

1.0 PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

1.1 Project Objectives

The objectives of the proposed project are to:

1. Provide single-family residential lots to help meet the housing demand in San Diego County in a manner consistent with the existing County General Plan and zoning designations on the project site.
2. Continue the pattern of successful agricultural production mixed with rural residential uses and retain the long term viability of the remaining agricultural uses on-site.
3. Preserve the rural character of Bonsall through the continuation of agriculture with compatible estate lots, and preservation of natural resources.

1.2 Project Description

1.2.1 Project's Component Parts

Single-Family Residential Lots

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 in the northern unincorporated area of northern San Diego County. The lots will be sold to individuals for the development of custom homes. Lots will be accessed by a network of five private internal streets. Approximately 58.5 acres of the existing agricultural uses will not be disturbed as part of the project grading and construction.

It is currently contemplated that a Home Owner's Association (HOA) would manage and maintain the on-site roads, wells, the Agricultural Open Space easement, and fuel modification requirements imposed on the project and owners of lots would be assessed for these costs by the HOA. Otherwise, individual property owners will be responsible through the Agricultural Open Space easement, the Agricultural Maintenance Agreement, and private road agreement(s).

1.2.2 Technical, Economic, and Environmental Characteristics

Design Considerations for the Project

The project incorporates several design measures which will minimize project impacts. Specifically, design measures are provided for aesthetics, air quality, biological resources, cultural resources, fire safety, hydrology/water quality, and traffic. These design considerations are presented in Table 1-1. Some of the proposed design measures are required by ordinance or code, including the County Light Pollution Code, Grading Ordinance, Fire Code, and Watershed Protection Ordinance. Refer to the design features identified related to aesthetics/night sky, air quality, cultural resources, fire safety, and hydrology/water quality. Other measures will be enforced by the Agricultural Open Space easement or grading plan conditions (pre-construction surveys, stormwater and road related improvements).

Chapter 1.0 Project Description and Environmental Setting

Proposed Tentative Map

A Tentative Map (TM 5276) is proposed for the project. The Tentative Map will subdivide the parcels into 28 single-family lots on parcels ranging in size from 2.1 to 5.9 acres (Figures 1-1 and 1-2).

Agricultural Open Space Easement

The project includes an Agricultural Open Space easement over approximately 22.6 acres of the project site for the purpose of ensuring that the land is available for continued agricultural use. The easement areas were chosen based upon the location of agricultural soils that are considered by the County to be high value agricultural resources. The easement will prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans, and the placement of any amenities other than those supporting agricultural uses.¹

The Agricultural Open Space easement will be maintained in accordance with an Agricultural Open Space Maintenance Agreement between the County and the applicant, as described on page 2.2-17 of this EIR. The Maintenance Agreement will be transferred to the HOA if one is formed and will address all grove maintenance responsibilities, well operation and maintenance, and security issues. The Maintenance Agreement will require the applicant to pay the cost of maintenance responsibilities contained in the Maintenance Agreement until the HOA is formed. Once the HOA is formed the HOA will levy assessments on the individual lot owners to pay the costs associated with the Maintenance Agreement. If an HOA is not formed, maintenance responsibilities would be transferred to individual property owners. Permanent signage will be placed along the easement boundaries² and will also be maintained as a function of the Maintenance Agreement.

In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on-site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes ongoing operation of the five existing wells and irrigation systems which will be retained and used as a source of water for agricultural uses on-site, and the record of successful estate residential and agricultural activities occurring on large-lot subdivisions in this portion of San Diego County.

Fire Protection Plan

The project proposes fuel modification consistent with County of San Diego Department of Planning and Land Use (DPLU) fuel modification recommendations around each of the residential lots, as depicted in Figures 1-3 and 1-4. Fuel modification will occur in several zones and will be a joint responsibility of the HOA and future lot owners.

The first zone, represented in blue on Figures 1-3 and 1-4, is the Irrigated Zone and covers the first 50 feet from the future homes, or to the property line. This zone is maintained by the homeowner and requires a permanent irrigation system to be installed and maintained and limits the types of landscaping to those

¹ Exceptions to the Agricultural Open Space include: (1) Construction and maintenance of access, wells, and water distribution systems for agricultural purposes; (2) Grading or clearing for agricultural purposes; (3) Fuel management activities by written order of the Fire Marshall; (4) Construction and maintenance of approved septic systems; (5) Percolation and other tests for septic systems and agricultural purposes; and (6) Activities necessary to restore agricultural soils during septic system and other permitted construction.

² The signage will be corrosion resistant and a minimum size of six inches by nine inches. The signage will be attached to posts, not less than three feet in height from the ground surface.

Chapter 1.0 Project Description and Environmental Setting

species that are on the County's Suggested Plant List for a Defensible Space.³ No combustible structures, such as decks, patio covers or gazebos will be permitted within this area.

The second zone is the Thinning Zone, as depicted in orange and yellow on Figures 1-3 and 1-4. The Thinning Zone is also maintained by the homeowner and begins at the outer edge of the Irrigated Zone and extends for a distance of 50 feet. The Thinning Zone is either an agricultural zone, landscaped zone, or a non-irrigated zone where flammable plants shall be removed and the remaining plants shall be thinned by 50 percent. The thinning will be ongoing and occur throughout year. Approximately 0.6 acres of the proposed Thinning Zone (as shown in yellow on Figure 1-4) is on private property off-site, adjacent to proposed Lots 20 and 21. A 60-foot easement for fire clearing has been obtained to ensure these off-site areas are maintained. This 0.6-acre area will be maintained by the HOA or underlying property owner.

Additional fuel modification is identified for the 30 feet adjacent to roadways and driveways, as well as for off-site property owners, as depicted in light purple on Figures 1-3 and 1-4. Section 4707.2.1(b) of the Consolidated Fire Code, adopted by both the County of San Diego and all fire protection districts in San Diego County in 2009, specifies that property owners adjacent to a public or private driveway constructed after adoption of the Consolidated Fire Code "shall modify combustible vegetation in the area within 30 feet from each side of the road or driveway to establish a fuel modification zone". Section 4707.2.1(a) specifies that the applicable fire marshal has the right to enter private property to ensure the fuel modification zone requirements are met. In addition, the Fire Protection Plan for the project, approved by the Deer Springs Fire Protection District (DSFPD) in January 2010, requires all property owners adjacent to a public or private road or driveway constructed after January 30, 2008 to clear combustible vegetation 30 feet from each side of the driveway to create a fuel modification zone as provided in page 27 of that report. The approved Fire Protection Plan is included as Appendix J to the EIR. The off-site clearing requirements for the project will be enforced by DSFPD in accordance with the Consolidated Fire Code and the approved Fire Protection Plan for the project. This 8-acre area will also be maintained by the HOA or the underlying property owners. DSFPD will provide fire protection services.

In addition to proposed vegetative fuel maintenance, as detailed above, the project includes a comprehensive list of design features to further enhance fire safety and to minimize fuel loads. Such features include requiring future homes to be constructed with enhanced fire-resistive construction materials, and requiring all home owners/HOA to participate in and implement the Fire Protection Plan. Please see Table 1-1 for a full list of the fire safety design features.

Earthwork Activities

Project grading and earthwork activities are proposed on 36.2 acres of the 92.8 acre project area. This includes 34.3 acre on-site and 1.9 acres off-site. Grading and earthwork activities will balance on-site, with approximately 84,000 cubic yards (cy) of cut and fill proposed. Grading activities are expected to take up to 60 days total, although the days that grading activities may not all be consecutive.

Grading and construction of the project may occur under several different scenarios. The project may be developed all at once, as two separate phases or on a lot-by-lot basis, which may result in some lots undergoing grading and construction simultaneously. All the internal roadways will be graded prior to the grading of any proposed lots under any of the aforementioned scenarios.

³ <http://www.sdcounty.ca.gov/dplu/docs/SuggestedPlants.pdf>

Chapter 1.0 Project Description and Environmental Setting

The maximum height of the fill slopes will be 10.5 feet with a 2:1 ratio, and the maximum height of the cut slope will be 15 feet, with a 2:1 ratio. The proposed grading is presented in Figures 1-5 and 1-6. Areas shown in brown on Figures 1-5 and 1-6 represent the location of slopes over 10 feet in height.

Infrastructure and Utility Improvements

Traffic and Circulation

The project proposes five private streets to provide access to individual lots from the existing streets of Aqueduct Road and Via Ararat Drive. The internal roadways will be maintained by the developer or the HOA that will levy assessments to ensure adequate maintenance and repair of these internal private streets. The project will widen Aqueduct Road to 24 feet of pavement on 28 feet of graded width and widen Via Ararat to provide 22.5 feet of pavement. The developer or 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 County of San Diego Director of Public Works.

Neighboring residents have raised concerns about the project traffic utilizing the private road Via Urner Way, as a cut-through route to get to Old Highway 395. Via Urner Way is located south of the project access point of Aqueduct Road and Street “A”. To ameliorate this concern, a “Left Turn Only” sign will be installed at the Street “A” exiting onto Aqueduct Road. The signage will direct project traffic to travel north on Aqueduct Road and away from Via Urner Way and minimize any cut through traffic onto Via Urner Way to Old Highway 395.

Water

There are five existing wells on the project site that have been used to provide water for the on-going agricultural operations. Four of these wells (within Future Lots 2, 5, 15, and 16) have been in operation for a number of years and a fifth well (within Future Lot 4) has recently been completed and has been brought into operation. Well records for the four wells indicate they have consistently produced 161 acre-feet of water per year over the four-year period from January 2005 through the end of December 2008. All five wells will be operated by the applicant, and then by the HOA, if formed. If an HOA is not formed, the applicant will be responsible for the ongoing operation of the wells. The wells will be within the Agricultural Open Space. These wells will be used to provide water, first, for the 22.6-acre Agricultural Open Space easement on-site. Approximately 80 acre-feet of water from the wells will be needed to water the 22.6-acre agricultural easement area on-site. Remaining well water available from the three wells located on the western West Lilac parcel will be used to the extent of availability to water agricultural areas remaining on Lots 1-11 of the West Lilac tentative map. Remaining well water from the two wells located on the eastern West Lilac parcel will be used to the extent of remaining availability to water agricultural areas on Lots 12-28 of the West Lilac tentative map. Well capacity has been adequate for grove watering as demonstrated by historic records and there is no evidence in the record that adjacent wells have been affected. Water from the RMWD will be used for the home sites and associated landscaping (34.3 acres) and for agricultural areas not being watered by the five wells.

Wastewater

On-site septic systems, as approved by the County of San Diego Department of Environmental Health (DEH), will be provided for wastewater. Septic systems and leach fields will be designed in accordance with the requirements of the DEH. The septic systems have been approved by DEH. The placement of the septic system leach fields on each lot will require the removal of some avocado, lemon, and orange

Chapter 1.0 Project Description and Environmental Setting

trees. Approximately 566 trees are located in the planned leach field areas. The number of trees to be removed on each lot depends on the density of trees and the line placement; however, it is estimated that a total of approximately 262 trees, scattered throughout the development area, will need to be removed specifically for the septic leach line placement. Approximately 304 trees in the leach field area will remain, representing approximately 54 percent of the existing trees within the planned leach field areas. New trees can be planted once the septic systems have been completed.

Stormwater

Stormwater runoff from the proposed street areas will be conveyed to bioretention basins along the roadways, and then to existing swales on the project site. Stormwater runoff from residential lots will also be conveyed to bioretention basins located on the building pads, and eventually reach the swales. Stormwater runoff from the north-half of the project site may eventually reach a maturely-vegetated swale off-site, which joins with the San Luis Rey River. Stormwater runoff from the south-half of the project site will eventually reach a well-defined swale which joins with Moosa Canyon, and ultimately discharge into the San Luis Rey River. Construction and post-construction Best Management Practices (BMPs) will be used to minimize any water quality impacts. Additionally, the project will incorporate Low Impact Development (LID) features. LID uses decentralized, site-based planning and design strategies to manage the quantity and quality of stormwater runoff. Sample LID requirements for the project include preservation of well-draining soils, preserving trees, setting back development appropriately from drainages, use of swales and curb cuts to direct runoff flows into swales.

Utility Line Relocation

Existing overhead utility lines will be relocated in order to accommodate the widening of Via Ararat Road from 20 feet of paved width to 22.5 feet of paved width. Specifically, eight utility poles on the west side of Via Ararat between West Lilac Road and the project boundary will be relocated approximately three to six feet west of their current location. Additionally, four existing utility poles on the west side of Via Ararat across from the proposed project will be removed and the utilities placed underground.

1.3 Project Location

The project site is in the community of Bonsall in unincorporated northern San Diego County, (Figures S-1 through S-3). The project site is located approximately 2,000 feet west of Interstate 15 (I-15) Freeway, south of West Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way. The project includes two parcels, one that is square shaped (APN 127-271-28) and the other which touches the northeast corner, that is a square shape with a rectangular leg and foot shape (APN 127-290-05).

1.4 Environmental Setting

The project site is located in the community of Bonsall, which is generally rural in nature and includes a series of hills, valleys, and drainage areas. The hill and valley topography has resulted in a predominance of low density estate type residential lots and agricultural land uses. Also characterizing the Bonsall area is its golf courses and equestrian facilities.

Chapter 1.0 Project Description and Environmental Setting

Land uses in the vicinity of the project site are primarily under private ownership and include low density residential and agricultural uses. I-15 is approximately 2,000 feet east of the eastern boundary of the project site. Access to the project site is from West Lilac Road, via both Via Ararat and Aqueduct Road.

The project area consists of two adjoining parcels, with a total of approximately 92.8 acres.

Approximately 90.9 acres of the site is in agricultural production, including avocados, lemons, oranges and cut flowers. The remaining 1.9 acres on the site contains disturbed habitat which is associated with a disturbed drainage feature which traverses the southwestern portion of the project site. Weedy, upland species are the dominant cover in this disturbed area and include ripgut brome, perennial mustard, tree tobacco, Indian fig, curly dock, bristly ox-tongue, and wild radish. Approximately 30 percent of the soil on the site is classified as Statewide Significance Soils.

Elevations on the site vary between 680 and 885 feet above mean sea level (AMSL). The southwesterly parcel slopes gently to the south and west and the northeasterly parcel slopes to the north and west. In addition to the drainage feature noted above, a natural drainage just touches the northeastern corner of the project site (future Lot 16) and continues off-site to parallel the northern and eastern property boundaries for a short distance. The on-site portion of the drainage consists of a shallow, low-lying area that supports a variety of mostly upland weeds and is about 0.2 acre. Both of the drainage features are tributaries to the San Luis Rey River.

The San Diego County Water Authority (SDCWA) maintains a 125-foot easement associated with the Second San Diego Aqueduct. A portion of that easement falls within the far eastern portion of the project site. The project has been designed to avoid grading or development within the SDCWA easement.

1.5 Intended Uses of the Environmental Impact Report

The West Lilac Tentative Map Environmental Impact Report (EIR) is an informational document which will inform public agency decision-makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe a range of reasonable alternatives to the project

The EIR prepared for this project is a project EIR, because the discretionary actions are for site-specific approvals, as compared to a Program or Master Program approval. As indicated under the *California Environmental Quality Act (CEQA) Guidelines*, Section 15161, the analysis for a project EIR shall focus primarily on the changes in the environment that would result from the development within the project area, including planning, construction, and operation.

1.5.1 Matrix of Project Approvals/Permits

This EIR will be used for the following approvals:

Discretionary Approvals	Agency/Agencies
Tentative Map	County of San Diego
Grading and Improvement Plans	County of San Diego
Execution of Indefinite Offer to Dedicate Right-of-Way	County of San Diego
County Right-of-Way Permits Encroachment Permit	County of San Diego
Septic Tank Permit	County of San Diego

Chapter 1.0 Project Description and Environmental Setting

Discretionary Approvals	Agency/Agencies
Fire District Approval	Deer Springs Fire Protection District
School District Approval	Bonsall Union Elementary School District and Fallbrook Union High School Districts
Water District Approval	Rainbow Municipal Water District

1.5.2 Related Environmental Review & Consultation Requirements

No additional environmental review or consultation requirements have been identified for the project.

1.6 Project Inconsistency with Applicable Regional and General Plans

A number of general and regional plans apply to the project and were considered during the design of the project. This review included the San Diego County General Plan and each applicable Plan Element, the Bonsall Community Plan, the Natural Communities Conservation Plan (NCCP), the State Implementation Plan (SIP), the San Diego Air Pollution Control District (APCD) Regional Air Quality Strategy (RAQS), the Regional Water Quality Control Board (RWQCB) Basin Plan. The project's compliance with these plans is evaluated throughout the EIR, with discussion in Chapters 2 and 3. No inconsistencies with these plans were found.

County Private Road Standard

Via Ararat Drive and Aqueduct Road are currently only 20 feet wide and do not meet the County's Private Road Standard. The project will widen Aqueduct Road to 24 feet of pavement on 28 feet of graded width, which will make Aqueduct Road consistent with the County's private road standard. The project will also widen Via Ararat Drive from its existing paved width of 20 feet to a paved width of 22.5 feet and the existing power poles will be relocated. A design exception for these Via Ararat Drive improvements was submitted and approved by both the Department of Public Works of the County of San Diego (October 10, 2001) and the DSFPD (October 2, 2006). In granting this design exception, the Department of Public Works and the DSFPD concluded the road could safely accommodate present and future traffic on Via Ararat Drive.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Section 15130(a) of the State *CEQA Guidelines* states that an EIR shall discuss the cumulative impacts of a project when the project's impacts, even though individually limited, are cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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. Cumulative impacts involve individual effects which may increase in scope or intensity when considered together. Such impacts typically involve a number of local projects, and can result from individually incremental effects when these collectively increase in magnitude over time. Section 15130(b) of the State *CEQA Guidelines* states in part:

"The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the

Chapter 1.0 Project Description and Environmental Setting

cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. . . .”

The evaluation of cumulative effects may be based on a list of past, present, and probable future projects producing related or cumulative impacts. It can also be based upon a summary of projections contained in the adopted general plan or related planning documents. Cumulative projects were researched at the County of San Diego Department of Planning and Land Use.

The identification of a suitable cumulative project area is dependent on the specific environmental issue areas that need to be addressed. For the purposes of this EIR, the environmental issue areas that will be addressed include: aesthetics, agricultural resources, biological resources, cultural resources, hydrology and water quality, land use, noise, air quality, climate change, and transportation/traffic. Cumulative analysis is included in each environmental issue analysis in Chapters 2 and 3 of this EIR. Within each analysis section, the cumulative projects considered for that specific issue area analysis are identified. Table 1-2 and Figure 1-7 identify the cumulative projects considered in the EIR. This master list was based on the agricultural resources cumulative analysis, which included the largest cumulative analysis study area of the environmental subject areas, thereby resulting in a worst-case analysis of cumulative impacts.

Accretive Plan Project

The Accretive Plan Amendment (PAA-09-007) (Accretive) is included as Cumulative Project #33. On November 2, 2009, Calthorpe Associates submitted a request to the County; a Plan Amendment Authorization (PAA) for the Accretive project. The PAA requested permission to process a general plan amendment and specific plan for a master planned community in the Valley Center Community Planning Area consisting of a maximum of 1,746 dwelling units, two schools, a neighborhood-serving commercial village center with retail uses and an active park and a transit center. The PAA contains no information on the square footage or types of retail or commercial uses that will ultimately be proposed, contains no description of on-site roads or infrastructure and does not contain information about the area that will actually be developed, the size of the park areas, or the planned schools.

Approval of the PAA is necessary before Accretive is allowed to submit or process any general plan amendment or specific plan for the project. This PAA request was denied by the Director of DPLU, because the proposal would not be consistent with the existing General Plan or the proposed General Plan Update. On December 17, 2010, the Planning Commission voted to approve the Plan Amendment Authorization that will allow proponents of the Accretive project to submit the project to DPLU for processing and review. As proposed, the project would require approval of an amendment to the County General Plan and approval of a specific plan and tentative and final subdivision map. The action taken by the Planning Commission notes it makes no judgment on the project but simply clears the way to be considered by the County. The project will still require public hearings, environmental review, and eventually consideration by the County Board of Supervisors. At this juncture, a project application has not been submitted on the Accretive project and environmental review has not commenced. Accordingly, the Accretive project is not a probable project. However, it has been analyzed in this EIR based on the limited information currently available from the Plan Amendment Authorization to determine if it would alter any of the cumulative impact analysis.

1.8 Growth Inducing Impacts

Section 15126.2(d) of the State *CEQA Guidelines* requires that an EIR evaluate the growth-inducing impacts of a project. A growth-inducing impact is defined by the State *CEQA Guidelines* as “the ways in which the project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” The State *CEQA Guidelines* also require the analysis of those project characteristics that may encourage or facilitate activities that, either individually or cumulatively, could significantly affect the environment.

Induced growth is any growth which exceeds planned growth and results from new development which would not have taken place without the implementation of the project. The growth-inducing potential of a project would be considered significant if it results in growth or population concentration that exceeds those assumptions included in pertinent general plans, land use plans, or projections made by regional planning authorities. However, the creation of growth-inducing potential does not automatically lead to growth. Additionally, the State *CEQA Guidelines* also state that the lead agency must not assume that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The environmental effects of induced growth are secondary or indirect impacts of the project. Secondary effects of growth could result in significant, adverse environmental impacts, which could include increased demand on community or public services, increased traffic and noise, degradation of air and water quality, and conversion of agricultural land and open space to developed uses. This increase in demand for services would be the result of growth within the area. That creates the need for additional development of adequate services to accommodate the growing community.

The project represents development that is consistent with the adopted General Plan and development that was assumed in regional planning forecasts. In fact, the project proposes fewer residential lots than what would be allowed under the current General Plan and zoning (41 lots allowed compared to 28 that are proposed). Infrastructure improvements for the project are sized to meet project demand and have not been oversized to accommodate other growth. No extension of existing infrastructure is proposed for the project that would remove constraints on the development of other properties. Therefore, the project would not be growth inducing and issue-specific environmental analysis for growth inducing is not carried through in Chapters 2 and 3.

This page intentionally left blank.

Source: Walsh Engineering & Surveying, 2010 | G:\443\61 West Lilac\Subdivision\graphics\docs\2010\TM Map1 | Last Updated : 02-10-10

LEGAL DESCRIPTION

A PORTION OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNADINO MERIDIAN.

TENTATIVE MAP NOTES

1. TAX ASSESSOR'S PARCEL NUMBER: 127-271-28 & 127-290-05
2. TOTAL NUMBER OF LOTS: 28
3. MINIMUM LOT SIZE: 2 ACRES
4. GENERAL PLAN REGIONAL CATEGORY: EDA
5. GENERAL PLAN LAND USE DESIGNATION: 19
6. COMMUNITY PLAN: BONSALL
7. SPECIAL ASSESSMENT ACT STATEMENT: WILL NOT OPPOSE AN ASSESSMENT DISTRICT
8. PARK LAND DEDICATION STATEMENT: WILL PAY IN-LIEU FEE.
9. STREET LIGHTS WILL BE PER COUNTY STANDARDS
10. SOLAR ACCESS STATEMENT: ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 80.401(m) OF THE SUBDIVISION ORDINANCE.
11. TOPOGRAPHIC SOURCE: COUNTY 200 SCALE 410-1719 & 406-1719
12. DISTRICTS:
 - SEWER: SEPTIC
 - WATER: RAINBOW MUNICIPAL WATER DISTRICT
 - FIRE: DEER SPRINGS FIRE PROTECTION DISTRICT
 - SCHOOLS: FALLBROOK UNION HIGH SCHOOL DISTRICT AND BONSALL UNION ELEMENTARY SCHOOL DISTRICT
13. GRADING: SEE THE PRELIMINARY GRADING PLAN
14. ASSOCIATED PERMITS: NONE
15. EXISTING & PROPOSED ZONING:

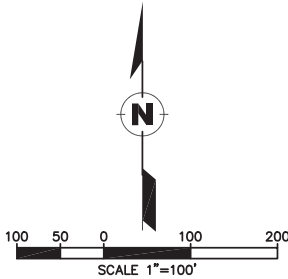
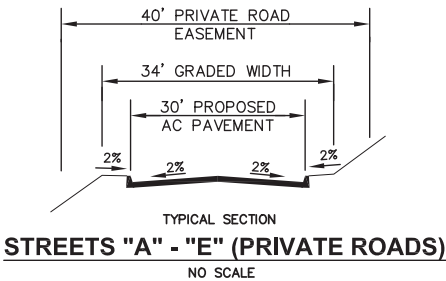
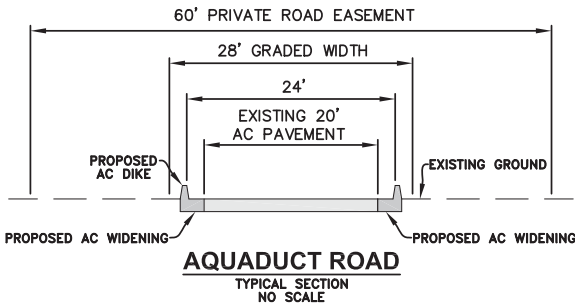
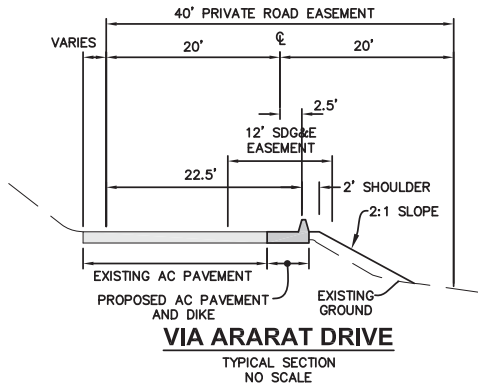
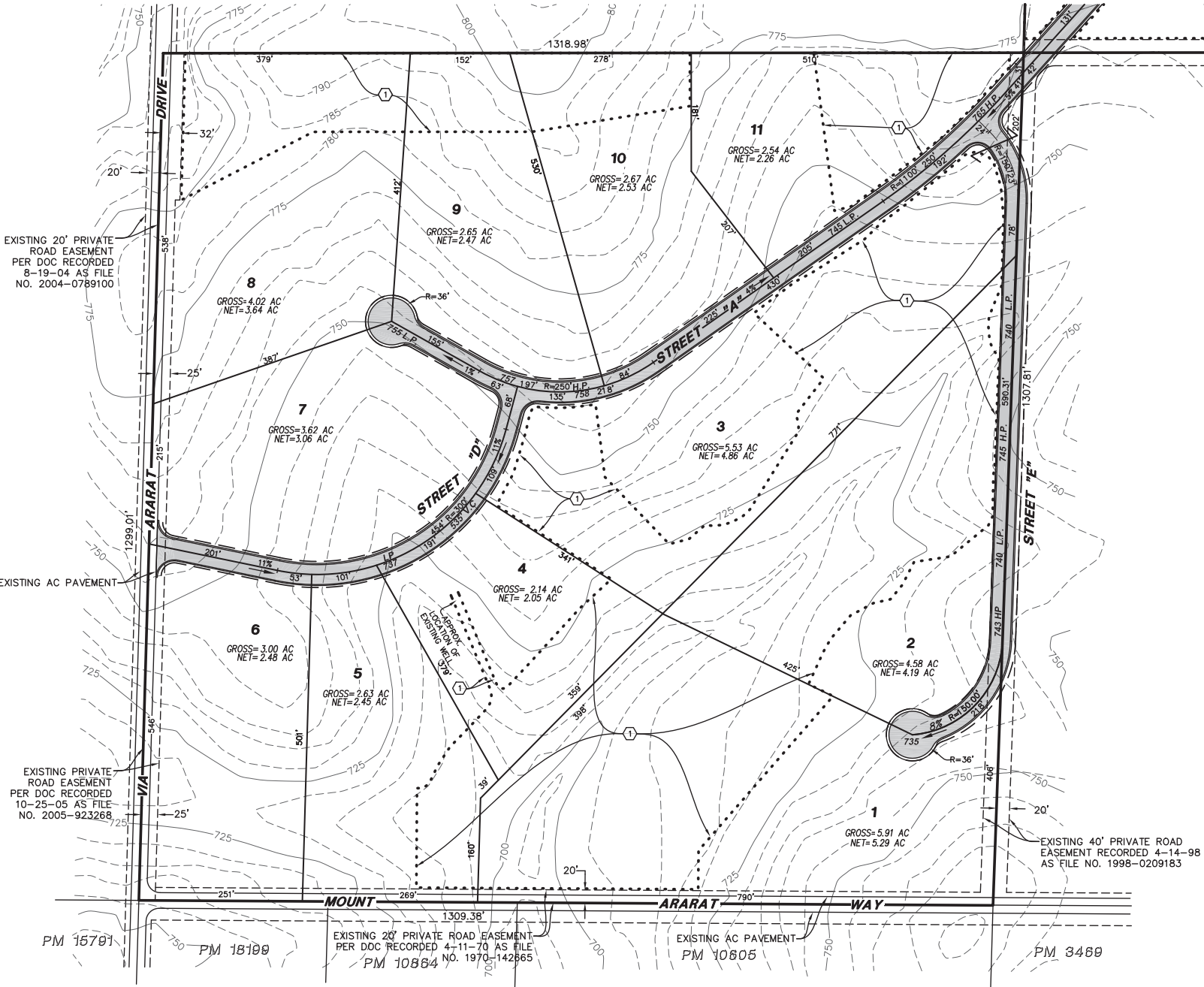
USE REGULATIONS	A-70
ANIMAL REGULATIONS	W
DENSITY	0.50
LOT SIZE	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	W
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--

16. TOTAL GROSS AREA = 92.77 AC
TOTAL NET AREA = 82.13 AC
17. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO THE SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: PROPERTY HAS PRIVATE ROAD EASEMENTS OVER AQUEDUCT ROAD AND VIA ARARAT DRIVE TO WEST LILAC ROAD, A PUBLICLY MAINTAINED ROAD.

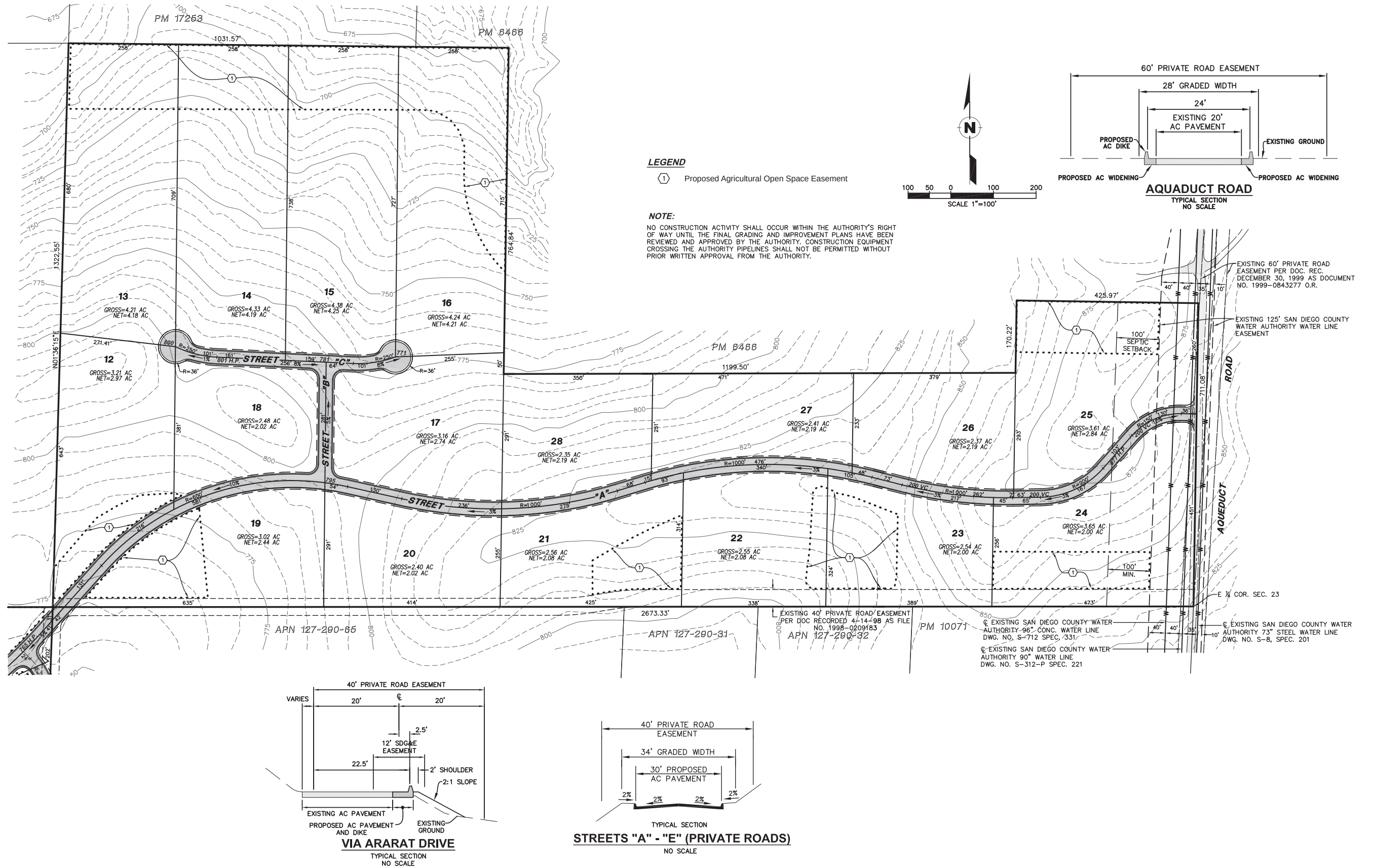
LEGEND

① Proposed Agricultural Open Space Easement

SEE SHEET 2

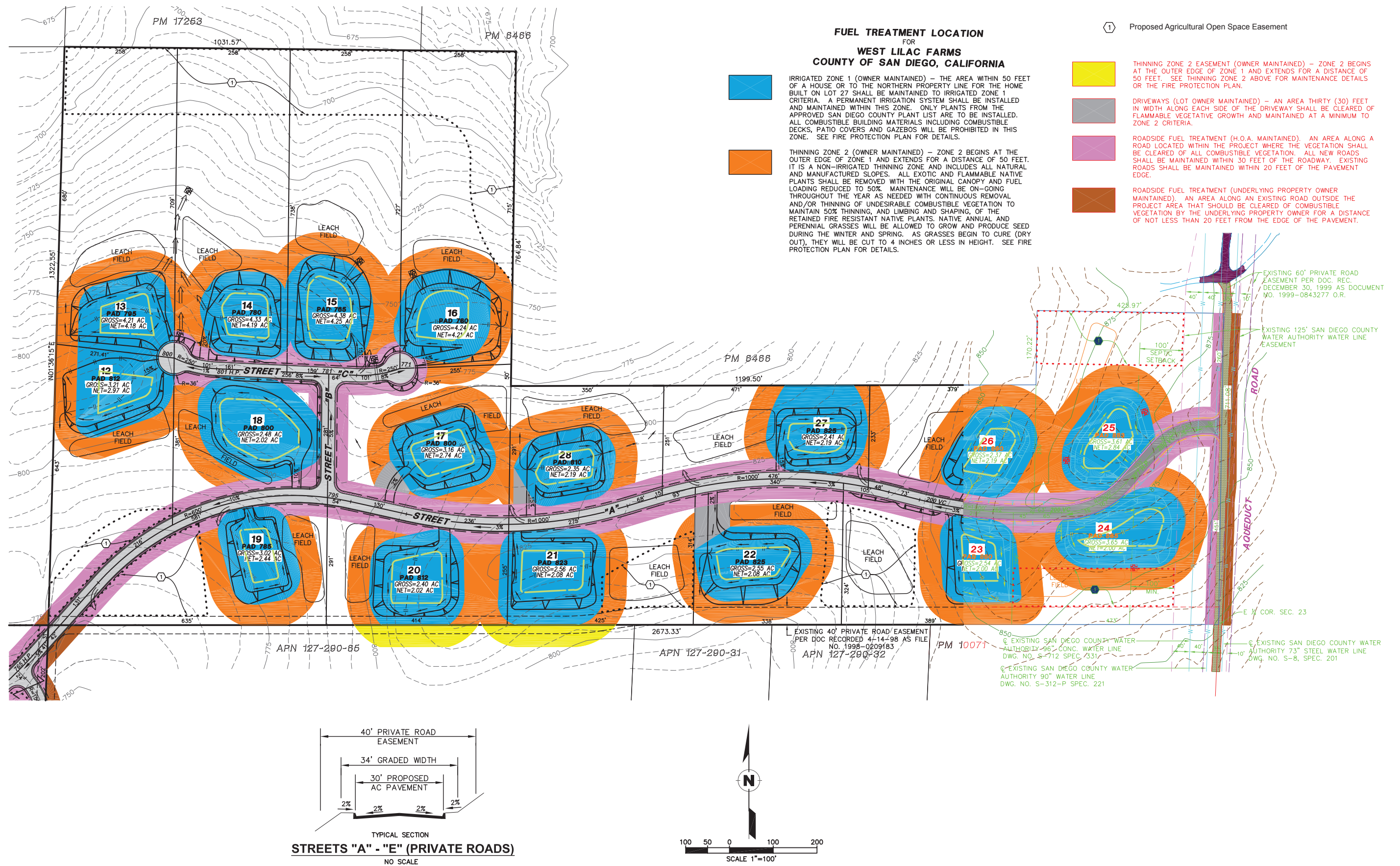


Source: Walsh Engineering & Surveying, 2010 | G:\443\61 West Lilac\Subdivision\graphics\docs\2010\TM Map2 Last Updated : 02-10-10

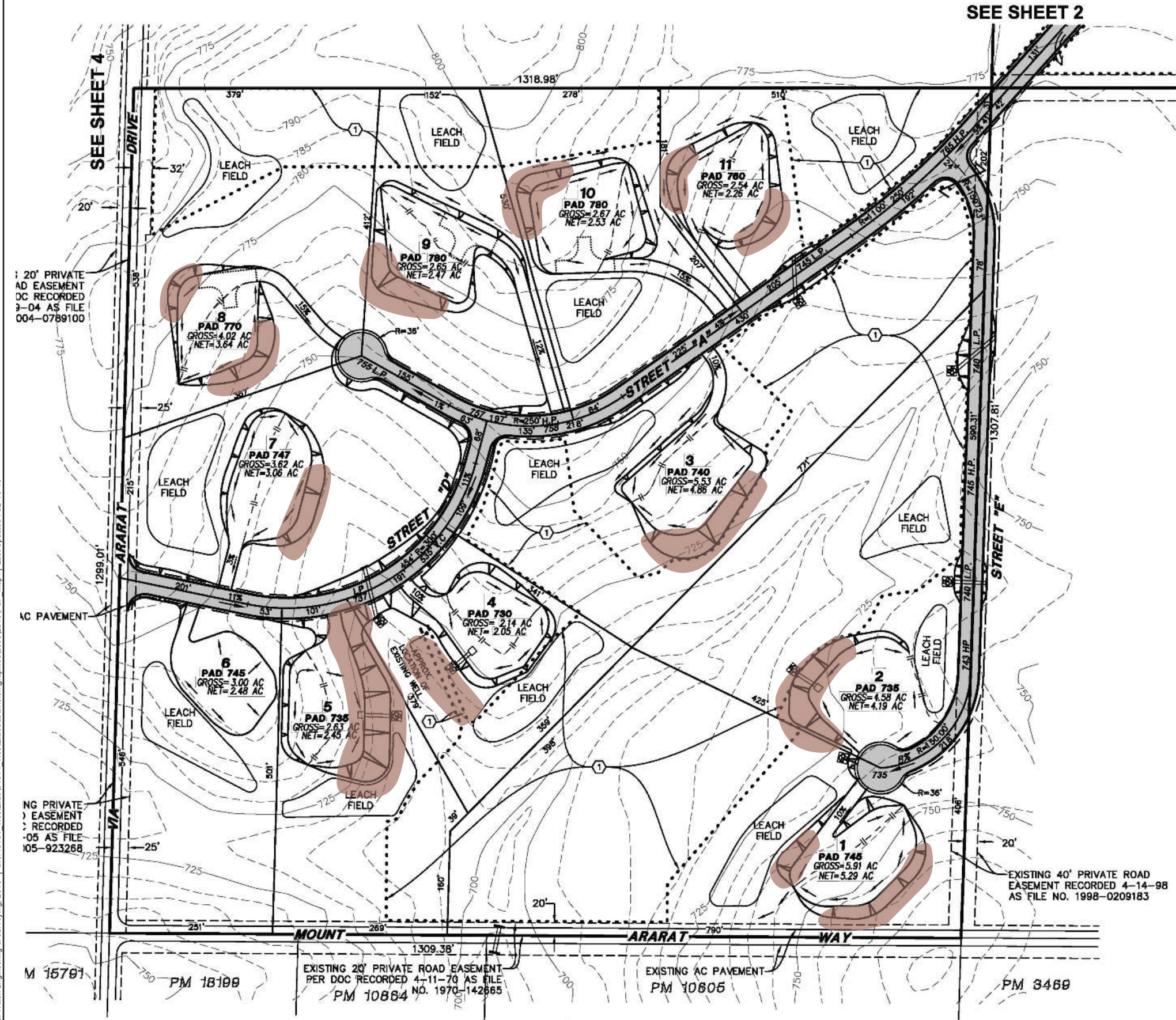


Tentative Map (2 of 2)
FIGURE 1-2





Source: Walsh Engineering & Surveying, 2010 | G:\443161 West Lilac\Subdivisions\graphics\docs\2010\PEP_map1 | Last Updated: 02-10-10



LEGEND

- PROPOSED AGRICULTURAL OPEN SPACE EASEMENT
- SLOPE GREATER THAN 10 FEET

NOTE:

ALL EASEMENTS OF 20' IN WIDTH OR GREATER ARE SHOWN ON THIS PLAN.

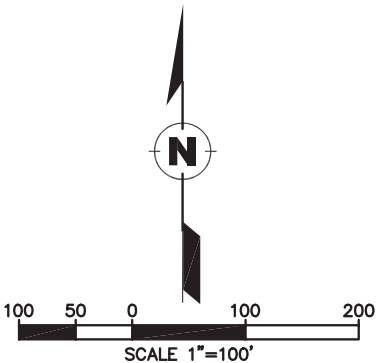
NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

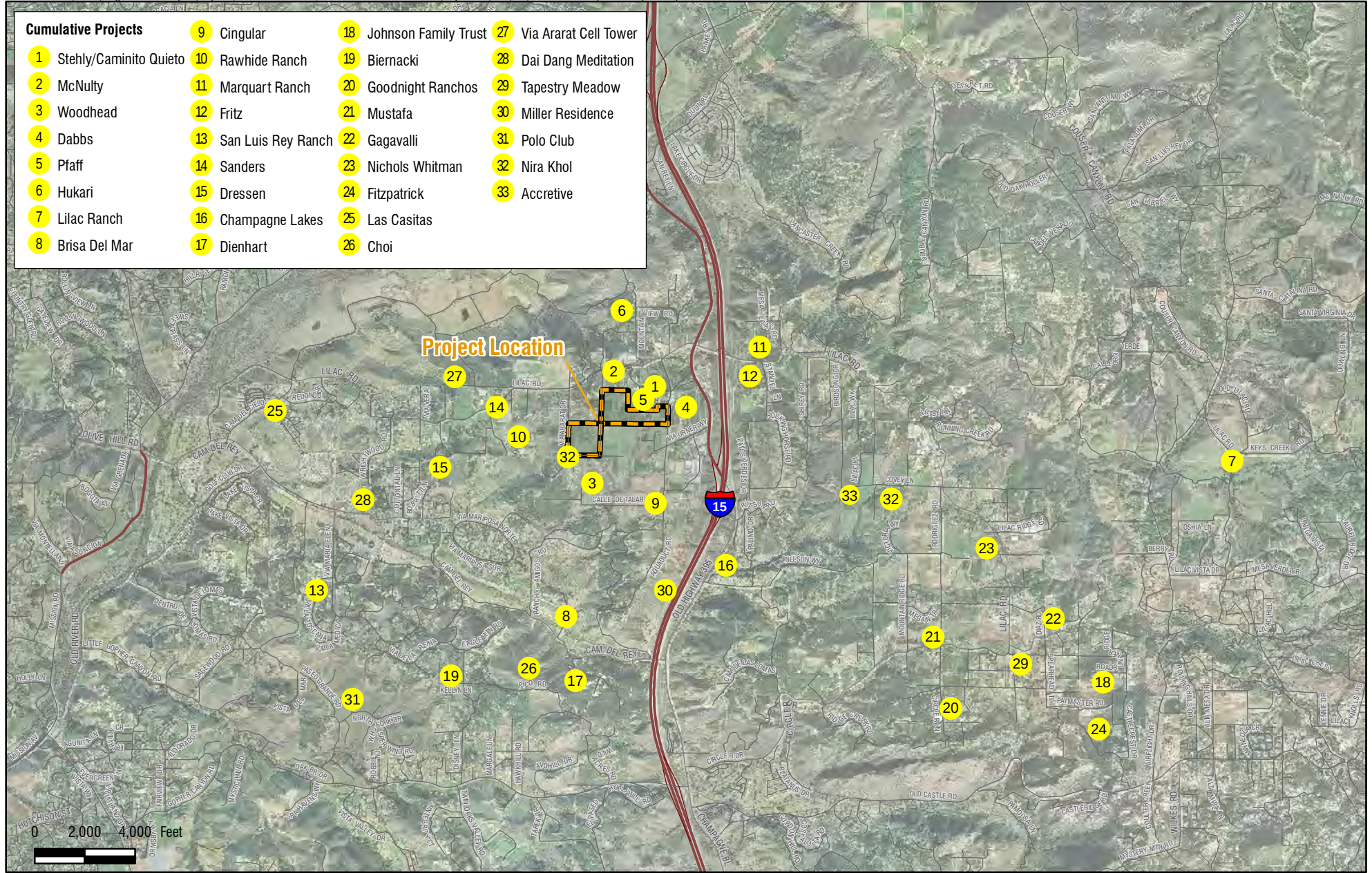
CUT= FILL= 33,000 C.Y. ± SHEET 1 ONLY (PLUS MINOR ROAD GRADING). THIS QUANTITY IS BASED ON 3,000 C.Y. PER LOT AVERAGE. ALL CUT & FILL SLOPES TO BE 2:1 RATIO.

OWNER/SUBDIVIDER:

JAMES D. PARDEE, JR.
WEST LILAC FARMS, LLC
267 STONECREEK COURT
WESTLAKE VILLAGE, CA 91361
1-805-373-5555



Proposed Grading (West Parcel)
FIGURE 1-5



Cumulative Projects

FIGURE 1-7

Chapter 1.0 Project Description and Environmental Setting

TABLE 1-1
Project Design Considerations

Aesthetics
Project will adhere to all requirements of the San Diego County Light Pollution Code to reduce potential for night sky pollution.
Air Quality
During project construction and grading, the following controls will be in place: • Apply soil stabilizers to inactive areas • Replace ground cover in disturbed areas as soon as possible • Control during equipment loading/unloading • Water active sites and haul roads a minimum of twice daily • Reduce speeds on unpaved roads to 15 mph
Biological Resources
The drainage on the project site will be within the Agricultural Open Space easement and therefore, there will be no change from the ongoing agricultural activities. The project has been designed to avoid impacts to southern coast live oak riparian forest located off-site to the northeast of proposed Lot 16. The Agricultural Open Space easement will extend no less than 100 feet inwards from the property boundary in the vicinity of the off-site southern coast live oak riparian forest. This easement is approximately 150 feet away from the off-site oak riparian forest habitat. Because the easement prohibits the construction of any habitable structures that might require off-site fire clearing, both the offsite southern coast live oak riparian forest and adequate wetland buffer will not be impacted by the project.
Cultural Resources
If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
Fire Safety
• The project proposes fuel modification around each of the residential pads, as depicted in Figures 1-3 and 1-4 of the EIR. Fuel modification will occur in several zones. The first zone, represented in blue on Figures 1-3 and 1-4, is the Irrigated Zone and covers the first 50 feet from the future homes, or to the northern property line. This zone is maintained by the homeowner and requires a permanent irrigation system to be installed and maintained and limits the types of landscaping to those species that are on the County's Suggested Plant List for a Defensible Space. No combustible structures, such as decks, patio covers or gazebos will be permitted within this area. The second zone is the Thinning Zone, as depicted in orange on Figures 1-3 and 1-4. The Thinning Zone is also maintained by the homeowner and begins at the outer edge of the Irrigated Zone and extends for a distance of 50 feet. The Thinning Zone is a non-irrigated zone and includes all natural and manufactured slopes. All exotic and flammable native plants shall be removed and the remaining plants shall be thinned by 50%. The thinning will be ongoing and occur throughout year. Additional fuel modification is identified for the 30 feet adjacent to roadways and driveways, as well as for off-site property owners, as depicted on Figures 1-3 and 1-4. For Lot 27, the first zone will be 90 rather than 50 feet with no Zone 2 area.

Chapter 1.0 Project Description and Environmental Setting

- The fuel management zones will be required to be shown on the grading plans.
- The off-site fuel modification zones south of Lots 20 and 21 shall be conveyed to the County of San Diego prior to the recordation of the Final Map.
- All newly constructed structures will be built to the Enhanced Fire-Resistive Construction Requirements, as identified in Appendix D of Appendix J of the EIR.
- Install automatic interior sprinkler systems per National Fire Protection Association Standards.
- Tempered glass shall be used in at least one panel of all windows and openings in the outer walls.
- Future lot owners are personally responsible for all fuel treatment measures within their property lot. Where these zones extend onto an adjoining lot within the development, the lot owner benefiting from the fuel treatment shall be allowed to perform the work on the adjacent property.
- All property owners will be members of an HOA, if in force, and will financially support the annual maintenance of all required Fuel Modification Areas within the common areas of the subdivision.
- All roadside fuel treatment within the subdivision as shown on the Fuel Modification Zone Map (Figures 1-3 and 1-4) is the maintenance responsibility of the HOA or applicable property owner except for private driveways which is the maintenance responsibility of the individual lot owners.
- All property owners will financially support their share of the annual maintenance of all required roadside fuel treatment of private roads leading from West Lilac Farms to West Lilac Drive.
- The HOA Board or property owners will have the authority for enforcing required fuel treatment measures on all lots and restrictions on combustible structures on all areas.
- Trash dumping or disposal of yard trimmings in the fuel treatment zones shall not be allowed.
- The Fuel Treatment Zones, as depicted in Figures 1-3 and 1-4 shall be shown on the CC&Rs and recorded against all lots. The property owners or HOA will be responsible for enforcing all required fuel modification treatments on all lots.
- The HOA Board or the property owners will be responsible to the DSFPD Fire Marshal for the completion of all required Fuel Modification Treatments prior to the annual fire season. This includes the perpetual management of invasive species (exotics) in any zone required for approval of this development.
- All individual yard landscaping plans, including additional structures, will comply with the Fire Protection Plan (Appendix J of EIR). Landscape plans shall be approved by the HOA Board, if in force, and any disputes relating to HOA Board approval of individual yard landscaping, with regard to interpretation of the Fire Protection Plan, will be decided by the DSFPD Fire Marshal. The Fire Marshal's decision will be final and binding on the landowner and future owners of the lots.
- Trees shall be placed and maintained so that their crown cover at maturity will be more than 10 feet from any structure.
- All plants will be in accordance with the San Diego County recommended plant list or as approved by the San Diego County Fire Marshal.
- Upon the sale of a lot to a new owner a copy of the Fire Protection Plan (Appendix J of EIR) shall be provided as a condition of the sale.
- The DSFPD will be designated as a third party beneficiary of a homeowners' association's duty to perform "Fire Prevention Maintenance" for all portions of the Association Property (or Common Area) that constitute Fuel Modification Zones to be maintained by the homeowners' association, and of any Owner's duty to comply with any Fuel Modification Zone restrictions applicable to their lot.
- The DSFPD shall have the right, but not the obligation, to enforce the property owners' or HOA's duty to perform such Fire Prevention Maintenance, and to enforce compliance by any Owner with

Chapter 1.0 Project Description and Environmental Setting

any Fuel Modification Zone restrictions applicable to their lot. In furtherance of such right, the DSFPD shall be entitled to recover its costs of suit, including its actual attorneys' fees, if it prevails in an enforcement action against a homeowners' association and/or an individual lot owner.

- Firewood shall not be stored in unenclosed space beneath a building or structure, on a deck or under eaves, a canopy or other projection or overhang. When required by the fire code official, firewood or other combustible material stored in the defensible space surrounding a structure shall be located at least 30 feet from any structure and separated from the crown of any trees by a minimum of 15 feet, measured horizontally. Firewood and combustible materials not for use on the premises shall be stored so as not to pose a fire hazard.
- Brush/tree removal shall be completed prior to allowing any combustible material being delivered to the building site and the owner shall maintain the fuel modification zone during the duration of the project.
- During construction, at least 50 feet of clearance around the structures shall be kept free of all flammable vegetation as an interim fuel modification zone during construction of structures.
- No occupancy permit for any structure shall be issued until all the required fuel modifications zones specified in Figures 1-3 and 1-4 are established.
- If the landowner is aware of any state or federal listed species on their property, the United States Fish and Wildlife Service will be notified prior to the abatement.
- Debris and trimmings produced by thinning and pruning will be removed from the site, or, if left, shall be converted into mulch and evenly dispersed to a maximum depth of four inches. Such trimmings will not be within 50 feet of structures.
- Any damaged or replacement window, siding, roof coverings, vent, and specific non-combustible wall will meet or exceed the original intent of the fire protection discussed in this plan.
- New property owners shall be provided with information regarding the wildfire mitigation efforts necessary for community fire safety that are contained in the fire protection plan.
- The HOA, if in force, shall yearly provide the lot owners with information regarding the wildfire mitigation efforts necessary for community fire safety that are contained within the Fire Protection Plan (Appendix J of EIR).
- Street name signs will be installed in accordance with San Diego County standards and in accordance with DSFPD requirements.
- The project includes the installation of nine fire hydrants as required by the DSFPD. Fire flow will meet DSFPD requirements of 1,500 gallons per minute at 20 PSI.
- Road and hydrant improvements will be installed and serviceable prior to the issuance of a building permit as mandated by the DSFPD.

Hydrology/Water Quality

Construction BMPs

- Rip rap energy dissipaters
- Provide silt fences, jute mats, track rolling, etc., on slopes.
- Bonded fiber matrix slope protection and stabilized construction entrances.
- Control erosion by soil stabilization methods such as watering, planting, covering, etc.
- Install, or have ready to install, gravel bags, straw bale dikes, earth dikes, fiber rolls, etc., at appropriate locations.
- Construct a stabilized construction entrance/exit and tire wash.
- Permanent revegetation of all disturbed uncovered areas.

Chapter 1.0 Project Description and Environmental Setting

Post-Construction BMPs

Site Design

- Minimal impervious areas- Reduced length of streets and use of cul-de-sacs.
- Natural drainage swales vegetated with seasonal plants and grasses for filtration for storm runoff.
- Residences will be setback to provide drainage from rooftops into landscaped areas.
- Rip rap energy dissipaters located at all storm drain and spillway outfalls.

Source Control

- Implement a homeowner education program regarding storm water runoff will be implemented.

Treatment Control

- Roof drainages will deposit into landscaped areas.
- Storm water runoff will be conveyed under the access roads through culvert undercrossings.
- Rip rap energy dissipaters will be located at spillways and culvert outfalls to provide runoff velocity reduction.
- Runoff from private streets will be deposited into vegetated swales.
- Storm runoff will be filtered through landscaping and vegetated swales.

Low Impact Development (LID)

- Maintenance of the LIDs on the building pads will be the responsibility of the individual property owners.
- Maintenance of the LIDs for the private roads will be the responsibility of the HOA, if in effect. The HOA will be given the authority to ensure the long-term preservation and maintenance of the homeowners' on-site LIDs via the CC&Rs. If an HOA is not in effect, than individual property owners will be responsible for maintaining the LIDs for the private roads.
- A specific plan, design, and maintenance of the LIDs for the private roads will be implemented during the final engineering phase of the development.
- A specific plan, design, and maintenance of the LIDs for the building pad area will be implemented during the Building Permit Phase of the development.
- The project incorporates the following LID features:
 - o Bio-filtration basins
 - o Preservation of natural drainages
 - o Preservation of trees
 - o Set-back development envelopes from drainages
 - o Restrict heavy construction equipment access to planned green/open space areas.
 - o Retill soils compacted by construction vehicles/equipment
 - o Collect and reuse upper soil layers of development site containing organic materials
 - o Curb cuts to landscaping
 - o Use of rural swales
 - o Pitch pavement towards landscaping
 - o Downspouts drain to swales
 - o Reuse of native soils
 - o Use of smart irrigation systems.

Noise

Site grading and/or the removal of vegetation on Lot 16 from January 1 to August 31 will require a pre-construction nesting survey to preclude sensitive nesting birds in the adjacent riparian areas. If the pre-construction survey indicates the presence of sensitive birds, then a noise report shall be prepared and submitted to the County and shall include measures to reduce noise during construction in the occupied habitat to maintain noise at or below the standard noise levels of 60 dB(A), or the noise producing construction activities shall be prohibited until after the breeding season.

Chapter 1.0 Project Description and Environmental Setting

Transportation/Traffic

Widen Aqueduct Road to 24 feet of pavement on 28 feet of graded width.

Widen Via Ararat to provide 22.5 feet of pavement and place four-inch white edge line along each side of the roadway and place delineators or reflective markings at each power pole along Via Ararat.

Neighboring residents have raised concerns about the project traffic utilizing the private road Via Urner Way, as a cut-through route to get to Old Highway 395. Via Urner Way is located south of the project access point of Aqueduct Road and Street "A". To ameliorate this concern, the HOA, or project applicant, will install and maintain a "Left Turn Only" sign at the Street "A" exiting onto Aqueduct Road. The signage will direct project traffic to travel north on Aqueduct Road and away from Via Urner Way and minimize any cut through traffic onto Via Urner Way to Old Highway 395.

Chapter 1.0 Project Description and Environmental Setting

TABLE 1-2
Cumulative Projects⁽¹⁾

Map ID #⁽¹⁾	Project Name/ Number	Project Description	Status
1	Stehly (Caminito Quieto) TPM 20799	Minor subdivision to create four parcels on an 11.7-acre parcel in Bonsall Community Planning Area. Access provided by a private road and driveways connecting to Caminito Quieto.	Under Environmental Review
2	McNulty Minor Subdivision TPM 20763	Minor subdivision of a 5.2-acre parcel into two lots. An existing single family dwelling on one parcel will remain.	Approved
3	Woodhead TPM 20541	Minor subdivision of 12.5 acres into four parcels plus a designated remainder parcel for a single-family residence. Lot sizes range from 2.2-3.2 acres. Access is provided by Mt. Ararat Way.	Approved
4	Dabbs TM 5346	Division of 38.4-acre of residential land into nine parcels with 4 acres minimum in size.	Under Environmental Review
5	Pfaff TPM 21016	Division of existing 7.8-acre parcel into two parcels.	Approved
6	Hukari TPM 20830	Minor subdivision of 30 acres into 4 lots with an 8-acre remainder parcel.	Approved
7	Lilac Ranch TM 5385	Division of 909 acres for approximately 350 residential units, fire station, ranch house and preserved open space.	Under Environmental Review
8	Brisa del Mar TM 5492	Major subdivision of 215 acres into 37 lots.	Under Environmental Review
9	Cingular Wireless	Proposed telecommunications facility.	Approved
10	Rawhide Ranch MUP 72-618	Development of a 750 square foot building on an existing ranch.	Approved
11	Marquart Ranch TM 5410	44-acre subdivision into 9 lots	Approved
12	Fritz TPM 20685	Subdivision of 9.1 acres into 4 parcels	Approved
13	San Luis Rey Ranch TM 5079	Subdivision of 127 acres into 29 lots.	Approved
14	Sanders TPM 20845	Approved for the subdivision of 14.8 acres into four lots and a remainder parcel.	Under Environmental Review
15	Dressen TPM 20727	Subdivision of 11.8 acres into two residential lots.	Approved
16	Champagne Lakes MUP 70-212-02	Proposes relocation of undeveloped recreational vehicle and mobile home spaces. Area is 51.5 acres. Addition of 10 RV spaces, conversion of 41 RV spaces and new restroom. Second access road will be added from Highway 395.	Approved
17	Dienhart TPM 20664	3-lot subdivision	Approved

Chapter 1.0 Project Description and Environmental Setting

Map ID #⁽¹⁾	Project Name/ Number	Project Description	Status
18	Johnson Family Trust TPM 20676	Minor subdivision of 10 acres into 2 lots.	Approved
19	Biernacki TPM 20863	Minor subdivision of 4.9 acres into 2 lots.	Approved
20	Goodnight Ranchos TPM 21001	Minor subdivision of 5 acres into 2 parcels.	Approved
21	Mustafa TPM 20811	Subdivision of 16.4 acres into 4 parcels	Approved
22	Gagavalli TPM 21101	Minor subdivision of 4.33 acres into 2 parcels.	Approved
23	Nichols Whitman TPM 20950	GPA and Rezone for 4-lot subdivision	Approved
24	Fitzpatrick TPM 20842	Minor subdivision of 10.8 acres into 4 residential lots.	Approved
25	Las Casitas TPM 5387	12-unit condominium on 1.7 acres.	Approved
26	Choi TM 5264	112-acre subdivision into 8 residential lots.	Withdrawn
27	Via Ararat Cell Tower MUP 06-090	Sprint-Nextel wireless communication facility.	Approved
28	Dai Dang Meditation MUP 04-016	3.1 acre site, proposes 6,196 s.f. general building, 7,664 s.f. meditation hall, 8,396 s.f. residence quarters.	Approved
29	Tapestry Meadow MUP 06-061	Equestrian center on 10 acres site, for a maximum of 40 horses.	Approved
30	Miller Residence Site Plan 99-043	Remodeled single family home on 5 acres.	Approved
31	Polo Club MUP 92-019-M2	165-lot, 442-acre Planned Residential Development	Approved, Undergoing Regulatory Permitting
32	Nira Kohl TPM 20319	Subdivision of 17 acres into 4 lots plus a remainder parcel for single-family residential development. Lots range in size from 2.2 to 2.8 acres in size.	Approved
33	Accretive Plan Amendment (PAA09-007)	416 acres, 1,746 dwelling units, two schools, neighborhood serving commercial village center with retail uses, active park and transit center.	Plan Amendment Application approved by Planning Commission

⁽¹⁾ Researched at County of San Diego in August 2008 and September 2009.

⁽²⁾ See Figure 1-7 for a location of the cumulative projects.

This page intentionally left blank.