



## County of San Diego

ERIC GIBSON  
INTERIM DIRECTOR

### DEPARTMENT OF PLANNING AND LAND USE

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### NOTICE OF PREPARATION DOCUMENTATION

**DATE:** August 14, 2008

**PROJECT NAME:** West Lilac Farms Residential Tentative Map

**PROJECT NUMBER(S):** TM 5276

**PROJECT APPLICANT:** James Pardee, Jr.  
West Lilac Farms, LLC  
267 Stonecreek Court  
Westlake Village, CA 91361

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**ENV. REVIEW NUMBER:** ER 02-02-002

**PROJECT DESCRIPTION:** The proposed project is a subdivision to create 28 single-family lots ranging in size from 2.1 to 5.9 acres on a 92.8 -acre site in the Bonsall Community Planning area. The lots would be sold to individuals to develop custom homes. Lots will be accessed by a network of private internal streets which will connect to the existing streets of Aqueduct Road and Via Ararat Drive. The private internal roadways will be 30 feet wide and will be maintained by a Home Owners Association (HOA). The HOA will levy assessments to ensure adequate maintenance and repair of these internal private streets. The HOA will also contribute to the on-going maintenance of Via Ararat Drive and Aqueduct Road through a private road maintenance agreement satisfactory to the Director of Public Works. Earthwork will consist of cut and fill of approximately 84,000 cubic yards of material. The proposed use of the lots will be residential.

Approximately 82 acres of the 92.8 acre site are currently being used for agricultural operations consisting of citrus, avocados, and cut flowers. Approximately 60 acres of these existing agricultural operations will be retained as part of the project. Continuing

agricultural uses on site will be integrated with the large estate lots that are proposed. The site is zoned A70 which permits residential development on minimum lot sizes of 2 acres. As part of the project, Aquaduct Road and Via Ararat Drive will be improved to meet County road standards. Internal roads constructed as part of the project will connect to Aquaduct Road and Via Ararat Drive providing two routes of access for the subdivision. Both of these roads connect to West Lilac Road, a public road designated as a County circulation element roadway. West Lilac Road connects to I-15 and Old Highway 395 east of the project site. Water service for the project is provided through the Rainbow Municipal Water District. Fire service for the project is provided by the Deer Springs Fire Protection District (DSFPD). The DSFPD has determined that as conditioned by them the project adequately addresses all fire risks and adequate fire service can be provided to the project.

There are four existing wells on the project site that have been used for a number of years to water the citrus groves. One of the existing wells will be destroyed because it is adjacent to a proposed leach field. The three remaining wells will remain on site and will be owned by the future lot owners in which the wells are located. The wells will only be used for watering existing citrus trees. Potable water for residential use and residential landscaping will be provided by Rainbow Municipal Water District. On-site septic systems will be provided for wastewater.

#### **PROJECT LOCATION:**

The project site is located south of Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way within the unincorporated area of the County of San Diego in the Bonsall Community Planning area.

#### **PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

**Aesthetics:** Scenic Vistas and Visual Character

**Agricultural Resources:** Unique Farmland and Agricultural Conversion

**Biological Resources:** Sensitive Species, Riparian Habitat, Wildlife Corridors and Conservation Plans

**Cultural Resources:** Archaeological Resources

**Hazards/Hazardous Materials:** Wildland Fires and Past Pesticide Use

**Hydrology/Water Quality:** Polluted Runoff

**Land Use/Planning:** Consistency with Existing Plans

**Noise:** Increase in Ambient Noise Levels

**Transportation/Traffic:** Cumulative Impacts and Line of Sight Issues

Attachments:

Project Regional Location Map (Figure 1)

Project Detailed Location Map (Figure 2)

Proposed Tentative Map (Figure 3)

Environmental Initial Study

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August 14, 2008

#### **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Project Number(s)/Environmental Log Number/Title:

TM 5276RPL<sup>3</sup>; Log No. 02-02-002; West Lilac Farms Residential Tentative Map

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666

3. a. Dennis Campbell, Project Manager  
b. Phone number: (858) 505-6380  
c. E-mail: [dennis.campbell@sdcounty.ca.gov](mailto:dennis.campbell@sdcounty.ca.gov).

4. Project location:

The 92.8 acre project site is located south of West Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way within the unincorporated area of the County of San Diego in the Bonsall Community Planning area.

Thomas Brothers Coordinates: Page 1048, Grid G7/H7; Page 1068 Grid G1/H1

5. Project Applicant name and address:

James Pardee, Jr.  
West Lilac Farms, LLC  
267 Stonecreek Court  
Westlake Village, CA 91361

6. General Plan Designation  
 Regional Category: (1.3) Estate Development Area (EDA)  
 Community Plan: Bonsall  
 Land Use Designation: (19) Intensive Agriculture  
 Density: 1 du/2, 4 and 8 acres

7. Zoning  
 Use Regulation: A70 Limited Agriculture  
 Minimum Lot Size: 2 acre(s)  
 Special Area Regulation: None

8. Description of project :

The proposed project is a major subdivision to create 28 single-family lots ranging in size from 2.1 to 5.9 acres on a 92.8 -acre parcel in the Bonsall Community Planning area. 15 of the 28 proposed lots equal or exceed 3 acres in size with 8 lots 4 acres or larger. Access to each lot would be provided by private roadways connecting to Via Ararat Drive and Aqueduct Road. The project would be served by on-site septic systems and imported water from the Rainbow Municipal Water District. Earthwork will consist of cut and fill of up to 84,000 cubic yards of material. The proposed use of the lots will be residential.

9. Surrounding land uses and setting (briefly describe the project's surroundings):

Lands surrounding the project site are used for residential and agricultural uses. The topography of the project site and adjacent land is gently sloping ranging from 695 to 885 feet above sea level. Eighty-two acres of the site is currently used for citrus and avocado farming as well as cut flowers. Approximately 60 acres of existing agricultural operations on site will be retained. A drainage traverses the western side of the project site and a large stand of oaks occurs in the northeastern corner of the project site. The site is located within one mile of Interstate 15 (I-15).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<b>Permit Type/Action</b>	<b>Agency</b>
Execution of Indefinite Offer to Dedicate Right-of-Way	County of San Diego
Tentative Map	County of San Diego
Grading Permit	County of San Diego
Water District Approval	Rainbow Municipal Water District
Sewer District Approval	Septic
School District Approval	Fallbrook Union H.S. and Bonsall Union Elementary School Districts
Fire District Approval	Deer Spring Fire Protection District
Septic Tank Permit	County of San Diego

Permit Type/Action	Agency
Improvement Plans	County of San Diego
General Construction Storm water Permit	RWQCB

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Impact Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input checked="" type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality                       |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology & Soils                   |
| <input checked="" type="checkbox"/> Hazards & Haz. Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality          | <input checked="" type="checkbox"/> Land Use & Planning    |
| <input type="checkbox"/> Mineral Resources                   | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population & Housing              |
| <input type="checkbox"/> Public Services                     | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities & Service Systems         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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- On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

  
\_\_\_\_\_  
Signature

August 14, 2008  
\_\_\_\_\_  
Date

Dennis Campbell  
\_\_\_\_\_  
Printed Name

Project Manager  
\_\_\_\_\_  
Title

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

The proposed project is a residential development of 28 single-family homes ranging in size from 2.1 to 5.9 acres. Approximately 60 acres of existing agricultural operations on site will be retained as part of the project. Some trees will be removed to make way for building pads and other related infrastructure. The project proposes up to 84,000 cubic yards of grading, which will result in some contour changes on the site. Therefore, the project has the potential to have a substantial adverse effect on a scenic vista. Potential project and cumulative impacts for this issue area will be addressed in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a state scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official scenic highway. The project site is located approximately 1 mile west of the I-15 corridor; and is not visible from I-15 due to intervening topography. According to Caltrans, I-15 is not officially designated or eligible for designation along that portion of I-15. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a state scenic highway and no impact is identified for this issue area.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as a mixture of estate residential and agricultural. Earthwork will consist of cut and fill of up to 84,000 cubic yards of material.

The project site currently supports agricultural production, including orchards and cut flower operations. Grading is proposed for the building pad and roadway improvements and will result in a change in visual quality on the site. Potential project and cumulative impacts for this issue area will be addressed in the EIR.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future

projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level and impacts would be less than significant.

**II. AGRICULTURE RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Approximately 27.6 acres of the 92.8 acre site is classified as Farmland of Statewide Importance due to the presence of Placentia sandy loam (PeC) soils. Approximately 6.2 acres of these Farmlands of Statewide Importance will be impacted by roads, driveways and pad grading. Eighty-two acres of the site are currently used for agricultural operations consisting of avocados, citrus and cut flowers. Therefore, the project has the potential to convert Unique Farmland. An agricultural resources technical report will be prepared for the project and summarized in the EIR.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project site includes approximately 27.6 acres that is classified as Farmland of Statewide Importance due to PeC soils. The project will result in the conversion of approximately 6.2 acres of these soils for roads, driveways, building pads and leach fields to accommodate the project. The remaining approximately 21.4 acres (78%) will be preserved for ongoing and future onsite agricultural operations. The project site is not under a Williamson Act Contract. However, because the project has the potential to impact Farmland of Statewide Importance, a potentially significant agricultural impact could occur. This issue area will be addressed in the EIR and through an agricultural resources technical report.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project site includes approximately 27.6 acres of Farmland of Statewide Importance Soils consisting of the PeC soils on site. Because some of these PeC soils will be converted to a non-agricultural use, a potentially significant agricultural impact could occur. This issue area will be analyzed in the EIR and through an agricultural resources technical report that will be prepared for the project and summarized in the EIR.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project proposes residential uses that are consistent with the General Plan and zoning designation identified for the project site. The project site has a General Plan designation of (19) Intensive Agriculture and a zoning designation of A70 Limited Agriculture. Both of these designations allow for minimum two-acre lots, which is consistent with what the project proposes. Therefore, the project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project does not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and therefore will not violate ambient air quality standards. Therefore, impacts would be less than significant.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction

activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

The project proposes residential development, which will include grading operations of approximately 84,000 cubic yards. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 336 Average Daily Trips (ADTs). The County of San Diego has determined that projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation and impacts would be less than significant.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM<sub>10</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Based upon the analysis in Section III(b), above, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project will not create a cumulatively considerable impact nor a considerable net increase of PM<sub>10</sub>, or any O<sub>3</sub> precursors and impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Based a site visit conducted by Dennis Campbell and Robert Hingtgen on May 1, 2008, no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) occur of the proposed project. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants. The Sullivan Middle School at 7350 West Lilac Road is located approximately 2000 feet northwest of the project site (>1/4 mile). Therefore, impacts would be less than significant.

e) Create objectionable odors affecting a substantial number of people?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors will occur.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Unless Mitigation Incorporated:** A biotechnical resources report for the project was prepared by Vince Scheidt in October 2004. 82 acres of the project site consists of orchards and vineyards. The balance of the project site consists of .22 acres of Southern Coast Live Oak Riparian Forest, 1.85 acres of disturbed drainage that transverses the property in the northwest portion of proposed parcels 1 through 5, 14.71 acres of Non-Native grassland and the balance of the project site is presently developed with roads. All of the plants and animals detected on the property are locally-common species and no "listed" species or "narrow endemics" were identified on the project site based upon biological resource reports previously completed for the project. Two of the plant communities found on the project site, Southern Coast Live Oak Riparian Forest and the disturbed drainage that transverses a portion of the project site are considered sensitive by the County. One sensitive animal species, Turkey Vulture, was detected flying over the site during the site survey. The project proposes to preserve the .22 acres of Southern Coast Live Oak Riparian Forest and the disturbed drainage area that transverses the property in open space. The project will impact 13.39 acres of non-native grassland treated as sensitive by the County of San Diego. However, the project proposes full mitigation for this impact by the purchase of 7 acres of non-native grassland as part of the 40-acre Hobbs parcel. However, the project has the potential to adversely impact habitat treated as sensitive by the County in the absence of this mitigation. This issue area will be analyzed in the EIR and in the biological resources report.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Unless Mitigation Incorporated:** This 2004 biotechnical report prepared by Vince Scheidt indicated that the project would impact 0.22 acres of Southern Coast Live Oak Riparian Forest and 1.85 acres of the disturbed drainage that traverses the property in the northwest portion of proposed parcels 1 through 5. However, the project proposes to place both of these areas in open space thereby

preserving them and mitigating these potential impacts. The impact in this area is therefore potentially significant unless the mitigation is incorporated into the project. A biological resources report will be prepared for the project and this issue area will be analyzed in the EIR.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The biotechnical report on the project prepared in October 2004 determined that the project does not support any federally protected wetlands as defined by Section 404 of the Clean Water Act. However, this issue is being reexamined as part of a supplemental biotechnical report for the project. Until this supplemental biotechnical report has been completed, this issue has been treated as a potentially significant and will be analyzed in the EIR and biological resources technical report.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The October 2004 biotechnical report for the project did not identify any protected or sensitive species utilizing the project site with the exception of a single mature turkey vulture that was observed flying across the edge of the property during the site survey. The biological survey indicated that the site and surrounding areas are not nesting habitat for the turkey vulture and the site does not constitute a significant foraging or roosting area for this large bird. Most of the project site (approximately 82 acres) has been previously disturbed as a result of on-going agricultural operations for a number of years. The 2004 biotechnical report for the project determined that on-going operations conducted on the project site and the surrounding area did not support use of the project site or the surrounding area as a local wildlife corridor. However, this issue will be discussed further in the EIR and evaluated further at that time.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project is located within proposed North County Multiple Species Conservation Program (NCMSCP) planning area. The NCMSCP is under development and has not been approved at this time. However, the EIR will discuss if the project conflicts with other approved local, regional or state habitat conservation plans or other local policies or ordinances that protect biological resources.

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Unless Mitigation Incorporated:** Most of the project site has been previously disturbed due to ongoing agricultural operations and on-site roads. However, there is a potential for cultural resources to be on the project site. Therefore, a cultural resources report will be prepared for the project and summarized in the EIR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Unless Mitigation Incorporated:** Most of the project site has been previously disturbed due to ongoing agricultural operations and on-site roads. However, there is a potential for cultural resources to be on the project site. Therefore, a cultural resources report will be prepared for the project and summarized in the EIR.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** Unique Paleontological Resources - A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

Unique Geologic Features – The site does not contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan or support any known geologic characteristics that have the potential to support unique geologic features. Therefore, impacts for this issue area are determined to be less than significant.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, no human remains were identified on the project site because it does not include a formal cemetery or any archaeological resources that might contain interred human remains.

## VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997,

Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The geology of the project site is identified as Cretaceous Plutonic. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The site is not located within a landslide susceptibility zone. Also, San Diego County DPLU staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. Therefore, no impact is identified for this issue area.

b) Result in substantial soil erosion or the loss of topsoil?

- Potentially Significant Impact                       Less than Significant Impact  
 Less Than Significant With Mitigation Incorporated       No Impact

**Less Than Significant Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia sandy loam, Fallbrook-Vista sandy loam, Vista coarse sandy loam, Fallbrook sandy loam, and Cieneba coarse sandy loam that has a soil erodibility rating of "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils.
- The project will not alter existing drainage patterns.
- The project is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm Water Management Plan dated May 25, 2005, prepared by Walsh Engineering, Inc. The plan includes Best Management Practices to ensure sediment does not erode from the project site.
- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Therefore, impacts are determined to be less than significant for this issue area.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Placentia sandy loam, Fallbrook-Vista sandy loam, Vista coarse sandy loam, Fallbrook sandy loam, and Cieneba coarse sandy loam. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |  |  |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact                          | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project will discharge domestic waste to on-site wastewater systems also known as septic systems. A Nitrate Assessment was completed by Michael Welch in July 2003 for the project at the request of the Department of Environmental Health. The project includes standard subsurface septic systems on each of the 28 lots. Discharge wastewater must conform to the Regional Water Quality Control Boards (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize the local public agency to issue permits for septic systems. The RWQCB with jurisdiction over San Diego County has authorized the County of San

Diego, Department of Environmental Health (DEH) to issue septic system permits throughout the County and within the incorporated cities. DEH reviewed the Nitrate Assessment and the septic system layout for the project pursuant to adopted DEH requirements for on-site wastewater systems and gave final approval of the project septic system on March 16, 2006 (Lambert Memo). A subsequent evaluation of the septic system was completed by Bob Giesick for DEH in the summer of 2007. Following this investigation, on September 4, 2007 DEH wrote a letter confirming the septic system proposed for the project was in compliance with current septic system design standards for San Diego County and that these designs would have no off-impacts to neighboring properties with respect to subsurface migration of sewage effluent discharge from the septic systems. The septic system proposed for the project therefore fully complies with DEH requirements and DEH has determined that soils are capable of adequately accommodating the septic system proposed for the project. Accordingly, the project site has soils capable of adequately supporting the septic system proposed and the project will not result in any significant impact in this area.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities. Therefore, no impact is identified for this issue area,

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project proposes residential uses. As such, the project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances. Therefore, no impact is identified for this issue area.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Furthermore, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school and no impact is identified for this issue area.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** A Phase 1 Environmental Site Assessment (ESA) and limited soil testing is being prepared for the project to verify if the project site is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Additionally, past agricultural activities on the project site have used pesticides. The Phase I ESA will address this as well. The results of the Phase 1 ESA will be summarized in the EIR and this issue area will be fully analyzed in the EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area and no impact is identified for this issue area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established. Therefore, no impact is identified for this issue are.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project will not interfere with implementation of the San Diego County Nuclear Power Station Emergency Response Plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation. No impact is identified for this issue area.

iii. OIL SPILL CONTINGENCY ELEMENT

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project will not interfere with the Oil Spill Contingency Element because the project is not located within the coastal zone or along the coastline. No impact is identified for this issue area.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project will not interfere with the Emergency Water Contingencies Annex and Energy Shortage Response Plan because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct. Therefore, no impact is identified for this issue area.

v. DAM EVACUATION PLAN

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone. No impact is identified for this issue area.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The proposed project is adjacent to wildlands that have the potential to support wildland fires. A Fire Protection Plan (FPP) is required to evaluate whether the project will expose people or structures to a significant risk of loss, injury or death involving wildland fires. The FPP will evaluate the project in conjunction with regulations relating to emergency access, water supply, and defensible space specified in Public Resources Code Sections 4290 and 4291. However, fire requirements for the project were examined by the Deer Springs Fire Protection District (DSFPD) in 2006. As a condition of fire service to the project, DSFPD required a fuel

break of 100 feet on all sides of each structure, improvements to Aquaduct Road and Via Ararat required to provide adequate fire service to the project, required vertical clearance for roadways and driveways, fire hydrants and other conditions necessary to ensure adequate fire protection for the project. With these conditions, the DSFPD determined all potential fire risks associated with the project had been adequately addressed and approved fire service for the project. Although it appears that all potential fire risks for the project can be mitigated this issue will be analyzed further in the fire protection plan and EIR.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. The agricultural operations on the project site include citrus and avocado groves, as well as flower, no animal-based agricultural operations occur on the project site. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies and no impact is identified for this issue area.

#### VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project proposes construction of 28 single-family residences as well as associated infrastructure. The 92.8-acre project site will require grading. Grading activities will require a NPDES permits for discharges of storm water associated with construction activities are needed for construction sites 1 acres or greater, or smaller than 1 acres that is part of a larger overall project. As outlined in the Stormwater Management Plan (SWMP) May 25, 2005 and prepared by Walsh Engineering and Surveying, Inc., the project will implement the following site design measures, source control, and/or treatment control Best Management Practices (BMPs) to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: site design- minimize

impervious areas, preservation of existing wetlands, and setback of residential sites to use on-site vegetated swales; source control-including homeowner education; and treatment control- on-site vegetated swales. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from state regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges and impacts would be less than significant.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project lies in the Bonsall hydrologic subarea, within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, although the mouth of the San Luis Rey impaired for coliform bacteria, no portion of the San Luis Rey River, which is tributary to the Pacific Ocean, is impaired. The project is not expected to affect a Section 303(d) list water body. Therefore, no impact is identified.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Bonsall hydrologic subarea, within the San Luis Rey hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: sediments, nutrients, and organic compounds from residential use. However, site design measures and source control BMPs and treatment control BMPs will be employed to reduce potential pollutants in runoff to a level of insignificance so that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. The project will employ silt fencing, energy dissipators, gravel bags, and bonded fiber matrix during construction to prevent erosion. Site design includes minimizing impervious surfaces. Treatment control includes placement of bio filters and energy dissipators.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact

Less than Significant Impact

Potentially Significant Unless Mitigation Incorporated

No Impact

**No Impact:** The project will obtain its water supply from the Rainbow Municipal Water District that obtains water from surface reservoirs or other imported water source. There are four existing wells on the project site that have been used for a number of years to water the citrus groves. One of these wells will be destroyed because it is too close to the proposed leach fields for the project. The remaining three wells are located on three separate parcels created as part of the subdivision. There will not be any well-sharing agreements by future residents since the three remaining wells are located on three separate lots and would be used only by those landowners to water the citrus trees. One of these wells has consistently produced approximately 45 gallons per minute of water and the two remaining wells produce about 50 gallons per minute

running twelve hours each. The existing well located on proposed parcel two has been operated since 1960 without any impacts on the groundwater basin. The two remaining wells have been drawing water from the groundwater since 2000-2001 without any apparent impacts to the groundwater basin. A nitrate assessment completed for the project in July 2003 determined that nitrate concentrations in the wells complied with DHS drinking water standards for nitrate and with the California Regional Water Quality Control Board Basin Plan groundwater quality objectives for nitrate. Well water on site is used solely for citrus. Water for all avocados and cut flowers on site are derived from the Rainbow Municipal Water District. Historic well water use on site will be reduced as a result of the project since several acres of citrus trees will be removed to accommodate the pads, infrastructure, and leach fields necessary to accommodate the project. Since prior well usage on site has not resulted in any apparent impacts to the groundwater basin, the reduced water needed for citrus operations as a by-product of the project should not result in any impacts upon groundwater supply. The on site agriculture is certified organic meaning that trees on site are grown without the use of conventional pesticides, artificial fertilizers, human waste, or sewage sludge and that the produce is processed without ionizing radiation or food additives. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project proposes to develop 92.8 acres into 28, 2.1 to 5.9 acre single-family residential lots and private streets. As outlined in the Stormwater Management Plan (SWMP) May 25, 2005 and prepared by Walsh Engineering and Surveying, Inc., the project will implement the following site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: site design- minimize impervious areas, preservation of existing wetlands, and setback of residential sites to use on-site vegetated swales; source control-including homeowner education; and treatment control- on-site vegetated swales. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan

(SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project will not substantially alter the existing drainage of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. A drainage study for the project was prepared and subsequently revised on March 9, 2007 by Walsh Engineering and Surveying, Inc. Stormwater runoff from the north-half of the project site drains in a northwesterly direction. Storm runoff from this portion of the site is collected in an existing maturely vegetated swale off-site. Storm runoff from the south-half of the project site drains in a southwesterly direction. Storm runoff from this portion of the site is collected in an existing maturely vegetated swale, which flows southwesterly through the lower portion of the site. The March 9, 2007 drainage study for the project indicated the project will not alter any existing drainage patterns onsite or in the surrounding area. The project does not alter the course of any stream or river. The drainage study calculated peak rates of runoff for the project both in the existing condition and based on the proposed project using the Rational Method described in the County of San Diego's Hydrology Manual dated June 2003 for a 100-year storm event. Peak discharge from the site in its existing condition is 32.0 cfs. The proposed project will result in a discharge rate of 27.1 cfs which is substantially lower than the existing condition. Therefore the project will not increase the rate or amount of surface runoff in a manner which would result in any flooding on or off site.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Based upon information in the Stormwater Management Plan (2005) prepared by Walsh Engineering and Surveying, Inc, storm runoff from the proposed streets within the project site would be conveyed rapidly to adequately-sized on-site swales and it will flow relatively shallow within the swales. Therefore, impacts would be less than significant.

h) Provide substantial additional sources of polluted runoff?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project proposes the following potential sources of polluted runoff: construction activities and residential development. Control of pollutants of concern was addressed as part of the May 25, 2005 stormwater management plan prepared by Walsh Engineering. Vegetated swales and bio-filtration systems have been incorporated into the project to avoid pollutant impacts from surface runoff. Storm runoff will be filtered through the landscape areas, bio-filtration areas and vegetated swales. As a result of these BMPs proposed as part of the project, no significant impacts from polluted runoff are anticipated to occur.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 43 acres were identified on the project site; therefore, no impact will occur and no impact is identified.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** No 100-year flood hazard areas were identified on the project site; therefore, no impact will occur and no impact is identified.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding and no impact is identified.

Inundation by seiche, tsunami, or mudflow?

i. SEICHE

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche and no impact is identified.

ii. TSUNAMI

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site is located more than 5 miles from the coast; therefore, in the event of a tsunami the site would not be inundated by a tsunami and no impact will occur.

iii. MUDFLOW

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the

project will expose people or property to inundation due to a mudflow and impacts would be less than significant.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project proposes development of 28 residential lots ranging in size from 2.1 to 5.9 acres on the 92.8 acre site and the preservation of approximately 60 acres of existing agricultural operations. The project's median parcel size of 3.0 acres is consistent with the median parcel size of surrounding properties, which is approximately 3.8 acres. Areas surrounding the site consist of estate residential lots and agriculture combined and operated successfully on small lots for a number of years. The 2006 San Diego County crop report notes that 63 percent of San Diego County farms are one to nine acres in size with 77 percent of the farmers living on their land. The project is consistent with the estate lots and agricultural uses in the surrounding area.

This site is zoned A70 which permits residential developments on minimum lot sizes of 2 acres. This zoning designation would permit 41 dwelling units to be constructed on the project site. The project proposes only 28 dwelling units, 13 dwelling units less than permitted by the zoning designation on site. The Bonsall community plan provides that "Developed residential areas throughout Bonsall consist primarily of low density, estate type lots, many of which are combined with agricultural uses. This type of development, as well as the rolling hill and valley topography of the area, gives Bonsall its rural atmosphere". (Bonsall Community Plan p. 6). The Bonsall Plan notes that, "Due to the relatively small area needed for certain tree crops, such as avocado and citrus, agriculture may effectively coexist with residential use. This mix of land uses serves to preserve and enhance the rural character of the area by providing a vegetation buffer between houses". (Bonsall Community Plan p. 9).

By accommodating continued agricultural operations on approximately 60 acres on site and combining this with residential estate type lots, the project is consistent with the established community in the area and the Bonsall community plan. The project does not propose any new major roadways, water supply systems, or utilities in the area. Therefore the project will not disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|

- Potentially Significant Unless Mitigation Incorporated       No Impact

**Potentially Significant Impact.** The EIR for the project will include a detailed analysis of the project's consistency with all applicable land use plans and policies.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**Less than Significant Impact:** The project will not result in a loss of availability of a known significant mineral resource that would be of value to the region. The project is not located in a significant mineral resource area, as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996). The site has been used for agricultural operations for years. No mining activities have occurred on site. A site visit conducted by Dennis Campbell and Robert Hingtgen on May 1, 2008, did not identify any past or present mining activities on the project site. Therefore, the project would have a less than significant impact for this issue area.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** The project site is zoned A70, which is not an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). The site has not been designated as a mineral resource recovery site on any County land use plan. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XI. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project includes residential development combined with anticipated continued agricultural operations on approximately 60 acres on site. Based on prior project studies and a site visit completed by Dennis Campbell and Robert Hingtgen on May 1, 2008,, the surrounding area supports residences on estate lots and agricultural uses on lots with a median size of 3.8 acres. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

#### General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities, where quiet is an important attribute. Due to the 2.1 to 5.9 acre lot sizes proposed for the projects and the large lots surrounding the project site, project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). This is also based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours) which show this 60 decibel level does not extend to the project site. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

#### Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned A70 that has a one-hour average sound limit of 50dB. The adjacent properties are zoned A70 and have the same limit. Based on review by staff, the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line. Additionally, there is adequate buffer between the proposed residential lots and those residences that are off-site.

#### Noise Ordinance – Section 36-410

The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from state regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project proposes 28 single family residential lots. As such, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. Therefore, no impact is identified for this issue area.

~~c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?~~

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less than Significant Impact:** The project involves residential use, thus including permanent noise sources that may increase the ambient noise level. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, state, and federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on review of the project by County staff. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. However, this issue will be further analyzed in the EIR.

A list of past, present and future projects within in the project vicinity were evaluated. Based upon the review of this list, it was determined that the project will not result in cumulatively noise impacts because the project, in combination with a list of past, present and future project, would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Therefore, impacts would be less than significant. Please refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The project proposes grading activities, which could create a temporary, periodic increase in ambient noise levels. General construction noise, such as project grading, is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from state regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity and a less than significant impact is identified for this issue area.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels and no impact is identified for this issue area.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels and no impact is identified for this issue area.

**XII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** The project proposes the development 28 single-family residences on the 92.8 acres. However, this physical change will not induce substantial population growth in an area, because the physical change does not propose any increase in the density or intensity of land use that is inconsistent with the General Plan or the zoning designation on site. Therefore, no impact is identified for this issue area.

- b) ~~Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?~~

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** The proposed project will not displace any existing housing since the site is currently undeveloped. Therefore, no impact is identified for this issue area.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** The property is presently undeveloped and no one is residing on the project site. . Therefore, no impact is identified for this issue area.

**XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts:

- Rainbow Municipal Water District (Water)
- Deer Springs Fire Protection District (Fire)
- Fallbrook Union High School District (High School)
- Bonsall Union Elementary School District (Elementary School)

The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed and impact would be less than significant.

**XIV. RECREATION**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay parkland fees in lieu of parkland dedication. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO.

With regard to regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including federal lands, state parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in a cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant amount of regional recreational facilities will remain available to County residents. Therefore, the project will not result in the substantial physical deterioration of any neighborhood or regional public or recreational facility.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment and no impact is identified.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** A Traffic Impact Analysis (TIA), dated October 19, 2005 and prepared by Darnell & Associates was completed for the proposed project. The Traffic Impact Study concluded that the proposed project would result in an additional 336 ADT. As noted in the TIA, the addition of 336 ADT will not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: all key roadway segments analyzed continue to operate at an acceptable LOS D or better with the addition of the proposed project, and all intersections analyzed continue to operate at LOS C or better during both AM and PM peaks with the addition of project traffic except one (SR 76/Olive Hill Rd-Camino Del Rey) at which the project increases existing delay by 1.3 seconds, which is less than the County Guideline for Determining significance standard of 2 seconds. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system and project traffic impacts would be less than significant. A transportation/traffic section will be included in the EIR for the project and will include a summary of the TIA.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** According to the TIA prepared for the project (Darnell & Associates 2005), the proposed project will result in an additional 336 ADT. The addition of 336 ADT will not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: all key roadway segments analyzed continue to operate at an acceptable LOS D or better with the addition of the proposed project, and all intersections analyzed continue to operate at LOS C or better during both AM and PM peaks with the addition of project traffic except one (SR 76/Olive Hill Rd-Camino Del Rey) at which the project increases existing delay by 1.3 seconds, which is less than the County Guideline for Determining significance standard of 2 seconds. Therefore, the project will not have a significant direct project impact on traffic

volume, or exceed any level of service standard adopted by the County for designated roads or highways.

Additionally, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 336 ADT. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will fully mitigate potential cumulative traffic impacts to less than significant levels. In order to mitigate its incremental contribution to significant cumulative traffic impacts, the proposed project will pay the TIF prior to obtaining building permits and cumulative impacts would be reduced to below a level of significance. A transportation/traffic section will be included in the EIR for the project and will include a cumulative impact analysis discussion.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- Potentially Significant Impact  
 Potentially Significant Unless Mitigation Incorporated

- Less than Significant Impact  
 No Impact

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns and no impact is identified for this issue area.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact              | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** West Lilac Road, which provides the primary access to the project site has limited sight distances along certain segments. A sight distance study will be prepared for the project to analyze sight distance at the following intersections: West Lilac/Via Ararat Drive, West Lilac/Aqueduct Road, and West Lilac/Old Highway 395. This analysis will be summarized in the Transportation/Traffic section of the EIR.

e) Result in inadequate emergency access?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Potentially Significant Impact:** The proposed project will not result in inadequate emergency access. The subdivision presently has two access roads to the project site from Via Ararat and Aquaduct Road. Both of these roads connect to West Lilac Road, a County circulation element roadway. As part of the project, Aquaduct will be graded to a width of 28 feet and paved to a width 24 feet with asphalt concrete pavement over an approved base with an asphalt concrete dyke at 12 feet from the centerline which meets the County's road standards. The project will also widen Via Ararat to meet County road requirements. Existing utility poles will be relocated to move them further away from the paved surface. These roads were evaluated for fire purposes by the Deer Springs Fire Protection District and approved by them. Therefore, the project will not result in any inadequate emergency access road.

f) Result in inadequate parking capacity?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant:** The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not involve any uses that will discharge any wastewater to sanitary sewer. The project proposes on-site septic systems for wastewater. Therefore, the project will not exceed any wastewater treatment requirements and no impact is identified for this issue area.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. The project proposes on-site septic for wastewater. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** No new off-site stormwater drainage facilities are needed to accommodate the project. On-site facilities proposed to control surface water flow include vegetated swales and bio-filtration areas to control surface flow runoff. These on-site stormwater drainage facilities would be constructed within the project footprint and would not result in any new impacts to off-site uses. No on site impacts occur from the vegetated swales and bio-filtration systems since the site is unoccupied and contains no on site residents.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**Less than Significant Impact:** The project will receive water service from the Rainbow Municipal Water District. A Service Availability Letter has been provided from the Rainbow Municipal Water District indicating there is adequate water availability to serve the project. Therefore, the project will have sufficient water supplies available to serve the project.

- e) ~~Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?~~

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**No Impact:** The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- Potentially Significant Impact       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated       No Impact

**Less Than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local

Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                         | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with federal, state, and local statutes and regulations related to solid waste.

## XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                    | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Unless Mitigation Incorporated:** The project will impact approximately 13.39 acres of non-native grassland treated as sensitive by the County of San Diego. The .22 acres of southern coast live oak woodland on site and the 1.85-acre drainage basin will be preserved in open space on site. While mitigation has been proposed to fully mitigate these biologic impacts, the impacts are potentially significant unless mitigation is incorporated into the project. Therefore, the project has been determined to potentially meet this mandatory finding of significance unless mitigation is incorporated into the project.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- Potentially Significant Impact                       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated                       No Impact

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Dabbs TPM	5346
Caminito Quieto Minor Subdivision	20799
Pfaff TPM	21016
Hukari	7498
Woodhead Minor Subdivision	20541
McNulty Minor Subdivision TPM	20763
Nira Kohl TPM	20319

**Potentially Significant Unless Mitigation Incorporated:** The project design features and mitigation measures proposed have the potential to fully mitigate potential cumulative impacts to a level of insignificance. Nonetheless, in the absence of these mitigation measures, the project has the potential to create significantly cumulative impacts in the areas of Biological Resources, Cultural Resources, Hazardous Materials, Hydrology and Water Quality and Transportation/Traffic. These issues and the required mitigation will be addressed further in the EIR.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- Potentially Significant Impact                       Less than Significant Impact  
 Potentially Significant Unless Mitigation Incorporated                       No Impact

**Potentially Significant Unless Mitigation Incorporated:** The project has the potential to cause substantial adverse effects on human beings in the absence of adoption of the required mitigation measures to mitigate these impacts to a level of insignificance. In addition, additional studies will be completed in the areas of Biological Resources, Cultural Resources, Hazardous Waste and Transportation/Traffic to more fully evaluate project impacts in these areas. These studies may require additional mitigation to fully mitigate project impacts. As a result, there is the potential for the project to create significant adverse impacts on human beings in the absence of adoption of the

necessary mitigation. Until this mitigation is proposed and adopted, the project has been determined to potentially meet this Mandatory Finding of Significance.

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to federal, state and local regulation are available on the Internet. For federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For state regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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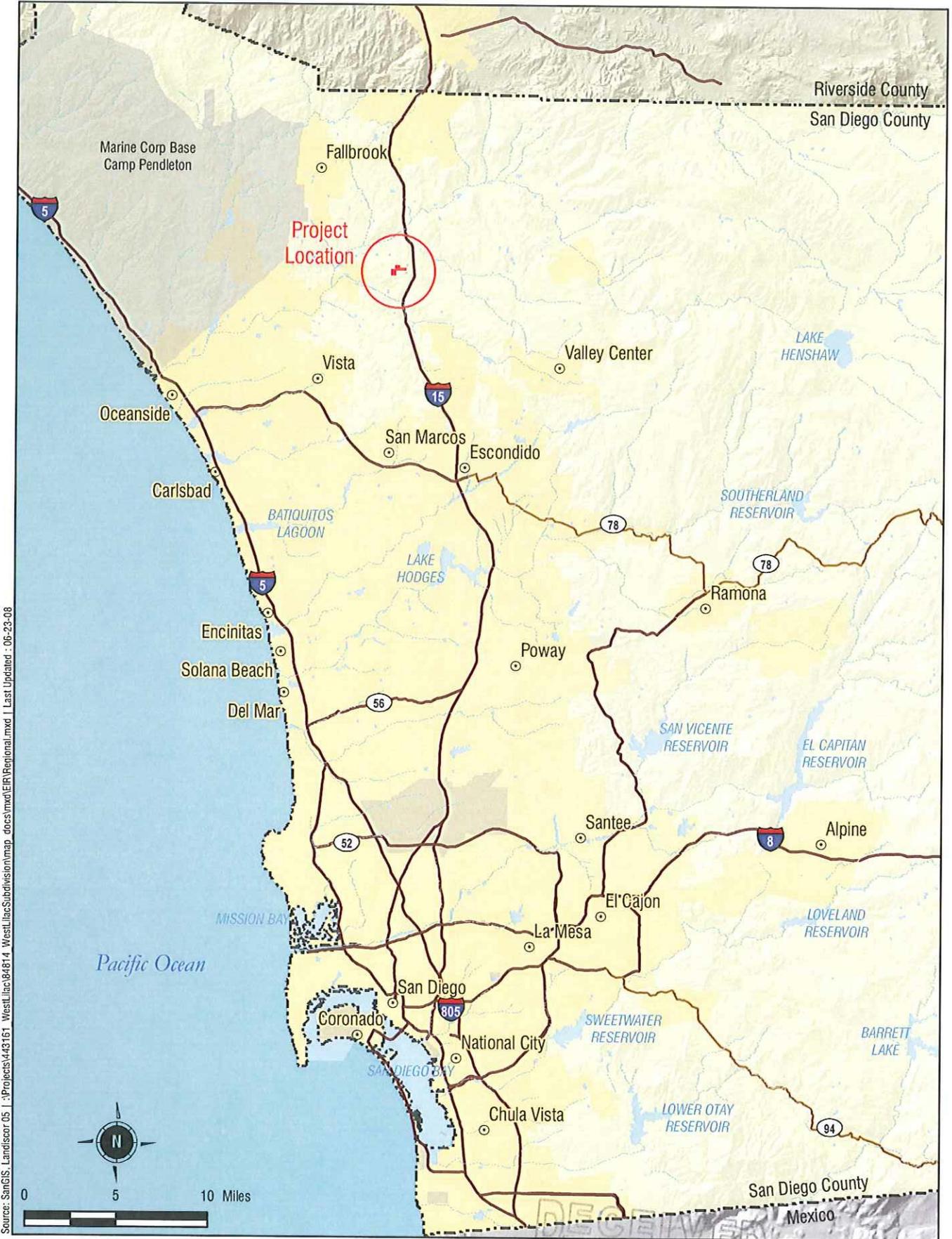
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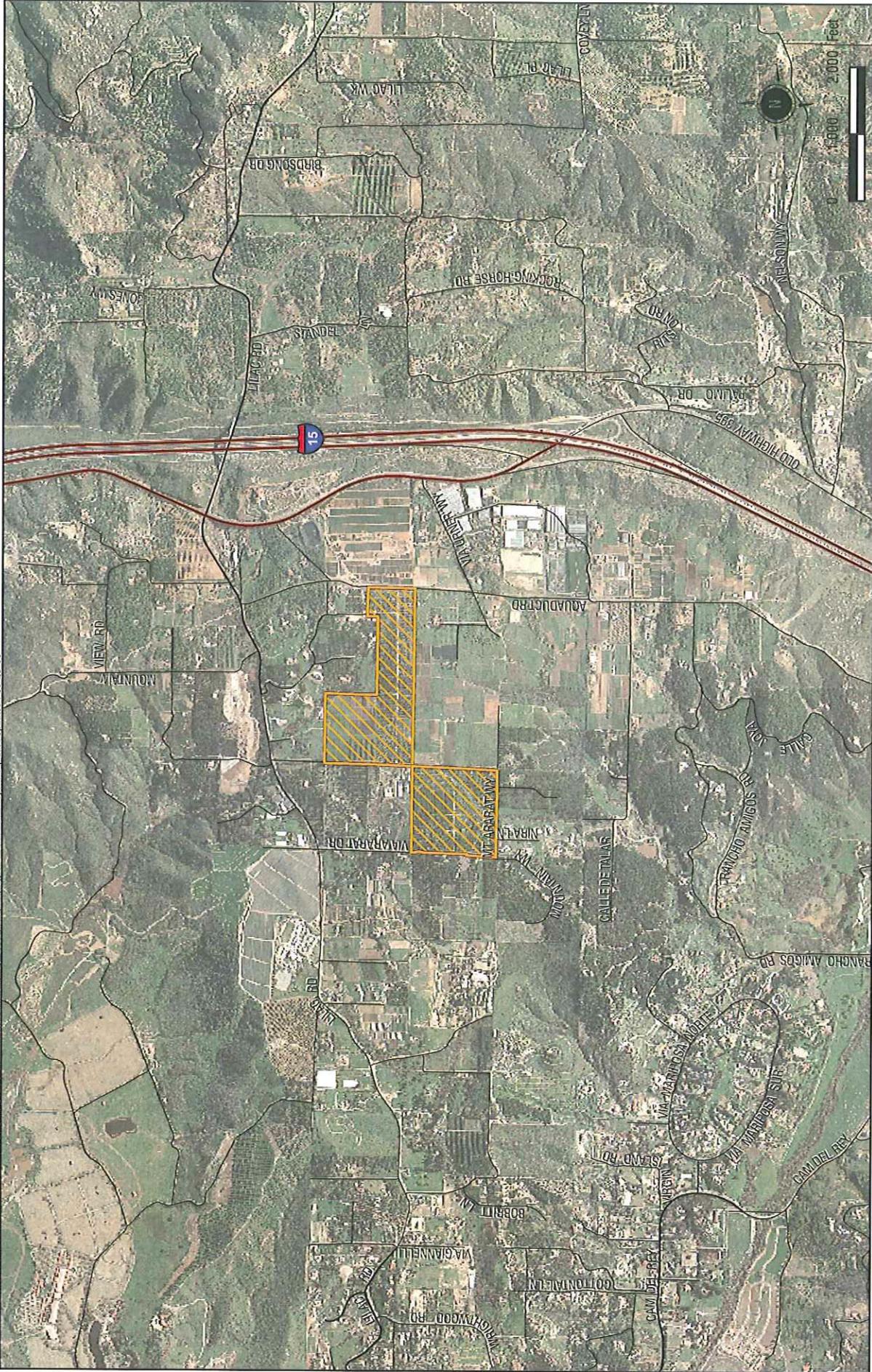


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# Vicinity Map

FIGURE 2

JUL 03 2008

TM5276, Log No. 02-02-002

**HDR**  
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West Liliac Telative Map | County of San Diego | West Liliac Farms, LLC

DEPARTMENT OF PLANNING  
AND LAND USE







# California Regional Water Quality Control Board San Diego Region



Linda S. Adams  
Secretary for  
Environmental Protection

Over 50 Years Serving San Diego, Orange, and Riverside Counties  
Recipient of the 2004 Environmental Award for Outstanding Achievement from U.S. EPA

Arnold Schwarzenegger  
Governor

9174 Sky Park Court, Suite 100, San Diego, California 92123-4353  
(858) 467-2952 • Fax (858) 571-6972  
<http://www.waterboards.ca.gov/sandiego>

September 8, 2008

Dennis Campbell  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

**SUBJECT: Comments on the Notice of Preparation of an Environmental Impact Report for the West Lilac Farms Residential Tentative Map, County of San Diego, California (SCH#2006091067)**

Dear Mr. Campbell:

The California Regional Water Quality Control Board, San Diego Region (Regional Board) appreciates the opportunity to comment on the Notice of Preparation of an Environmental Impact Report (EIR) for the West Lilac Farms Residential Tentative Map. The project is located south of Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way within the unincorporated area of the County of San Diego in the Bonsall Community Planning area.

The West Lilac Farms project proposes to subdivide a 92.8 acres site into 28 single-family lots ranging in size from 2.1 to 5.9 acres. The subdivision will also include a network of private internal streets which will connect to the existing streets of Aqueduct Road and Via Ararat Drive.

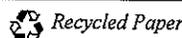
The Regional Board regulates the discharge of waste to protect the quality of waters of the State, broadly defined as "the chemical, physical, biological, bacteriological, radiological, and other properties and characteristics of water which affects its use". The project proponent is required to obtain a permit from the Regional Board if the project has any of the following discharges:

Discharge Type	Types of Permits involved
<ul style="list-style-type: none"> <li>Discharge of dredged or fill materials</li> </ul>	- Clean Water Act (CWA) §401 water quality certification for federal waters and/or Waste Discharge Requirements for non-federal waters.

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Discharge Type	Types of Permits involved
• Wastewater discharges	- CWA §402 National Pollutant Discharge Elimination System permit.
• Storm water discharges	- NPDES General Municipal Permit - NPDES Construction Storm Water General Permit - NPDES Industrial Storm Water General Permit
• Other discharges	- Waste Discharge Requirements or other permits for discharges that may affect groundwater quality and other waters of the State, such as operation of proposed solid waste transfer facilities, and other proposed project activities.

Addressing the protection of water resources and water quality at this stage in the project offers the most cost effective strategy for minimizing the impacts of pollutants from on-site runoff to downstream surface waters and for reducing physical impacts to down slope streams and wetlands. Our review of the proposed project is limited to potential impacts to surface water quality. The following comments include treatment criteria, and a review of regulatory requirements applicable to your project:

1) Project Design and Low Impact Design techniques

- a) Runoff from parking lots, roofs, and other impervious surfaces should be directed to the immediate landscape or it should be directed to either retention basins, vegetated swales, bio-retention systems or filtration systems before entering the storm drain.
- b) Use recessed landscaping to create retention basins for the purpose of capturing runoff.
- c) Reduce the amount of area covered by impervious surface through the use of permeable pavement, pavers, or other pervious surfaces.
- d) Use landscaping that requires little or no irrigation.

- e) Maintain natural drainages and the pre-project hydrograph for the area.

2) SUSMP Requirements

- a) As a Priority Development Project, the West Lilac Farms project must comply with the local Standard Urban Storm Water Mitigation Plan (SUSMP) and other requirements of the Municipal Storm Water Permit (R9-2007-0001).

3) Construction Requirements

- a) The EIR should list best management practices (BMPs) to control sediment and erosion during the construction phase of the project. Sediment is a pollutant of concern during construction. The EIR should confirm that sediment and erosion control BMPs will be implemented during the construction phase of the project.
- b) Because this project disturbs greater than one acre, it must be enrolled under the State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ, of the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity* (SWRCB Construction Storm Water Permit).
- c) The development of a Storm Water Pollution Prevention Plan (SWPPP) for construction activities is required per the SWRCB Construction Storm Water Permit. The SWPPP directs the implementation and maintenance of BMPs during construction to minimize water quality impacts. The EIR should confirm that a SWPPP will be developed and implemented during construction.

4) Water Course Alterations

- a) Section 401 of the Clean Water Act requires any applicant for a federal license or permit to conduct any activity which may result in any discharge into the navigable waters, to provide the licensing or permitting agency a certification from the State water pollution control agency having jurisdiction over the navigable waters at which the discharge originates or will originate, that any such discharge will comply with water quality standards and implementation plans.
- b) If water courses are to be altered in any way, the project proponent must perform a wetland delineation in accordance with the US Army Corps of Engineers (USACE) delineation manual and arid west supplement, and obtain a Jurisdictional Determination (JD) from the USACE, in order to determine if the impacted water courses are considered Federal or non-Federal waters of the State.

- c) For projects that propose alterations or impacts to non-federal waters of the State, the discharger should apply for individual or general Waste Discharge Requirements issued by the State.
- d) In any case, the project should avoid all impacts to water courses, minimize impacts that cannot be avoided, and mitigate for any remaining impacts in accordance with the State's "No-Net-Loss" policy (Executive Order W-59-93).

5) Discharges to impaired water bodies

- a) The Notice of Preparation references the 303(d) list for impaired water bodies from 2003. The EIR should reflect the most recent version of this list, which was updated in June, 2007. The San Luis Rey River is impaired for Chloride and Total Dissolved Solids.
- b) If the project site is tributary to a 303(d)-listed impaired water body, the project should implement appropriate BMPs to ensure compliance with the impaired water body's total maximum daily load (TMDL) for the identified pollutants.

The above comments do not constitute approval of your project nor are they intended as a complete list of regulatory requirements. The above comments are intended as suggestions for the protection of storm water quality although adherence to some suggestions may in fact be required.

If you would like clarification on any of our comments or if we may be of further assistance, please contact Chiara Clemente, at (858) 467-2359 or email [CClemente@waterboards.ca.gov](mailto:CClemente@waterboards.ca.gov).

Respectfully,



Chiara Clemente  
Senior Environmental Scientist  
Central Watershed Protection Unit

viaAraratDrAssocEmail\_82608\_Notice of Preparation Document TM 5276.txt  
From: Bob Drowns [BDrowns@vcweb.org]  
Sent: Tuesday, August 26, 2008 10:51 AM  
To: Campbell, Dennis  
Cc: Robin Zook  
Subject: Notice of Preparation Document : TM 5276

Dear Dennis,

I have attached the letter and the two pictures that I presented at the San Diego County Planning Commission Hearing on August 24, 2007. These concerns of our Via Ararat Drive Association need to be addressed in your Environmental Impact Report for TM 5276.

Additionally, we live in a rural area without street lights, and we want to keep it rural without street lights; therefore, we object to any light pollution from the proposed subdivision.

Thank you for talking with me this morning and answering my questions.

Sincerely,

Robert E. Drowns  
President, Via Ararat Drive Association  
(760) 728-9592

## Via Ararat Drive Association

7727 Mt. Ararat Way  
Bonsall, CA 92003

San Diego County Planning Commission Hearing  
RE: West Lilac Farms; TM 5276RPL  
August 24, 2007

Dear Sirs,

We have two concerns about the safety of our residents, including our children, with respect to the sub-standard road specifications that are proposed for TM 5276RPL.

The first concern is that the County Improvement & Design Standards calls for a 28ft. graded road width with a 24ft. improved width. The developer is proposing a 24ft. graded road width and a 22.5ft. improved road width for Via Ararat Drive. This proposal is sub-standard and less than what the Dear Springs Fire Department originally requested.

The second safety concern is the intersection of Via Ararat Drive at West Lilac Road. The Standard Sight Distance for this intersection is 450ft. at a speed of 45mph, and 550ft. at a speed of 55mph. There is no posted speed limit on West Lilac Road westbound from Old 395 to Via Ararat Drive.

Picture 1 shows the intersection on Via Ararat Drive at West Lilac Road. The footage shows the height of the signs, mirror, and telephone wires above the roadway. The school bus stops here at this intersection to pickup/discharge school children.

Picture 2 shows what a driver sees as he drives west on West Lilac Road and is 400ft. from the intersection, at the sight requirement if he is driving at 40mph. There is no posted speed limit here on West Lilac Road. The driver is going over the hill, there is a blind curve here, and there is a blind intersection here. Notice that the driver can barely see the bottom of the near curve sign (8 ft. above the roadway), barely see the bottom of the near street sign (10 ft. above the roadway) and cannot see the mirror on the telephone pole (centered 9 ft above the roadway). The driver cannot see a school bus discharging children here.

EDCO trash trucks are bigger and higher than a school bus. One year ago, on August 9, 2006 at 10:20 AM an EDCO trash truck was crossing from the blind driveway on the right to Via Ararat Drive on the left and a car on West Lilac Road ran into the trash truck and wedged under it. The driver of the car had to be cut out of the totaled car.

Accidents happen here because this is a blind intersection. This intersection does not meet the Improvement & Design Standards for Sight Distance of the County.

West Lilac Road is a County road, and the County should correct this hazard. We residents, future residents, and our children are at personal risk.

The sight distance at this intersection must be improved to the County Improvement & Design Standards.

Sincerely,

Robert E. Drowns  
President, Via Ararat Drive Association

cc: Jim Pardee  
Robin Zook, Secretary

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



August 22, 2008

Dennis Campbell  
Dept. of Planning and Land Use  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123

**RE: Notice of Preparation for West Lilac Farms, TM 5276**

Dear Mr. Campbell:

The Endangered Habitats League (EHL) concurs that an EIR is required for this subdivision of productive and scenic farmland, including Farmlands of Statewide Importance, to residential estate lots. This highly inefficient use of land is unsustainable, consuming large quantities of land for little housing, none "affordable." Vehicle miles traveled and greenhouse gas emissions would be maximized. Such rural sprawl is what has cumulatively led to the loss of San Diego's countryside and natural landscapes. In the new General Plan, the site would have a much lower density of 1du/10 acres.

The DEIR should not buy into the fiction that estate lots sold to commuters will automatically perpetuate agriculture. It is not enough to say that there are many small farms in San Diego County. Rather, the County must analyze similar prior subdivisions of orchards – and there have been many – and determine how much acreage is in production 5 and 10 years or more years later. Factors to consider are the direct loss of soils through development (houses, roads, yards, outbuildings, stables, pools, driveways), the number of new residents who will choose to farm at all, the number who will farm a reduced acreage compared to existing, and the number who will be successful in farming and actually market anything. All this must be compared to the existing commercial organic orchard.

Also, the DEIR should evaluate a clustered development of smaller lots (¼ - 1.5 acres) that would retain a large, intact agricultural parcel with existing orchards or other crops and/or natural or restored open space. Rural design standards should be applied. Such an alternative would be superior for agriculture, habitat, aesthetics, greenhouse gases, fire hazard, and service delivery.

Sincerely,

Dan Silver  
Executive Director

cc: Glenn Russell, PhD



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# San Diego County Archaeological Society, Inc.

Environmental Review Committee

16 August 2008

To: Mr. Dennis Campbell  
Department of Planning and Land Use  
County of San Diego  
5201 Ruffin Road, Suite B  
San Diego, California 92123-1666

Subject: Notice of Preparation of a Draft Environmental Impact Report  
West Lilac Farms Residential Tentative Map  
TM 5276, Log No. 02-02-002

Dear Mr. Campbell:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the County's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

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