approved by the Director of Parks and Recreation to ensure that contractors and all construction personnel are informed of the biological constraints associated with any particular construction site. The education program shall focus on (a) the purpose for resource protection, (b) contractor identification of sensitive resource areas in the field such as areas delineated on maps and by flags or fencing, (c) protocol to resolve conflicts that may arise at any time during the construction process, and (d) ramifications of noncompliance. This program shall be conducted by a qualified biologist approved by the Direction of Parks and Recreation.

| **M-BI-4g1f.** Construction activities within 200 feet of sensitive habitats (including habitats supporting special status plant or wildlife species), drainages, or other wetland or nonwetland waters shall be avoided and/or minimized, including restriction of equipment access and disposal or temporary placement of excess fill. Staging areas shall be located in disturbed habitat, to the degree feasible. Staging areas will be delineated on the grading plans. If staging areas outside the construction footprint are used, they will be surveyed for biological resources prior to use and shall not be used if sensitive biological resources would be directly or indirectly affected.

| **M-BI-4h1g.** Construction vehicles shall use existing access roads to the degree feasible. Where new access is required, all vehicles shall attempt to use the same route, even if this requires heavy equipment to back out of such areas. All access routes outside of existing roads or the construction corridor shall be clearly marked by flagging or staking by a biologist prior to the onset of construction. All access roads outside of existing roads or the construction corridor shall be delineated on the grading plans and reviewed by a qualified biologist.

| **M-BI-4i1h.** Topsoil shall be stockpiled in disturbed areas currently lacking native vegetation. Stockpile areas will be delineated on the grading plans by a qualified biologist.

| **M-BI-4j1i.** Fueling of equipment shall take place within existing paved roads, and not within or adjacent to drainages or native habitats (including habitats supporting special status plant or wildlife species). Contractor equipment will be checked for leaks prior to operation and repaired as necessary. “No-fueling zones” will be designated on construction maps. No fueling will be allowed within 200 feet of sensitive natural communities, riparian habitats, and federal wetlands and waters.

M-BI-2a. See mitigation measure M-BI-1a.

| ~~**M-BI-2b.** See mitigation measure M-BI-1b.~~

| ~~**M-BI-2e2b.** See mitigation measure M-BI-4e1b.~~

| ~~**M-BI-2d2c.** See mitigation measure M-BI-4e1d.~~

| ~~**M-BI-2e2d.** See mitigation measure M-BI-4f1e.~~

| **M-BI-2f2e.** Tier A sites shall be designed to avoid direct impacts to sensitive wildlife to the extent practicable based on historical information and a biological resource survey conducted within 1 year of the start of construction. The survey shall include directed surveys for the sensitive wildlife species expected to occur on the site as described in this PEIR. Development of Tier A sites shall avoid direct impacts to sensitive wildlife species and their habitat, including appropriate buffers, to the extent practicable.

| **M-BI-2g2f.** If impacts to sensitive wildlife are unavoidable for any reason, mitigation shall be implemented as listed in Table 2.3.7, which includes habitat-based mitigation.

| **M-BI-2h2g.** Removal of vegetation, including eucalyptus trees, shall be conducted outside the breeding season (defined as February 15-September 15). If vegetation removal outside the breeding season is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to identify if active nests are located within or adjacent to the proposed impact areas. If active nests are found during the pre-construction survey, a 500-foot buffer around the nest shall be established and no disturbance shall be allowed within the buffer until a qualified biologist determined that the nest is no longer active.

| ~~**M-BI-2i2h.** See mitigation measure M-BI-4g1f.~~

| **M-BI-2j2i.** See mitigation measure M-BI-4h1g.

| **M-BI-2k2j.** See mitigation measure M-BI-4i1h.

| **M-BI-2l2k.** See mitigation measure M-BI-4j1i.

M-BI-3a. See mitigation measure M-BI-1a.

| ~~**M-BI-3b.** See mitigation measure M-BI-1b.~~

| **M-BI-3e3b.** A conceptual Resource Management Plan shall be prepared, and approved by the Director of Parks and Recreation, for the proposed Park areas. The Plan shall include monitoring and adaptive management of park resources. The Resource Management plan will be developed using the County's guidelines regarding the preparation of Resource Management Plan. In general the plan includes the purpose of the plan, implementation information including responsibilities and financial information, information on the property, the description of the biological resources on site emphasizing the overall biological value, and the management elements, goals and associated tasks. The plan will address the need to balance public access and recreational opportunities within the park with the need for resource protection. The plan will also include performance standards for the protection and preservation of those resources. The plan will be developed once the initial acquisition of the site and specific site development planning has occurred and before construction of these activities begins.

| **M-BI-3d3c.** See mitigation measure M-BI-4e1b.

| **M-BI-3e3d.** See mitigation measure M-BI-4e1d.

| **M-BI-3f3e.** See mitigation measure M-BI-4f1e.

| **M-BI-3g3f.** The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints on this project based on biological surveys conducted within 1 year of the start of construction. At least two surveys shall be conducted for each site, one during the spring and one during the summer. The surveys shall identify any special status plant species to be avoided during construction. These areas, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as "no

construction” zones. If it is determined, after review by the Director of Parks and Recreation, that impacts to special status plant species cannot be avoided for any reason, mitigation shall be required. Mitigation is listed for each plant species in Table 2.3.6.

| **M-BI-3h3g.** During Park operation, fencing, vegetation, or other natural barriers shall be constructed if necessary to prevent indirect impacts to special status plant species within 100 feet of Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to request Park visitors to stay in designated use areas. Operating procedures for the protection of special status plant species shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to special status plant species.

| **M-BI-3i3h.** See mitigation measure M-BI-1d.

| **M-BI-3j3i.** See mitigation measure M-BI-1g.

| **M-BI-3k3j.** See mitigation measure M-BI-1h.

| **M-BI-3l3k.** See mitigation measure M-BI-1i.

| **M-BI-3m3l.** See mitigation measure M-BI-1j.

| **M-BI-3n3m.** Erosion and siltation into off-site areas during construction will be minimized. An erosion control plan and a Storm Water Pollution Prevention Plan, as required by the State Water Resources Control Board (SWRCB) under the National Pollutant Discharge Prevention Program, will be required of the contractor. The contract supervisor will be responsible for ensuring that the erosion control plan is developed and implemented. The plan will include the use of hay bales, silt fences, siltation basins, or other devices necessary to stabilize the soil in denuded or graded areas during the construction and revegetation phases of the project.

M-BI-4a. See mitigation measure M-BI-1a.

| ~~**M-BI-4b.** See mitigation measure M-BI-1b.~~

| **M-BI-4c4b.** See mitigation measure M-BI-3c.

| **M-BI-4d4c.** See mitigation measure M-BI-1c.

| **M-BI-4e4d.** See mitigation measure M-BI-1e.

| **M-BI-4f4e.** See mitigation measure M-BI-1f.

| **M-BI-4g4f.** The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints on this project based on biological surveys conducted within 1 year of the start of construction. The surveys shall identify any sensitive wildlife habitat to be avoided during construction. These areas, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from direct or indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as “no construction” zones. If it is determined, after review by the Director of Parks and Recreation, that impacts to sensitive wildlife species or habitat cannot be avoided for any reason, or if inadvertent impacts occur during construction, mitigation shall be required. Mitigation is listed for each sensitive wildlife species in Table 2.3.7.

| **M-BI-4h4g.** During Park operation, any lights needed to illuminate the staging area, sports/recreational fields, interpretive garden, or parking lots shall be directed away from the adjacent habitat for sensitive wildlife. Fencing, vegetation, or other natural barriers shall be constructed to prevent indirect impacts to sensitive wildlife habitat adjacent to Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to inform Park visitors of the need to stay in designated use areas and of appropriate behaviors and noise levels when near sensitive biological areas. Operational procedures for the protection of sensitive wildlife habitat shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to sensitive resources. Any impacts to sensitive wildlife or sensitive wildlife habitat occurring during Park operation shall be mitigated as listed in Table 2.3.7.

| **M-BI-4i4h.** See mitigation measure M-BI-4g1f.

| **M-BI-4j4i.** See mitigation measure M-BI-4h1g.

| **M-BI-4k4j.** See mitigation measure M-BI-4i1h.

| **M-BI-4l4k.** See mitigation measure M-BI-4j1i.

| **M-BI-4m4l.** See mitigation measure M-BI-3n3m.

M-BI-5a. See mitigation measure M-BI-1a.

| ~~**M-BI-5b.** See mitigation measure M-BI-1b.~~

- | **M-BI-5e5b.** See mitigation measure M-BI-3e3b.
- | **M-BI-5d5c.** See mitigation measure M-BI-4e1b.
- | **M-BI-5e5d.** See mitigation measure M-BI-4e1d.
- | **M-BI-5f5e.** See mitigation measure M-BI-4f1e.
- | **M-BI-5g5f.** Prior to the implementation of any revegetation, a Revegetation Plan shall be prepared and approved by the Director of Parks and Recreation. The Plan shall detail the proposed revegetation and associated success criteria. The revegetation plan will include performance standards for the removal of non-native species, soil preparation, irrigation, plant replacement, fencing, signage, and litter removal. Toad-exclusion fencing and toad monitoring will be required for all revegetation efforts within occupied arroyo toad habitat.
- | **M-BI-5h5g.** Revegetation/restoration areas shall be sited to avoid adverse impacts to the arroyo toad and suitable/occupied toad upland (and breeding) habitat.
- | **M-BI-5i5h.** See mitigation measure M-BI-4g1f.
- | **M-BI-5j5i.** See mitigation measure M-BI-4h1g.
- | **M-BI-5k5j.** See mitigation measure M-BI-4i1h.
- | **M-BI-5l5k.** See mitigation measure M-BI-4j1i.
- | **M-BI-5m5l.** See mitigation measure M-BI-3n3m.
- | **M-BI-6a.** See mitigation measure M-BI-1a.
- | ~~**M-BI-6b.** See mitigation measure M-BI-1b.~~
- | **M-BI-6e6b.** See mitigation measure M-BI-4e1b.
- | **M-BI-6d6c.** See mitigation measure M-BI-4e1d.
- | **M-BI-6e6d.** See mitigation measure M-BI-4f1e.
- | **M-BI-6f6e.** See mitigation measure M-BI-2h2g.
- | **M-BI-6g6f.** Prior to the implementation of any revegetation, a Revegetation Plan shall be prepared and approved by the Director of Parks and Recreation. The

Plan shall detail the proposed revegetation and associated success criteria. The revegetation plan will include performance standards for the removal of non-native species, soil preparation, irrigation, plant replacement, fencing, signage, and litter removal. The revegetation plan will include a requirement for raptor surveys prior to the removal of non-native trees that may provide nesting and perching areas for raptors. The removal of vegetation will be prohibited during the bird breeding season (March 1 – August 31).

| ~~M-BI-6h6g~~. See mitigation measure M-BI-4h1g.

M-BI-7a. See mitigation measure M-BI-1a.

| ~~M-BI-7b~~. See mitigation measure M-BI-1b.

| ~~M-BI-7e7b~~. See mitigation measure M-BI-3e3b.

| ~~M-BI-7d7c~~. See mitigation measure M-BI-1e-b

| ~~M-BI-7e7d~~. See mitigation measure M-BI-4e1d.

| ~~M-BI-7f7e~~. See mitigation measure M-BI-4f1e.

| ~~M-BI-7g7f~~. See mitigation measure M-BI-4g1f.

| ~~M-BI-7h7g~~. See mitigation measure M-BI-4h1g.

| ~~M-BI-7i7h~~. See mitigation measure M-BI-4i1h.

| ~~M-BI-7j7i~~. See mitigation measure M-BI-4j1i.

| ~~M-BI-7k7j~~. See mitigation measure M-BI-3k3m.

| ~~M-BI-7l7k~~. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints based on biological surveys, including a wetland delineation, conducted within 1 year of the start of construction. Sensitive natural communities, riparian habitats, and federal wetlands and waters within 200 feet of construction areas shall be identified. Construction within 200 feet of sensitive natural communities, riparian habitats, and federal wetlands and waters shall be avoided to the maximum extent possible. The limits of construction for the 200 foot buffer shall be identified prior to the start of construction and shall be flagged or otherwise marked by a qualified biologist and contractor or fenced if the biologist deems it necessary.

M-BI-7m7l. If construction impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters are unavoidable or accidentally occur during construction, impacts shall be mitigated on- or off-site at the ratios listed in Table 2.3.8. First choice for mitigation sites shall be on-site restoration of disturbed habitat, or purchase and preservation of existing in-kind habitat or out-of-kind habitat. If mitigation on-site is infeasible, off-site mitigation must be implemented. First choice for off-site mitigation is within the proposed Park area. Second choice is elsewhere in the San Luis Rey River watershed as near to the proposed Park as possible.

M-BI-7n7m. All plans for Park development shall include the implementation of all possible and practical measures to avoid indirect impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters. During Park operation, any lights needed to illuminate the staging area, sports/recreational fields, interpretive garden, or parking lots shall be directed away from the adjacent riparian area. Fencing, vegetation, or other natural barriers shall be constructed to prevent indirect impacts to sensitive vegetation or habitat adjacent to Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to inform Park visitors of appropriate behaviors and noise levels when near sensitive biological areas. Operating procedures for the protection of sensitive resources shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to sensitive resources. In addition, all mitigation measures mentioned above should be implemented to avoid indirect impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters.

M-BI-8a. See mitigation measure M-BI-1a.

~~**M-BI-8b.** See mitigation measure M-BI-1b.~~

~~**M-BI-8e8b.** See mitigation measure M-BI-4e1b.~~

~~**M-BI-8d8c.** See mitigation measure M-BI-4e1d.~~

~~**M-BI-8e8d.** See mitigation measure M-BI-4f1e.~~

~~**M-BI-8f8e.** See mitigation measure M-BI-4g1f.~~

~~**M-BI-8g8f.** See mitigation measure M-BI-4h1g.~~

~~**M-BI-8h8f.** See mitigation measure M-BI-4i1h.~~

~~**M-BI-8i8h.** See mitigation measure M-BI-4j1i.~~

| ~~M-BI-8j8i~~. See mitigation measure M-BI-~~3a3m~~.

| ~~M-BI-8k8j~~. See mitigation measure M-BI-~~7l7k~~.

| ~~M-BI-8l8k~~. See mitigation measure M-BI-~~7m7l~~.

| ~~M-BI-8m8l~~. See mitigation measure M-BI-~~7n7m~~.

21. Section 2.3.6 Conclusion Page 2.3-26 through 2.3-27 has been revised as follows:

| Mitigation measures M-BI-1a ~~and M-BI-1b~~ require the preparation of a Biological Resources Report per County guidelines prior to development of Park facilities and require the implementation of mitigation measures that would reduce all significant impacts to below a level of significance. In addition, mitigation measure M-BI-~~4d-1c~~ requires that Tier A sites, Tier B sites, trails, and trail bridges be designed specifically to avoid disturbing or destroying special status plant species to the extent practicable, and for species-specific mitigation for any impacts to special status plant species. Mitigation measure M-BI-~~4e-1d~~ would ensure that construction activities do not adversely impact biological resources by identifying such resources at the time of construction and restricting all construction activities with the potential for impacts to biological resources to locations where biological resources would not be harmed, with appropriate buffering of biological resources from such activities. Mitigation measure M-BI-~~4f-1e~~ would ensure that construction contractors and personnel are aware of the importance of avoiding sensitive biological resources and of the procedures required to do so. These mitigation measures would reduce potential direct impacts of construction on special status plant species to *less than significant*.

| In combination with mitigation measures M-BI-2a through M-BI-~~2e-2d~~ and M-BI-~~2i-2h~~ through M-BI-~~2j-2k~~, mitigation measure M-BI-~~2f-2e~~ requires that development of Tier A sites, Tier B sites, trails, and trail bridges be designed specifically to avoid direct impacts to special status wildlife species to the extent practicable by identifying such resources at the time of construction and restricting all construction activities to locations where impacts to sensitive wildlife species would not occur. Mitigation measure M-BI-~~2g-2f~~ also requires species-specific mitigation for any impacts to sensitive wildlife or sensitive wildlife habitat. Mitigation measure M-BI-~~2h-2g~~ requires avoidance of active nests through clearing outside the breeding season or conducting a pre-construction nesting bird survey. These mitigation measures would reduce impacts of construction on special status wildlife species to *less than significant*.

- | Implementation of mitigation measures M-BI-3a through M-BI-~~3n-3m~~ would avoid indirect impacts of construction on special status plant species by identifying the locations of such species at the time of construction and restricting all construction activities to locations where impacts to special status plant species would not occur. These mitigation measures would reduce indirect impacts of construction and Park operation on special status plant species to *less than significant*.
- | Implementation of mitigation measures M-BI-4a through M-BI-~~4m-4l~~ would avoid indirect impacts of construction on sensitive wildlife species by identifying the locations of sensitive species habitat at the time of construction and restricting all construction activities to locations where impacts to sensitive wildlife species would not occur. These mitigation measures would reduce indirect impacts of construction and Park operation on sensitive wildlife species to *less than significant*.
- | Implementation of mitigation measures M-BI-5a through M-BI-~~5m-5l~~ would avoid direct impacts on the arroyo toad or suitable habitat for this species resulting from restoration/revegetation activities. Mitigation measure M-BI-~~5h-5g~~ requires that restoration areas be sited to avoid impacts to the arroyo toad and mitigation measure M-BI-~~5g-5f~~ requires the preparation and approval of a Revegetation plan prior to implementation of revegetation/restoration activities. These mitigation measures would reduce impacts of revegetation/restoration on the arroyo toad to less than significant.
- | Implementation of mitigation measures M-BI-6a through M-BI-~~6h-6g~~ would ensure impacts to nesting birds/raptors would not occur. Mitigation measure M-BI-~~6f-6e~~ requires vegetation clearing outside the breeding season or the completion of a pre-construction nesting bird survey to ensure impacts are avoided. Mitigation measures M-BI-6a through M-BI-~~6h-6g~~ would reduce potential impacts to nesting birds/raptors to below a level of significance.
- | Implementation of mitigation measures M-BI-7a through M-BI-~~7n-7m~~ would avoid direct impacts on sensitive natural communities, riparian habitats, and federal wetlands and waters by restricting construction activity from any area within 200 feet of such resources if practical. Mitigation measure M-BI-~~7m-7l~~ would ensure that if impacts to such resources are unavoidable, replacement shall be required at a location on- or off-site at ratios appropriate to the resource. These measures would reduce direct impacts of construction on sensitive natural communities, riparian habitats, and federal wetlands and waters to *less than significant*.
- | Implementation of mitigation measures M-BI-8a through M-BI-~~8m-8l~~ would avoid indirect impacts of development of the Park on sensitive natural communities, riparian habitats, and federal wetlands and waters by employing operating

procedures to restrict Park features such as lighting and Park activities from affecting sensitive natural communities, riparian habitats, and federal wetlands and waters, and by implementing a yearly review of protective measures. These measures would reduce indirect impacts of Park operation on sensitive natural communities, riparian habitats, and federal wetlands and waters to *less than significant*.

22. Table 2.3.7, Page 2.3-54 has been revised as follows:

**Table 2.3.7
Mitigation Requirements for Sensitive Animals Known to Occur in the CSA**

Common Name Scientific Name	Mitigation Requirements
Arroyo toad <i>Bufo californicus</i>	<ul style="list-style-type: none"> • Focused protocol surveys for this species should be conducted during the planning for the Tier A <u>and Tier B</u> sites. • All construction activities should occur outside of ponded areas, upland habitats, and trails known to support or with a potential to support arroyo toad. • If development or clearing of habitat cannot be avoided, compensation for wetland habitat will occur at a 2:1 ratio. Tadpoles within affected pools should be relocated. • Implement removal and management of invasive plant species. • Implement exotic predator (i.e., bullfrog, crayfish) control programs. • Enforce seasonal closures of trails or areas with known occurrences of burrowing juveniles and adults, and areas of adjacent potential breeding sites. • Restrict use of sites and trails to daylight hours, dawn to dusk. • Install barriers to keep people in designated park areas, which may include creating a habitat buffer with native vegetation, and/or installing fences, bollards, and rock barriers. • Shield lighting away from riparian habitats. • Use a timer to shut off all lights at the end of scheduled activities to minimize the time lights are used. • Install permanent BMPs to address water quality issues, including swales to treat water as it flows off-site. • Install exclusionary fences prior to construction in locations determined by a qualified biologist.
Western spadefoot toad <i>Spea hammondi</i>	<ul style="list-style-type: none"> • If development or clearing of habitat cannot be avoided, mitigation for these species will occur through habitat-based compensation as provided in Table 2.3.8.
Large-blotched salamander <i>Ensatina klauberi</i>	
Orange-throated whiptail <i>Aspidoscelis hyperythra</i>	
Coronado skink <i>Eumeces skiltonianus interparietalis</i>	
San Diego coast horned lizard	

Common Name Scientific Name	Mitigation Requirements
<i>Phrynosoma coronatum blainvilli</i>	
Northern red-diamond rattlesnake <i>Crotalus ruber ruber</i>	
Southwestern pond turtle <i>Clemmys marmorata pallida</i>	

Common Name Scientific Name	Mitigation Requirements
Least bittern <i>Ixobrychus exilis</i>	<ul style="list-style-type: none"> • If development or clearing of habitat cannot be avoided, mitigation for these species will occur through habitat-based compensation as provided in Table 2.3.8. • Any development or vegetation clearing should not occur within or adjacent to nesting habitat during the nesting season (February 15 - September 15).
White-faced ibis <i>Plegadis chihi</i>	
White-tailed kite <i>Elanus leucurus</i>	
Golden eagle <i>Aquila chrystaeos</i>	
Cooper's hawk <i>Accipiter cooperi</i>	
Northern harrier <i>Circus cyaneus</i>	
Coastal cactus wren <i>Campylorhynchus bruneicapillus sandiegensis</i>	
Bell's sage sparrow <i>Amphispiza belli belli</i>	<ul style="list-style-type: none"> • If development or clearing of habitat cannot be avoided, mitigation for these species will occur through habitat-based compensation as provided in Table 2.3.8. • Any development or vegetation clearing should not occur within or adjacent to nesting habitat during the nesting season (February 15 - September 15). • Add nest boxes to provide nesting opportunities for these avian species as appropriate.
Loggerhead shrike <i>Lanius ludovicianus</i>	
Yellow warbler <i>Dendroica petechia brewsteri</i>	
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	
Yellow-breasted chat <i>Icteria virens</i>	
Coastal California gnatcatcher <i>Polioptila californica californica</i>	<ul style="list-style-type: none"> • Focused protocol surveys for this species should be conducted during the planning for Tier A and Tier B sites. • All construction activities should occur outside of coastal sage scrub habitats known to support or with a potential to support coastal California gnatcatcher. • If development or clearing of habitat cannot be avoided, compensation for coastal sage scrub habitat will occur at a 2:1 ratio. • Implement removal and management of invasive plant species. • Any development or vegetation clearing should not occur within or adjacent to nesting habitat during the nesting season (February 1 – August 31).
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	<ul style="list-style-type: none"> • Focused protocol surveys for this species should be conducted during the planning for Tier A and Tier B sites. • All construction activities should occur outside of southern riparian scrub and southern cottonwood willow riparian forest known to support or with a potential to support Belding's savannah sparrow. • If development or clearing of habitat cannot be avoided, compensation for wetland habitat will occur at a 3:1 ratio. • Implement removal and management of invasive plant species.

Common Name Scientific Name	Mitigation Requirements
	<ul style="list-style-type: none"> Any development or vegetation clearing should not occur within or adjacent to nesting habitat during the nesting season (February 1 – August 31).
Southwestern willow flycatcher <i>Empidonax traillii extimus</i>	<ul style="list-style-type: none"> Focused protocol surveys for this species should be conducted during the planning for Tier A and Tier B sites. All construction activities should occur outside of southern riparian scrub and southern cottonwood willow riparian forest known to support or with a potential to support southwestern willow flycatcher. If development or clearing of habitat cannot be avoided, compensation for wetland habitat will occur at a 3:1 ratio. Implement removal and management of invasive plant species. Implement exotic predator (i.e., brown-headed cowbird) control programs. Any development or vegetation clearing should not occur within or adjacent to nesting habitat during the nesting season (February-May 1 – August 31).
Least Bell's vireo <i>Vireo belli pusillus</i>	<ul style="list-style-type: none"> Focused protocol surveys for this species should be conducted during the planning for Tier A and Tier B sites. All construction activities should occur outside of southern riparian scrub and southern cottonwood willow riparian forest known to support or with a potential to support least Bell's vireo. If development or clearing of habitat cannot be avoided, compensation for wetland habitat will occur at a 2:1 ratio. Implement removal and management of invasive plant species. Implement exotic predator (i.e., brown-headed cowbird) control programs. Any development or vegetation clearing should not occur within or adjacent to nesting habitat during the nesting season (February-1March 15 – August 31).
Western mastiff bat <i>Eumops perotis californicus</i>	<ul style="list-style-type: none"> If development or clearing of habitat cannot be avoided, mitigation will occur through habitat-based compensation as discussed in Table 2.3.8. Add bat house structures to provide roosting opportunities for this species and other bat species.
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	<ul style="list-style-type: none"> If development or clearing of habitat cannot be avoided, mitigation for these species will occur through habitat-based compensation as discussed in Table 2.3.8.
Dulzura pocket mouse <i>Chaetodipus califonicus femoralis</i>	
Northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	
Dulzura pocket mouse <i>Chaetodipus califonicus femoralis</i>	

Common Name <i>Scientific Name</i>	Mitigation Requirements
Stephens' kangaroo rat <i>Dipodomys stephensi</i>	<ul style="list-style-type: none"> • Focused habitat assessments and protocol-level surveys (if warranted) should be conducted for this species during the planning for Tier A, Tier B, and trail system sites, including bridges. • If this species is present, mitigation in the form of habitat preservation will be required. • If development or clearing of habitat cannot be avoided, mitigation of nonnative grassland habitat will occur at a 4.52:1 ratio. • Mitigation may also include trapping and relocation of individuals, and installation of exclusionary fencing.

* Impacts to federally listed species will require consultation with the USFWS under the ESA.

23. Table 2.3.8 Page 2.3-57 has been revised as follows:

**Table 2.3.8
Mitigation Requirements for Vegetation Communities
and Land Cover Types**

Vegetation Communities and Land Cover Types	Mitigation Ratio
Wetlands	
Freshwater	2:1
Nonvegetated channel	2:1
Coastal and valley freshwater marsh	2:1
Southern arroyo willow riparian forest	2:1
Southern cottonwood willow riparian forest	2:1
Southern sycamore alder riparian woodland	2:1
Southern riparian scrub	2:1
Southern willow scrub	2:1
Mule fat scrub	2:1
Native Uplands	
Diegan coastal sage scrub (including disturbed)	4.52 :1
Alluvial fan scrub	2:1
Southern mixed chaparral	2:1
Valley and foothill grassland	2:1
Coast live oak woodland	2:1
Dense coast live oak woodland	2:1
Open coast live oak woodland	2:1
Nonnative / Disturbed uplands	
Eucalyptus woodland	NA
Disturbed habitat	NA
General agriculture	NA
Orchards and vineyards	NA
Intensive agriculture	NA
Extensive agriculture	NA
Field/Pasture	NA
Row crops	NA

Vegetation Communities and Land Cover Types	Mitigation Ratio
Nonnative grassland	0.5:1*

* Non-native/disturbed uplands containing suitable arroyo toad upland aestivation habitat would require mitigation at a ratio of 1:1

24. Section 2.4.3 Cumulative Impacts Pg 2.4-10 – 2.4-11 has been revised as follow:

The unincorporated area of San Diego County is expected to grow 54 percent from the year 2000 to the year 2030. In the same period, population in the Fallbrook CPA is projected to increase by 48 percent and in the Bonsall CPA by 57 percent. This would require an increase of 55 percent in housing units in both the Fallbrook and Bonsall CPAs (see Table 1.2). This population growth and residential development could result in additional potential impacts to cultural resources through ground disturbance, construction, and other human activity in the cumulative projects area.

Projects used for the cumulative analyses in this PEIR are discussed in Section 1.7 and are listed in Table 1.1. Those projects from Table 1.1 for which significant, potentially significant, or less than significant impacts are identified are listed in Table 2.4.2. One of those projects, Gregory Canyon Landfill, is an approved project that was found to have significant impacts on cultural resources. Other projects listed with potentially significant impacts such as the Tabata Bonsall project and Campus Park project could also be found to contribute to significant cumulative impacts. Numerous cultural resource sites have been recorded in the cumulative projects area. It is likely that undiscovered and unrecorded sites also exist in this area, given the importance of major river valleys to early Native Americans. The recorded sites listed in Table 2.4.1 cover only a relatively small area of the cumulative projects area. Some of these sites are located within the proposed Park boundary and could be impacted by Park development or projects in the cumulative project area.

Local environmental regulations for the protection of unique or significant archaeological and historical resources, including those of the City of Oceanside and the County, are employed during CEQA review of discretionary projects to minimize the effects of development on cultural resources. Nonetheless, the overall trend of development and redevelopment may result in a loss of cultural resources, since not all development projects are subject to discretionary review. The Master Plan states that although “discrete nodes of active recreational park development are a priority of the River Park, they will need to be planned for compatibility with [cultural] resources” (p. 10). “Compatibility” in this sense means the preservation of the integrity of cultural resources within the Park. The design of the active and passive recreational sites within the River Park project will consider the location of significant of cultural resources and will avoid those

~~resources. If cultural resources are found, cumulatively considerable impacts would be avoided by preserving the integrity of the cultural resources within the Park property to the maximum extent feasible. If discovered in areas not yet surveyed, the County would address these impacts through avoidance strategies. These may include project redesign or relocation of facilities, capping site areas with culturally sterile fill, and restricting access through fencing or other means. If avoidance is not feasible, testing and data recovery procedures shall be implemented. Therefore, avoidance, minimization, and/or mitigation of cumulatively considerable impacts to cultural resources would result in impacts that are less than significant. Therefore, the contribution of the proposed Park to cumulative impacts would result in less than significant cumulative impacts.~~

25. Section 2.4.5 Mitigation Measures Page 2.4-12 has been revised as follows:

M-CR-2c. When the areas that would be affected by construction of Tier A sites, Tier B sites, and trail alignments are finalized, site-specific archaeological resource surveys shall be conducted. ~~Every effort shall be made to have a~~ Native American monitor shall be present during site surveys. The surveys shall cover all areas within 100 feet of Tier A sites, Tier B sites, and trails, including bridge construction sites. If a previous survey has been conducted for the site within 5 years of submittal, the Director of Parks and Recreation may make a determination that the previous survey is adequate and no site specific survey is required.

M-CR-2d. Prior to any ground-disturbing activity at Tier A sites, Tier B sites, and the multi-use trails, a monitoring and data recovery plan for potential subsurface resources shall be developed in coordination with a Native American representative. The plan should identify the areas to be monitored; procedures to be followed in the event of a significant cultural discovery; and procedures for protection, evaluation, and curation of the find. A qualified archaeologist and a Native American monitor shall be present ~~for all initial~~during ground ~~disturbances~~ disturbing activities at these Park facilities and as outlined in the monitoring and data recovery plan. If a possible archaeological deposit is identified during monitoring, the work will be temporarily halted at the location while the find is assessed. If it is determined to be an archaeological deposit, the work will be redirected while notification and evaluation procedures are initiated. When a discovery is made that requires further investigation, notification procedures as outlined in the monitoring and discovery plan will be initiated.

26. Section 2.4.5 Mitigation Measures Page 2.4-13 has been revised as follows:

M-CR-2g. A data recovery program directed by a site-specific research design document shall be developed by a qualified archaeologist and approved by the Director of Parks and Recreation for any significant archaeological resource for which avoidance is not feasible. The document shall discuss the cultural context, consider research issues to be addressed, identify specific field and analytical methods to be implemented, include any input from Native American cultural representatives, and provide for curation of collected materials according to Secretary of Interior Standards (36 CFR Part 79). ~~Every effort shall be made to have a~~All ground disturbance associated with the data recovery shall be monitored by a Native American. Results of the data recovery shall be documented in a technical report approved by the Director of Parks and Recreation.

M-CR-2h. Any archaeological resources within 100 feet of Park facilities shall be evaluated for educational and interpretive value in consultation with local Native American entities. –The first priority shall be to preserve the integrity of the resource. If educational and interpretive functions cannot be implemented without reasonable potential for harm to the resource, Tier B sites and multi-use trails shall be relocated to provide a 100-foot buffer, including access restrictions such as fencing or vegetation, from Park use areas. In addition, Native American entities will be provided with the opportunity to provide information about the tribal groups using interpretative plaques or other media within the Park boundaries.

27. Section 2.4.5 Mitigation Measures Page 2.4-14 has been revised as follows:

M-CR-3. Tier A sites, Tier B sites, and trail routes will be designed to avoid areas with potential to unearth human remains. If human remains are discovered during monitoring, the provisions of the California Public Resources Code Section 5097 and HSC Section 7050.5 will be implemented. Initially the remains will be stabilized and protected and the County Coroner will be contacted. If the remains are determined to be Native American in origin, the NAHC will be notified and will identify the MLD. The Director of Parks and Recreation will consult with the MLD regarding the disposition of the remains.

28. Section 2.5.3 Cumulative Impact Analysis Page 2.5-10 first paragraph has been revised as follows:

Projects used for the cumulative analyses in this PEIR are discussed in Section 1.7 and are listed in Table 1.1. Projects in Table 1.1 for which significant, potentially significant, or less than significant are identified related to hazards and hazardous materials are listed in Table 2.5.5. Soil contamination from past

agricultural uses is the primary source of hazardous materials in the project area. No other sources of hazardous materials have been identified within the project site. The potential for hazardous materials to be present from current and/or past agricultural use is shared with other undeveloped parcels, including the projects in Table 2.5.5, in the Bonsall and Fallbrook CPAs, where projected additional development could result in exposure of people to residual hazardous materials from past use. Any residual hazardous material exposure would be present on a site-specific basis, and development of the Park would not combine with development of other parcels in exposing any particular person or user groups to a greater volume or concentration of hazardous materials/wastes. Therefore, the contribution of the proposed project to exposure to agriculturally related chemicals, combined with other projected projects in the area, would result in a *less than significant cumulative impact*.

29. Section 2.5.5 Mitigation Measure Page 2.5-10 has been revised as follows:

M-HZ-1a. The contracts for construction of the Park facilities shall specify that any debris discovered within the proposed Tier A sites, Tier B sites, or trail system during construction that could be potentially classified as hazardous shall be removed and disposed of in compliance with regulatory guidelines for the handling and disposal of hazardous materials issued by OSHA and local regulatory agencies (e.g., SDAPCD, DEH, fire departments).

M-HZ-1b. The contracts for construction of Park facilities shall specify that if other possible contamination sources, such as underground facilities, buried debris, stained or odorous soils, or waste containers are encountered during construction, appropriate further investigation and analysis shall be performed and any contaminated materials shall be disposed of according to regulatory guidelines for the handling and disposal of hazardous materials issued by OSHA and local regulatory agencies (e.g., SDAPCD, DEH, fire departments).

30. Section 2.6.5 Mitigation Measures Page 2.6-8 have been revised as follows:

M-NO-2. A dog park shall not be located ~~at least~~ less than 200 feet from the nearest residential property line ~~and at least~~ or less than 75 feet from habitat for noise-sensitive wildlife species.

M-NO-3. Parking lots shall not be located ~~at least~~ less than 65 feet from the nearest residential property line ~~and at least~~ or less than 25 feet from habitat for noise-sensitive wildlife species unless a detailed noise study is conducted that determines that placement of parking lots closer than the distances specified above will not result in noise levels that exceed 67 dBA at the nearest residential

property line or 60 dBA from noise-sensitive habitat, or appropriate mitigation measures, including permanent noise barriers, can be incorporated to reduce noise levels to equal the ambient noise level or referenced thresholds for residential property and noise sensitive habitat.

M-NO-4. Playing fields shall not be located ~~at least~~ less than 125 feet from the nearest residential property line ~~and at least~~ or less than 50 feet from habitat for noise-sensitive wildlife species unless a detailed noise study is conducted that determines that placement of playing fields closer than the distances specified above will not result in noise levels that exceed 67 dBA at the nearest residential property line or 60 dBA from noise-sensitive habitat, or appropriate mitigation measures, including permanent noise barriers, can be incorporated to reduce noise levels to equal the ambient noise level or referenced thresholds for residential property and noise sensitive habitat.

31. Section 2.6.3 Cumulative Impact Analysis Page 2.6-6 First Paragraph has been revised as follows:

Projects used for the cumulative analyses in this PEIR are discussed in Section 1.7 and are listed in Table 1.1. For substantial cumulative noise effects to occur from the combination of two projects constructed simultaneously, the two projects would have to be within 500 feet of each other. Using the maximum sound levels listed in Table 2.6.1 and typical sound propagation, a receptor located equidistant from two noise sources would experience a maximum increase of approximately 4-3 dBA or less from both noise sources combined, compared to noise from only one source. A 4-3 dBA increase is barely perceptible to persons of normal hearing, so only project sites closer than 500 feet to Park construction sites and under construction at the same time could contribute to cumulative impacts of Park construction (Caltrans Traffic Noise Analysis Protocol for New Highway and Reconstruction Projects, Technical Noise Supplement 1998). —In addition, any projects that could combine with the construction of Park uses to produce cumulative noise impacts would have to be future projects, not projects already constructed.

32. Section 2.7.2.2 Police Protection Page 2.7-4 – 2.7-5 has been revised as follows:

The assessment of impacts in this section is based on standards established in the County General Plan and communications with a representative of the SDCSD.

An objective of the Public Facility Element of the County General Plan is to maintain a service level of three patrol shifts per 24-hour period per 10,000 people. The SDCSD uses response time, the time it takes for a deputy to arrive

at the scene of a call, as an indicator of the level of service adequacy. According to the County General Plan, adequate response times for the urban unincorporated area are 8 minutes for priority and 16 minutes for non-priority calls.

The SDCSD provides law enforcement services to the proposed project site and the surrounding area from the Fallbrook Substation. The average response time for a priority call at the Sheriff's Fallbrook Substation is 9.9 minutes, and the average non-priority call response time is 17.9 minutes. Although these times are not meeting the County General Plan response times, development of the Park is not expected to result in an increase in response time or have an impact on the existing level of service provided by the Fallbrook Substation (San Diego County Sheriffs Department 2006b). This is because the project would not increase the area population and would not expand the existing SDCSD patrol area. SR-76 runs parallel to the San Luis Rey River and currently provides access to the undeveloped river corridor. The future construction of improved recreation areas would improve access to the river corridor and would not extend response times. Since development of the Park is not anticipated to affect response time or service and would require no new police services or infrastructure, the Park development would have a *less than significant impact* on police services.

33. Section 2.8.5 Mitigation Measures Page 2.8-12 has been revised as follows:

M-TR-6. Prior to Director of Parks and Recreation approval of construction plans for active use sites in the Park, a Traffic Impact Report meeting County standards shall be prepared to assess the adequacy of parking on the site and, identify potential significant impacts. Any, and recommended appropriate mitigation that complies with the parking standards of the County Zoning Ordinance (Sections 6750-6799) and the County Off- Street Parking Design Manual shall be incorporated into the project before the approval of the construction plans. If the proposed design does not meet these standards, the plans for the Tier A site shall be modified to provide adequate parking prior to the approval of construction plans.

34. Section 2.8.5 Mitigation Measures Page 2.8-13 has been revised as follows:

M-TR-8. Prior to Director of Parks and Recreation approval of construction plans for active use sites in the Park, a Traffic Impact Report meeting County standards shall be prepared to analyze the cumulative impacts based on Year 2015 and Year 2030 SANDAG traffic models according to County guidelines.

The assessment for 2015 shall assess impacts with SR 76 as both a two-lane and a four-lane facility. Prior to Director of Parks and Recreation approval of construction plans for any Tier A site, the Parks and Recreation Department shall pay the County Transportation Impact Fee (TIF) if applicable for that site for any significant cumulative impacts identified in the Traffic Impact Report. Additional mitigation measures will be incorporated into the project for those areas that are not covered under the County's TIF program.

35. Section 2.9, Significant Irreversible Environmental Consequences Resulting From Project Implementation has been added as a new section on Page 2.9-1 as follows:

"The San Luis Rey River Park Master Plan will balance recreation and the protection and preservation of existing sensitive resources within the 8.5-mile project area along the San Luis Rey River. As a planning document, no specific development projects have been proposed nor have designs been developed, and the land associated with these development projects along the river would only be acquired from willing sellers. However, as discussed in other sections of this PEIR, implementation of these recreational components would have varying degrees of impacts to areas of natural habitat. In addition, implementation of the master plan would commit nonrenewable resources to future development and maintenance of the parklands, although the use of nonrenewable resources, such as fossil and nuclear fuels, would be relatively small and not significant as the level of development of the Park for recreational uses would be limited. Implementation of the master plan would also preclude future use of the land for agriculture and mineral extraction. As more fully discussed in other sections of this PEIR, the conversion and elimination of these land uses from along the subject 8.5 miles of the San Luis Rey River would result in a significant irreversible environmental change should the project be implemented."

36. 3.1.1.3 Cumulative Impact Analysis Page 3-8 has been revised as follows:

The Park project site is located in a rural area of San Diego County that is primarily surrounded by spaced rural residential development with large agriculture open space areas to the northwest and smaller parcels of open space to the southeast. Lands surrounding the Park are developed at rural residential or estate residential densities, and undeveloped property in almost all areas except the Bonsall Country Town are designated for "Estate Residential" development. Because of the land use designations, future development as shown in the project list in Table 1.1 and Figure 1.4 in the areas near the proposed Park is expected to maintain the visual character of the area: that is, rural residential, single-family residences on large lots (at least 2 to 4 acres), often with paddocks, pastures, and fields, with some agriculture.

The proposed Park is consistent with the adjacent viewscape, since existing surrounding areas contain open space. Development of the Tier A sites with active park uses and associated amenities would result in a visual character similar in many ways to the rural character of their surroundings, with open fields buffered by trees, a lack of major structures, and retained or enhanced native vegetation.

All of the major ridgelines, larger groups of rock outcroppings, heavily vegetated areas, and major drainage areas would be preserved and included within open space areas. The proposed park project has been designed to follow the natural contours of the area and minimal grading would occur, thus maintaining the natural topography and reducing the visual impact. These and other design features to be incorporated into final site design would ensure that the project would visually integrate with the existing and future Bonsall and Fallbrook ambience and surrounding natural areas. Incremental changes to the visual character of the area that would result from implementation of the proposed project would not contribute to any degradation of visual resources. ~~The proposed Park would have no adverse impacts on landform alteration, the visual character of the cumulative projects area, scenic highways, or light and glare.~~ Therefore the proposed project would not contribute to cumulative impacts related to aesthetics and visual quality.

37. Section 3.1.2.2 Analysis of Project Effects and Determination as to Significance Page 3-15 last full paragraph has been revised as follows:

PM₁₀ generated by construction equipment and vehicles during clearing, grading, and earth-moving for construction of Tier A sites would generate PM₁₀ in the form of fugitive dust. The contractor(s) for construction of the project would be required to minimize land disturbance to the extent feasible and to use watering trucks to minimize dust. Water must be applied to exposed soil at least twice daily, and watering must be sufficient to confine dust plumes to the project work areas.

All grading within the San Luis Rey River Park would be required to comply with the County's Grading, Clearing, and Water Courses Ordinance. Section 87.428 of the Ordinance requires that all clearing and grading shall be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce

dispersion of dust. Therefore, impacts of PM₁₀ emissions during construction would be *less than significant*.

38. Section 3.1.3.2 Analysis of Project Effects and Determination as to Significance Page 3-24 – 3-25 last paragraph has been revised as follows:

All Park development would be required to comply with the County of San Diego Grading Ordinance and would be required to complete a site-specific drainage plan for the development. This drainage plan would include hydrology and hydraulic calculations for the site and identify any changes to drainage resulting from the Park development. The specific development design plans will be required to address the changes in drainage by developing appropriate permanent source or treatment control BMPs to avoid impacts on hydrology. In addition, ~~all park projects would be required to comply with the County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance, and to install permanent BMPs to control runoff and to~~ protect water quality and hydrology of the area. Areas within the proposed Park that become developed would be designed to adequately transport runoff off-site by the existing or proposed storm water drainage facilities or systems.

No alteration of the courses of streams or rivers in the project area is proposed or anticipated in the Master Plan. Existing County laws, ordinances, and regulations will require future projects within the park to undergo project-level environmental review and to avoid significant impacts to hydrology and water quality. Through compliance with the County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance, and the County Grading Ordinance, the proposed Park project would have *less than significant impacts* on hydrology.

39. Section 3.1.3.2 Analysis of Project Effects and Determination as to Significance Page 3-28 – 3-29 has been revised as follows:

Located within the San Luis Rey River's 100-year floodplain, but outside of the 10-year plain, are the Park's Active Recreation Areas, or "Tier A" sites. Tier A sites include sports fields, parking areas, community gathering spaces, staging areas, and Park Operation facilities. Park Operation facilities could potentially include a park office, maintenance yard, and an LVS. Unlike Tier B sites, the construction of Tier A sites could involve significant grading and clearing, making them unsuitable for areas within the 10-year floodplain. All structures built within the 100-year floodplain must be designed to endure flooding without impeding flood flow and would be constructed in compliance with all federal, state, and county floodplain regulations. Once the specific locations for these facilities are determined, a more complete flood impact analysis can be performed to confirm

that the proposed structures would not impede flood flow or modify the boundaries of the 100-year floodplain. Should any proposed structure not meet this criteria, it would need to be moved or redesigned so as to avoid significant hydrology impacts.

The trail system also consists potentially of several pedestrian/equestrian bridges that cross the San Luis Rey River. Site surveys, biological resource inventories, land acquisition issues, and other factors would influence where the bridges would be located. The Master Plan requires that the bridges' platforms or passageways would be above the 100-year floodplain levels, and any supports would be designed not to impede or redirect flood flow. The Master Plan also states that "land within the 10-year floodplain is suitable only for recreational use such as sports fields and trails that would not suffer significant damage as a result of frequent flooding" (p. 43).

In general, Park features would be designed specifically to avoid any potential risk to life or property associated with flooding. Hydrologic studies would be conducted as necessary prior to development during the project design phase to confirm that all proposed park structures and use areas comply with all federal and local regulations regarding flood hazards.

Any permanent structures built within the 100-year floodplain would be designed to withstand flooding and to not impede water flow through design measures such as elevating structures 1 foot above base flow and/or building structures on pilings. No permanent residential structures would be built within the 100-year or 10-year floodplain. However, Tier A sites may also provide LVS. As described in Section 2.5.2.4, these volunteers would live in RVs and are required to maintain their RVs so that they can quickly unhook and evacuate the site in case of an emergency. The RVs would not impede or redirect the flood flows within a 100-year flood area.

With compliance with federal and County floodplain regulations, and as confirmed by project-level and site-specific hydrologic studies, project design would not place structures that would impede or redirect flood flows within a 100-year flood hazard area. Nor would project design expose people or structures to a significant risk of loss, injury, or death involving flooding. The Master Plan states that within the 100-year floodplain, "all improvements and all grading, landscaping, and other activities must be carefully planned and designed to withstand flooding and to avoid impeding the flow of floodwaters" (p. 43). Therefore, there would be *no impact* of Park development on river hydraulics and floodplain.

40. Section 4.1.1 Alternatives Considered but Rejected Page 4-1 first paragraph has been revised as follows:

The process of evaluation of options for a San Luis Rey River Park followed a path of assessment of the conditions in the project area, input from the communities in the general area, and meetings with focus groups that included the resource agencies. Although varying options were explored in this process, the process led to the development in concept of the proposed project and two of the alternatives presented in this section. The proposed project boundary is shown in Figure 4.1. A number of sometimes competing concepts surfaced during the process but were never developed into fully integrated alternatives.

Ultimately four project alternatives to the proposed San Luis Rey River Park Master Plan were selected for environmental review in this document. These alternatives included the Biological Resources Emphasis Alternative, the River Park Emphasis Alternative, the Existing Community Plan Emphasis Alternative, and the No Project Alternative. These four alternatives represent a reasonable range of alternatives per CEQA Guidelines section 15126.6(f), which requires that the range of alternatives be governed by a “rule of reason”. The rule of reason requires that only those alternatives necessary to permit a reasoned choice and that would avoid or substantially lessen any of the significant effects of the project. The range of alternatives presented in this EIR has been selected and discussed in a manner that fosters meaningful public participation and informed decision making. Alternative project locations and alternative uses would not meet project objectives.

41. Section 4.2.2 Page 4-2 first paragraph has been revised as follows:

~~With two exceptions, all impacts of the No Project Alternative would be less than those of the proposed project. The exceptions would be similar impacts on Population and Housing and greater impacts on Recreation. With the exception of greater impacts to Recreation, all environmental impacts of the No Project Alternative would be less than those of the proposed project. Without the construction of additional recreational facilities within the San Luis Rey River Park, increasing populations in North County will put increasing demands on existing recreation areas and facilities, especially those for organized sports. This increased demand could either result in the accelerated deterioration of existing facilities or the construction of new recreation facilities elsewhere in the project area. The deterioration of existing recreational facilities and/or the construction of new recreational facilities could result in greater impacts to the environment than those associated with the proposed project. No discretionary action by the County or other agencies would be required, so no environmental review under CEQA would be needed for implementation of this alternative.~~

This alternative would not achieve any of the project objectives listed in Section 1.1 of this PEIR. Although environmental impacts would be limited to increased

~~use of existing recreational facilities outside the project site there would be no environmental impacts, defined as adverse changes from existing conditions, the No Project Alternative would provide neither enhanced protection of natural resources nor enhanced recreational opportunities in the San Luis Rey River valley.~~

42. Section 4.6 Environmentally Superior Alternative Page 4-14 has been revised as follows:

Table 4.1 compares the likely impacts of the alternatives presented in this PEIR with the impacts of the proposed Park Master Plan. It should be noted that although the No Project Alternative is listed as having fewer environmental impacts than the proposed project in most issue areas, this is because no development and no change in existing conditions on the project site would result from the No Project Alternative. The No Project Alternative would result in potentially greater impacts to recreation through the accelerated deterioration of existing facilities or the construction of new recreation facilities elsewhere in the project area. No population or residences would be displaced under this alternative, so its effects on population and housing would be similar to those of the proposed project. Since there would be no additional recreational facilities developed in the project area under this alternative, the effect on the deficit of such facilities for surrounding communities would be more severe. ~~Therefore, there would be no environmental impacts, defined as adverse changes from existing conditions, as a result of the No Project Alternative.~~ Therefore, with the exception of the potential for off-site impacts to recreation, the No Project Alternative would avoid all potential impacts to the environment. ~~But~~ However, the No Project Alternative would not achieve the objectives of the project and would provide neither enhanced protection of natural resources nor enhanced recreational opportunities in the San Luis Rey River valley.

Based on review of the alternatives and proposed Park as reflected in Table 4.1, it is determined that the Biological Resource Emphasis Alternative is the environmentally superior alternative. The Biological Resources Emphasis Alternative is environmentally superior because it would reduce significant impacts to biological resources, geologic and paleontologic resources (with the exception of mineral resources), hydrology and water quality, public services, and transportation when compared with the proposed project. Impacts to aesthetics/visual quality, agriculture, air quality, cultural resources, hazards/hazardous materials, land use and planning, mineral resources noise, and population and housing would be similar to those associated with the proposed project. Only those impacts associated with recreation would be greater than those of the proposed project. The San Luis Rey River Park Master Plan balances the demands for passive and active recreation areas and facilities with the need to protect and conserve valuable natural resources along the San

Luis Rey River. The Biological Resources Emphasis Alternative is environmentally superior because it reduces environmental impacts to more than just biological resources, but at the expense of public use and enjoyment of the land for recreation. Because this alternative was developed to maximize protection and expansion of sensitive resources, it would place less focus on the development of recreational facilities, thereby failing to meet the project's core objectives.

- 43. Table 7.1 Mitigation Measures Page 7-1 through 7-9 is revised as follows:**

M-GE-1. Since the uses proposed in the Master Plan are conceptual, geological conditions that will be encountered in development of the Park cannot be specifically identified at this time. Prior to grading for any park facilities that would result in cuts more than 1 foot deep, site-specific engineering measures shall be identified to address soils suitability hazards. A geotechnical report shall be prepared for the plans of any such facility. The report shall be based on a site reconnaissance with testing of soils as deemed necessary and shall contain recommendations that shall be incorporated into the project before the approval of the construction plans for any remedial action to achieve adequate soil stability. Engineering details and specifications shall include those deemed appropriate by the County Director of Parks and Recreation and shall be included in the construction contract and listed on project plans.

M-GE-2. Prior to engineering design of the trail bridges, a geotechnical report shall be prepared for the plans of the bridges with site-specific engineering measures to address potential geotechnical issues. The report shall be based on a site reconnaissance with testing of soils and geological formations as deemed necessary and shall contain recommendations that shall be incorporated into the project before the approval of the construction plans to achieve adequate bridge stability. Engineering details and specifications shall include those deemed appropriate by the County Engineer and shall be included in the contract for bridge construction and listed on project plans.

M-BI-1a. Prior to Director of Parks and Recreation approval of construction plans for Park facilities, a Biological Resources Report meeting County of San Diego Guidelines for Determining Significance and Report Format and Content Guidelines for Biological Resources standards shall be prepared to evaluate the specific locations of Tier A facilities, Tier B facilities, trails, and restoration areas; identify potential significant impacts; and recommend appropriate mitigation that shall be incorporated and implemented into the project before the approval of the construction plans.

~~**M-BI-1b.** Mitigation measures to be incorporated and implemented, per M-BI-1a, shall reduce all significant impacts to a less than significant level.~~

M-BI-4e1b. A qualified biological resources monitor approved by the Director of Parks and Recreation or qualified park personnel shall be on site during construction activities within 100 feet of sensitive biological resources to ensure protection measures (i.e., flagging, fencing etc. as noted in the mitigation measures below) are in place.

M-BI-4d1c. Tier A sites, Tier B sites, new trail routes, and trail bridges shall be designed to avoid special status plant species and their known habitat to the extent practicable based on historical information and biological resource surveys conducted within 1 year of the start of construction. At least two surveys shall be conducted for each site, one during the spring and one during the summer. Design of Tier A sites, including construction, shall avoid any habitat with the potential to support special status plants to the extent practicable. If impacts are unavoidable for any reason, mitigation for specific species shall be implemented as listed in Table 2.3.6.

M-BI-4e1d. All areas to be avoided that contain sensitive biological resources, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from direct or indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as “no construction” zones.

M-BI-4f1e. Construction contractors or personnel shall implement a construction education program approved by the Director of Parks and Recreation to ensure that contractors and all construction personnel are informed of the biological constraints associated with any particular construction site. The education program shall focus on (a) the purpose for resource protection, (b) contractor identification of sensitive resource areas in the field such as areas delineated on maps and by flags or

fencing, (c) protocol to resolve conflicts that may arise at any time during the construction process, and (d) ramifications of noncompliance. This program shall be conducted by a qualified biologist approved by the Direction of Parks and Recreation.

M-BI-4g1f. Construction activities within 200 feet of sensitive habitats (including habitats supporting special status plant or wildlife species), drainages, or other wetland or nonwetland waters shall be avoided and/or minimized, including restriction of equipment access and disposal or temporary placement of excess fill. Staging areas shall be located in disturbed habitat, to the degree feasible. Staging areas will be delineated on the grading plans. If staging areas outside the construction footprint are used, they will be surveyed for biological resources prior to use and shall not be used if sensitive biological resources would be directly or indirectly affected.

M-BI-4h1g. Construction vehicles shall use existing access roads to the degree feasible. Where new access is required, all vehicles shall attempt to use the same route, even if this requires heavy equipment to back out of such areas. All access routes outside of existing roads or the construction corridor shall be clearly marked by flagging or staking by a biologist prior to the onset of construction. All access roads outside of existing roads or the construction corridor shall be delineated on the grading plans and reviewed by a qualified biologist.

M-BI-4i1h. Topsoil shall be stockpiled in disturbed areas currently lacking native vegetation. Stockpile areas will be delineated on the grading plans by a qualified biologist.

M-BI-4j1i. Fueling of equipment shall take place within existing paved roads, and not within or adjacent to drainages or native habitats (including habitats supporting special status plant or wildlife species). Contractor equipment will be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" will be designated on construction maps. No fueling will be allowed within 200 feet of sensitive natural communities, riparian habitats, and federal wetlands and waters.

M-BI-2a. See mitigation measure M-BI-1a.

~~**M-BI-2b.** See mitigation measure M-BI-1b.~~

~~**M-BI-2e2b.** See mitigation measure M-BI-4e1b.~~

~~**M-BI-2d2c.** See mitigation measure M-BI-4e1d.~~

~~**M-BI-2e2d.** See mitigation measure M-BI-4f1e.~~

M-BI-2f2e. Tier A sites shall be designed to avoid direct impacts to sensitive wildlife to the extent practicable based on historical information and a biological resource survey conducted within 1 year of the start of construction. The survey shall include directed surveys for the sensitive wildlife species expected to occur on the site as described in this PEIR. Development of Tier A sites shall avoid direct impacts to sensitive wildlife species and their habitat, including appropriate buffers, to the extent practicable.

M-BI-2g2f. If impacts to sensitive wildlife are unavoidable for any reason, mitigation shall be implemented as listed in Table 2.3.7, which includes habitat-based mitigation.

M-BI-2h2g. Removal of vegetation, including eucalyptus trees, shall be conducted outside the breeding season (defined as February 15-September 15). If vegetation removal outside the breeding season is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to identify if active nests are located within or adjacent to the proposed impact areas. If active nests are

found during the pre-construction survey, a 500-foot buffer around the nest shall be established and no disturbance shall be allowed within the buffer until a qualified biologist determined that the nest is no longer active.

M-BI-2i2h. See mitigation measure M-BI-4g1f.

M-BI-2j2i. See mitigation measure M-BI-4h1g.

M-BI-2k2j. See mitigation measure M-BI-4i1h.

M-BI-2l2k. See mitigation measure M-BI-4j1i.

M-BI-3a. See mitigation measure M-BI-1a.

~~**M-BI-3b.** See mitigation measure M-BI-1b.~~

M-BI-3c3b. A conceptual Resource Management Plan shall be prepared, and approved by the Director of Parks and Recreation, for the proposed Park areas. The Plan shall include monitoring and adaptive management of park resources. The Resource Management plan will be developed using the County's guidelines regarding the preparation of Resource Management Plan. In general the plan includes the purpose of the plan, implementation information including responsibilities and financial information, information on the property, the description of the biological resources on site emphasizing the overall biological value, and the management elements, goals and associated tasks. The plan will address the need to balance public access and recreational opportunities within the park with the need for resource protection. The plan will also include performance standards for the protection and preservation of those resources. The plan will be developed once the initial acquisition of the site and specific site development planning has occurred and before construction of these activities begins.

M-BI-3d3c. See mitigation measure M-BI-4e1b.

M-BI-3e3d. See mitigation measure M-BI-4e1d.

M-BI-3f3e. See mitigation measure M-BI-4f1e.

M-BI-3g3f. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints on this project based on biological surveys conducted within 1 year of the start of construction. At least two surveys shall be conducted for each site, one during the spring and one during the summer. The surveys shall identify any special status plant species to be avoided during construction. These areas, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as "no construction" zones. If it is determined, after review by the Director of Parks and Recreation, that impacts to special status plant species cannot be avoided for any reason, mitigation shall be required. Mitigation is listed for each plant species in Table 2.3.6.

M-BI-3h3g. During Park operation, fencing, vegetation, or other natural barriers shall be constructed if necessary to prevent indirect impacts to special status plant species within 100 feet of Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to request Park visitors to stay in designated use areas. Operating procedures for the protection of special status plant species shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to special status plant species.

M-BI-3i3h. See mitigation measure M-B1-1d.

M-BI-3j3i. See mitigation measure M-BI-1g.

M-BI-3k3j. See mitigation measure M-BI-1h.

M-BI-3l3k. See mitigation measure M-BI-1i.

M-BI-3m3l. See mitigation measure M-BI-1j.

M-BI-3n3m. Erosion and siltation into off-site areas during construction will be minimized. An erosion control plan and a Storm Water Pollution Prevention Plan, as required by the State Water Resources Control Board (SWRCB) under the National Pollutant Discharge Prevention Program, will be required of the contractor. The contract supervisor will be responsible for ensuring that the erosion control plan is developed and implemented. The plan will include the use of hay bales, silt fences, siltation basins, or other devices necessary to stabilize the soil in denuded or graded areas during the construction and revegetation phases of the project.

M-BI-4a. See mitigation measure M-BI-1a.

~~**M-BI-4b.** See mitigation measure M-BI-1b.~~

M-BI-4e4b. See mitigation measure M-BI-3c.

M-BI-4d4c. See mitigation measure M-BI-1c.

M-BI-4e4d. See mitigation measure M-BI-1e.

M-BI-4f4e. See mitigation measure M-BI-1f.

M-BI-4g4f. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints on this project based on biological surveys conducted within 1 year of the start of construction. The surveys shall identify any sensitive wildlife habitat to be avoided during construction. These areas, including appropriate buffers, shall be flagged by a qualified biologist prior to the onset of construction activities. Where indicated by the biologist, these areas shall be fenced or otherwise protected from direct or indirect impacts. All such areas to be avoided shall be clearly marked on construction plans and designated as “no construction” zones. If it is determined, after review by the Director of Parks and Recreation, that impacts to sensitive wildlife species or habitat cannot be avoided for any reason, or if inadvertent impacts occur during construction, mitigation shall be required. Mitigation is listed for each sensitive wildlife species in Table 2.3.7.

M-BI-4h4g. During Park operation, any lights needed to illuminate the staging area, sports/recreational fields, interpretive garden, or parking lots shall be directed away from the adjacent habitat for sensitive wildlife. Fencing, vegetation, or other natural barriers shall be constructed to prevent indirect impacts to sensitive wildlife habitat adjacent to Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to inform Park visitors of the need to stay in designated use areas and of appropriate behaviors and noise levels when near sensitive biological areas. Operational procedures for the protection of sensitive wildlife habitat shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to sensitive resources. Any impacts to sensitive wildlife or sensitive wildlife habitat occurring during Park operation shall be mitigated as listed in Table 2.3.7.

M-BI-4i4h. See mitigation measure M-BI-4g1f.

M-BI-4j4i. See mitigation measure M-BI-4h1g.

M-BI-4k4j. See mitigation measure M-BI-4i1h.

M-BI-4l4k. See mitigation measure M-BI-4j1i.

M-BI-4m4l. See mitigation measure M-BI-3n3m.

M-BI-5a. See mitigation measure M-BI-1a.

~~**M-BI-5b.** See mitigation measure M-BI-1b.~~

M-BI-5c5b. See mitigation measure M-BI-3e3b.

M-BI-5d5c. See mitigation measure M-BI-4e1b.

M-BI-5e5d. See mitigation measure M-BI-4e1d.

M-BI-5f5e. See mitigation measure M-BI-4f1e.

M-BI-5g5f. Prior to the implementation of any revegetation, a Revegetation Plan shall be prepared and approved by the Director of Parks and Recreation. The Plan shall detail the proposed revegetation and associated success criteria. The revegetation plan will include performance standards for the removal of non-native species, soil preparation, irrigation, plant replacement, fencing, signage, and litter removal. Toad-exclusion fencing and toad monitoring will be required for all revegetation efforts within occupied arroyo toad habitat.

M-BI-5h5g. Revegetation/restoration areas shall be sited to avoid adverse impacts to the arroyo toad and suitable/occupied toad upland (and breeding) habitat.

M-BI-5i5h. See mitigation measure M-BI-4g1f.

M-BI-5j5i. See mitigation measure M-BI-4h1g.

M-BI-5k5j. See mitigation measure M-BI-4i1h.

M-BI-5l5k. See mitigation measure M-BI-4j1i.

M-BI-5m5l. See mitigation measure M-BI-3n3m.

M-BI-6a. See mitigation measure M-BI-1a.

~~**M-BI-6b.** See mitigation measure M-BI-1b.~~

M-BI-6c6b. See mitigation measure M-BI-4e1b.

M-BI-6d6c. See mitigation measure M-BI-4e1d.

M-BI-6e6d. See mitigation measure M-BI-4f1e.

M-BI-6f6e. See mitigation measure M-BI-2h2g.

M-BI-6g6f. Prior to the implementation of any revegetation, a Revegetation Plan shall be prepared and approved by the Director of Parks and Recreation. The Plan shall detail the proposed revegetation and associated success criteria. The revegetation plan will include performance standards for the removal of non-native species, soil preparation, irrigation, plant replacement, fencing, signage, and litter removal. The revegetation plan will include a requirement for raptor surveys prior to the removal of non-native trees that may provide nesting and perching areas for raptors. The removal of vegetation will be prohibited during the bird breeding season (March 1 – August 31).

M-BI-6h6g. See mitigation measure M-BI-4h1g.

M-BI-7a. See mitigation measure M-BI-1a.

~~**M-BI-7b.** See mitigation measure M-BI-1b.~~

M-BI-7c7b. See mitigation measure M-BI-3c3b.

M-BI-7d7c. See mitigation measure M-BI-1e-b

M-BI-7e7d. See mitigation measure M-BI-4e1d.

M-BI-7f7e. See mitigation measure M-BI-4f1e.

M-BI-7g7f. See mitigation measure M-BI-4g1f.

M-BI-7h7g. See mitigation measure M-BI-4h1g.

M-BI-7i7h. See mitigation measure M-BI-4i1h.

M-BI-7j7i. See mitigation measure M-BI-4j1i.

M-BI-7k7j. See mitigation measure M-BI-3n3m.

M-BI-7l7k. The Director of Parks and Recreation shall inform prospective construction contractors or personnel, prior to the start of any construction on Tier A sites, Tier B sites, new trail routes, and trail bridges, about biological constraints based on biological surveys, including a wetland delineation, conducted within 1 year of the start of construction. Sensitive natural communities, riparian habitats, and federal wetlands and waters within 200 feet of construction areas shall be identified. Construction within 200 feet of sensitive natural communities, riparian habitats, and federal wetlands and waters shall be avoided to the maximum extent possible. The limits of construction for the 200 foot buffer shall be identified prior to the start of construction and shall be flagged or otherwise marked by a qualified biologist and contractor or fenced if the biologist deems it necessary.

M-BI-7m7l. If construction impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters are unavoidable or accidentally occur during construction, impacts shall be mitigated on- or off-site at the ratios listed in Table 2.3.8. First choice for mitigation sites shall be on-site restoration of disturbed habitat, or purchase and preservation of existing in-kind habitat or out-of-kind habitat. If mitigation on-site is infeasible, off-site mitigation must be implemented. First choice for off-site mitigation is within the proposed Park area. Second choice is elsewhere in the San Luis Rey River watershed as near to the proposed Park as possible.

M-BI-7n7m. All plans for Park development shall include the implementation of all possible and

practical measures to avoid indirect impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters. During Park operation, any lights needed to illuminate the staging area, sports/recreational fields, interpretive garden, or parking lots shall be directed away from the adjacent riparian area. Fencing, vegetation, or other natural barriers shall be constructed to prevent indirect impacts to sensitive vegetation or habitat adjacent to Tier A, Tier B, or trail sites. Signs shall be erected in appropriate locations to inform Park visitors of appropriate behaviors and noise levels when near sensitive biological areas. Operating procedures for the protection of sensitive resources shall be reviewed yearly by a County biologist. If necessary, some trails and Tier B sites shall be closed seasonally to avoid indirect impacts to sensitive resources. In addition, all mitigation measures mentioned above should be implemented to avoid indirect impacts to sensitive natural communities, riparian habitats, and federal wetlands and waters.

M-BI-8a. See mitigation measure M-BI-1a.

~~M-BI-8b.~~ See mitigation measure M-BI-1b.

~~M-BI-8c8b.~~ See mitigation measure M-BI-4e1b.

~~M-BI-8d8c.~~ See mitigation measure M-BI-4e1d.

~~M-BI-8e8d.~~ See mitigation measure M-BI-4f1e.

~~M-BI-8f8e.~~ See mitigation measure M-BI-4g1f.

~~M-BI-8g8f.~~ See mitigation measure M-BI-4h1g.

~~M-BI-8h8f.~~ See mitigation measure M-BI-4i1h.

~~M-BI-8i8h.~~ See mitigation measure M-BI-4j1i.

~~M-BI-8j8i.~~ See mitigation measure M-BI-3a3m.

~~M-BI-8k8j.~~ See mitigation measure M-BI-7i7k.

~~M-BI-8l8k.~~ See mitigation measure M-BI-7m7l.

~~M-BI-8m8l.~~ See mitigation measure M-BI-7a7m.

M-CR-2a. Tier A sites, Tier B sites, new trail routes, and trail bridges shall be designed to avoid all cultural sites. Specific avoidance measures should be developed in consultation with a qualified archaeologist and appropriate Native American entities. Avoidance strategies would be developed on a site-specific basis but may include such measures as redesign or relocation of development facilities, realignment of trails, capping site areas with sterile fill, or restricting access through fencing or other means. No construction activity shall be allowed within 100 feet of boundaries of any archaeological site and buffer area, which shall be marked as a “no construction” zone on grading plans.

M-CR-2b. See mitigation measure M-CR-1a.

M-CR-2c. When the areas that would be affected by construction of Tier A sites, Tier B sites, and trail alignments are finalized, site-specific archaeological resource surveys shall be conducted. ~~Every effort shall be made to have a~~ Native American monitor ~~shall be~~ present during site surveys. The surveys shall cover all areas within 100 feet of Tier A sites, Tier B sites, and trails, including bridge construction sites. If a previous survey has been conducted for the site within 5 years of submittal, the Director of

Parks and Recreation may make a determination that the previous survey is adequate and no site specific survey is required.

M-CR-2d. Prior to any ground-disturbing activity at Tier A sites, Tier B sites, and the multi-use trails, a monitoring and data recovery plan for potential subsurface resources shall be developed in coordination with a Native American representative. The plan should identify the areas to be monitored; procedures to be followed in the event of a significant cultural discovery; and procedures for protection, evaluation, and curation of the find. A qualified archaeologist and a Native American monitor shall be present ~~for all initial~~during ground ~~disturbances~~disturbing activities at these Park facilities and as outlined in the monitoring and data recovery plan. If a possible archaeological deposit is identified during monitoring, the work will be temporarily halted at the location while the find is assessed. If it is determined to be an archaeological deposit, the work will be redirected while notification and evaluation procedures are initiated. When a discovery is made that requires further investigation, notification procedures as outlined in the monitoring and discovery plan will be initiated.

M-CR-2e. In the event of discovery of important archaeological resources, avoidance shall be the preferred treatment option. The discovery would be protected as appropriate and evaluated in consultation with the Director of Parks and Recreation and Native American monitors. Avoidance strategies may include project redesign or relocation of facilities, capping site areas with culturally sterile fill, and restricting access through fencing or other means. If avoidance is not feasible, testing and data recovery procedures would be implemented.

M-CR-2f. For archaeological resources that cannot be avoided, the resource shall be evaluated **for** significance. A resource shall be considered significant if it meets the criteria for listing on the CRHR (Public Resource Code Section 5024.1). This is typically assessed through application of standard archaeological techniques that include surface collections; detailed recoding of features; controlled subsurface investigations; and specialized analyses of artifacts, faunal remains, plant remains, and radiocarbon samples. Evaluations of site significance shall also take into account the recommendations of Native American consultants and shall consider the potential for historic or archaeological districts.

M-CR-2g. A data recovery program directed by a site-specific research design document shall be developed by a qualified archaeologist and approved by the Director of Parks and Recreation for any significant archaeological resource for which avoidance is not feasible. The document shall discuss the cultural context, consider research issues to be addressed, identify specific field and analytical methods to be implemented, include any input from Native American cultural representatives, and provide for curation of collected materials according to Secretary of Interior Standards (36 CFR Part 79). ~~Every effort shall be made to have a~~All ground disturbance associated with the data recovery shall be monitored by a Native American. Results of the data recovery shall be documented in a technical report approved by the Director of Parks and Recreation.

M-CR-2h. Any archaeological resources within 100 feet of Park facilities shall be evaluated for educational and interpretive value in consultation with local Native American entities. -The first priority shall be to preserve the integrity of the resource. If educational and interpretive functions cannot be implemented without reasonable potential for harm to the resource, Tier B sites and multi-use trails shall be relocated to provide a 100-foot buffer, including access restrictions such as fencing or vegetation, from Park use areas. In addition, Native American entities will be provided with the opportunity to provide information about the tribal groups using interpretative plaques or other media within the Park boundaries.

M-CR-3. Tier A sites, Tier B sites, and trail routes will be designed to avoid areas with potential to unearth human remains. If human remains are discovered during monitoring, the provisions of the California Public Resources Code Section 5097 and HSC Section 7050.5 will be implemented. Initially the remains will be stabilized and protected and the County Coroner will be contacted. If the remains are determined to be Native American in origin, the NAHC will be notified and will identify the MLD. The Director of Parks and Recreation will consult with the MLD regarding the disposition of the remains.

M-HZ-1a. The contracts for construction of the Park facilities shall specify that any debris discovered within the proposed Tier A sites, Tier B sites, or trail system during construction that could be potentially classified as hazardous shall be removed and disposed of in compliance with regulatory guidelines for the handling and disposal of hazardous materials issued by OSHA and local regulatory agencies (e.g., SDAPCD, DEH, fire departments).

M-HZ-1b. The contracts for construction of Park facilities shall specify that if other possible contamination sources, such as underground facilities, buried debris, stained or odorous soils, or waste containers are encountered during construction, appropriate further investigation and analysis shall be performed and any contaminated materials shall be disposed of according to regulatory guidelines for the handling and disposal of hazardous materials issued by OSHA and local regulatory agencies (e.g., SDAPCD, DEH, fire departments).

M-NO-1. The following measures are required to avoid impacts to noise sensitive species during construction:

- Construction on any Park facility, including vegetation clearing, shall be limited to nonbreeding periods (February 15 to September 15).
- If construction is necessary during breeding periods, biological surveys shall be conducted to determine if any noise-sensitive threatened or endangered species are present within 300 feet of proposed construction limits. If noise-sensitive species are present, a detailed noise study shall be performed for the subject site to determine anticipated construction noise levels within the habitat areas and at known nesting sites, and appropriate mitigation shall be incorporated into construction requirements to reduce those noise levels to equal the ambient noise level or 60 dBA Leq, whichever is higher.

M-NO-2. A dog park shall not be located at least less than 200 feet from the nearest residential property line and at least or less than 75 feet from habitat for noise-sensitive wildlife species.

M-NO-3. Parking lots shall not be located at least less than 65 feet from the nearest residential property line and at least or less than 25 feet from habitat for noise-sensitive wildlife species unless a detailed noise study is conducted that determines that placement of parking lots closer than the distances specified above will not result in noise levels that exceed 67 dBA at the nearest residential property line or 60 dBA from noise-sensitive habitat, or appropriate mitigation measures, including permanent noise barriers, can be incorporated to reduce noise levels to equal the ambient noise level or referenced thresholds for residential property and noise sensitive habitat.

M-NO-4. Playing fields shall not be located at least less than 125 feet from the nearest residential property line and at least or less than 50 feet from habitat for noise-sensitive wildlife species unless a detailed noise study is conducted that determines that placement of playing fields closer than the distances specified above will not result in noise levels that exceed 67 dBA at the nearest residential property line or 60 dBA from noise-sensitive habitat, or appropriate mitigation measures, including permanent noise barriers, can be incorporated to reduce noise levels to equal the ambient noise level or referenced thresholds for residential property and noise sensitive habitat.

42. Table 7.1 Mitigation Measures Page 7-11 is revised as follows:

M-TR-6. Prior to Director of Parks and Recreation approval of construction plans for active use sites in the Park, a Traffic Impact Report meeting County standards shall be prepared to assess the adequacy of parking on the site and, identify potential significant impacts. Any, and recommended appropriate mitigation that complies with the parking standards of the County Zoning Ordinance (Sections 6750-6799) and the County Off- Street Parking Design Manual shall be incorporated into the project before the approval of the construction plans. If the proposed design does not meet these standards, the plans for the Tier A site shall be modified to provide adequate parking prior to the approval of construction plans.

M-TR-7a. The Director of Parks and Recreation shall ensure that as plans for Tier A sites are developed, at least one Tier A site shall be located in proximity to Bus Route 306.

M-TR-7b. The Director of Parks and Recreation shall ensure that as plans for Tier A sites are developed, each Tier A site provides bicycle storage facilities.

M-TR-8. Prior to Director of Parks and Recreation approval of construction plans for active use sites in the Park, a Traffic Impact Report meeting County standards shall be prepared to analyze the cumulative impacts based on Year 2015 and Year 2030 SANDAG traffic models according to County guidelines. The assessment for 2015 shall assess impacts with SR 76 as both a two-lane and a four-lane facility. Prior to Director of Parks and Recreation approval of construction plans for any Tier A site, the Parks and Recreation Department shall pay the County Transportation Impact Fee (TIF) if applicable for that site for any significant cumulative impacts identified in the Traffic Impact Report. Additional mitigation measures will be incorporated into the project for those areas that are not covered under the County's TIF program.

44. Appendix A has been revised and is attached.