



County of San Diego

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DEPARTMENT OF PLANNING AND LAND USE

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September 18, 2008

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

1. Title; Project Number; Environmental Log Number:

Helen Woodward Animal Center Major Use Permit for the renovation of an existing animal care facility; P04-059; ER# 96-08-023B
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. Contact: Jarrett Ramaiya, Project Manager
b. Phone number: (858) 694-3015
c. E-mail: Jarrett.Ramaiya@sdcounty.ca.gov.
4. Project location:

6461 El Apajo Road, Rancho Santa Fe, CA 92067

Thomas Brothers Coordinates: Page 1168, Grid E/6
5. Project Applicant name and address:

Helen Woodward Animal Center
6461 El Apajo Road
Rancho Santa Fe, CA 92067
6. General Plan Designation
Community Plan: San Dieguito
Land Use Designation: 21 (Specific Plan Area)
Density: N/A

7. Zoning
Use Regulation: S88 (Specific Plan)
Minimum Lot Size: 8 acre(s)
Special Area Regulation: F

8. Description of project:

The project is an application for a Major Use Permit and consists of the phased reconstruction and renovation of the existing 120,710 square foot Helen Woodward Animal Center (“HWAC” or “the Center”), on its current Rancho Santa Fe site. The phased rebuilding of the Center anticipates approximately 87,339 square feet of new building space, referred to as Building I, Building III, and the Therapeutic Riding Structure, and approximately 41,013 square feet of renovated space referred to as Building II. In addition, approximately 4,098 square feet of new horse stalls will be located adjacent to Building II and approximately 9,218 square feet of new horse stalls will be located adjacent to the Therapeutic Riding Arena. The total gross square footage of the proposed project is 141,668 square feet. A variety of exterior site amenities are planned including horse grazing pastures, lunging pen, walking path, corrals, children’s activity fields with pre-fabricated shade structure, animal play & exercise fields, mechanical and equipment storage yard, and waste storage. The design has changed from a Campus style plan in the original submittal, consisting of eight separate conditioned structures, to a more compact plan consisting of three conditioned structures, referred to as Building I, Building II, and Building III. Existing parking on-site currently consists of 144 spaces and will be increased through the proposed project to a total of 256 spaces. The project site is located on 12.15 acres on El Apajo Road in the San Dieguito Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category EDA (Estate Development Area) and ECA (Environmentally Constrained Area), Land Use Designation 21 (Specific Plan). Zoning for the site is S88 (Specific Plan). Access would be provided by a driveway connecting to El Apajo Road. The project would be served by sewer from the Whispering Palms Sewer District and imported water from the Olivenhain Municipal Water District. No extension of sewer or water utilities will be required by the project. Grading would include a cut of approximately 619 cubic yards with fill of approximately 42,827 cubic yards.

There are two previously approved Major Use Permits on the site. The northerly 5.43-acre parcel (APN 269-080-09) was originally approved (P74-170) as a public stable and animal kennel by the Planning Commission on April 6, 1975, as was the accompanying Negative Declaration. A Modification, P74-170W¹, to upgrade the animal center with a roof over the ring was approved by PERB on January 19, 1989. This Modification was found exempt under Section 15301(L)(4) of CEQA. There were also five Minor Deviations approved to add a noise wall, a building, and 3 trailers. The second Major Use Permit, P83-014, for a dog kennel was approved by PERB on June 16, 1983 as was the accompanying Negative Declaration. This Permit covers the southerly two parcels (APN’s 269-080-05 & 06), which equals 6.72

acres. The Board of Supervisors adopted the El Apajo Specific Plan, SP96-01, Rezone R97-001, and a Negative Declaration, ER# 96-8-023 on December 10, 1997. This plan incorporated the existing uses, such as the animal center, and proposed improvements to the drainage of the area. A new Mitigated Negative Declaration has been prepared for the project.

9. Surrounding land uses and setting:

The Helen Woodward Animal Center is located within the community of Rancho Santa Fe. More specifically, it is in the El Apajo Specific Plan area of the San Dieguito Community Plan Area. The El Apajo Specific Plan area is described as estate residential with a semi-rural character and equestrian orientation. HWAC is situated between the Horizon Christian Fellowship Church to the east and a 5 acre retail center, Fairbanks Village Plaza, to the west. Across El Apajo Road to the North, is the Fairbanks Ranch Fire Station. The Horizon Christian Fellowship Church religious assembly complex is estimated to have approximately 50,000 square feet of conditioned space. The buildings within Fairbanks Village Plaza total approximately 58,000 square feet. A County of San Diego (County) jurisdictional wetland is located along the southern boundary of the property.

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

<u>Permit Type/Action</u>	<u>Agency</u>
Landscape/Restoration Plans	County of San Diego
Major Use Permit	County of San Diego
County Right-of-Way Permits Construction Permit and/or Encroachment Permit	County of San Diego
L-Grading Permit (L-15437)	County of San Diego
Improvement Plans	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Water District Approval	Olivenhain Municipal Water District
Sewer District Approval	Whispering Palms Sewer District
Fire District Approval	Rancho Santa Fe Fire District

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 “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural 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 type="checkbox"/> Hydrology & Water Quality | <input 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.
- 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.

	September 18, 2008
Signature	Date
Jarrett Ramaiya	Land Use/Environmental Planner III
Printed Name	Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

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.

Less Than Significant Impact: The project site is located 6461 El Apajo Road in the San Dieguito Community Plan area. Based on a site visit and review by County staff on January 18, 2008, the proposed project is not located near or within, or visible from, a scenic vista and would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project would not have an adverse effect on a scenic vista.

The proposed project is the phased reconstruction and renovation of an existing animal care facility. The Helen Woodward Animal Center is a long established and accepted feature in the visual landscape of the area. Additionally, the proposed renovation and expansion has been designed to include Spanish-style architecture, which is the traditional architectural character within the Rancho Santa Fe community. Based on information and architectural plans provided by the applicant, the project has been determined to be compatible with the existing visual environment in terms of visual character and quality and is not located near or within the viewshed of a scenic vista. Therefore, the impact is less than significant.

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

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Impact: Based on a site visit completed by County staff on January 18, 2008, and a review of photographs, maps, and other related research information, the proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The proposed project is the phased demolition, reconstruction and renovation of an existing animal care facility. The Helen Woodward Animal Center is a long established and accepted feature in the visual landscape of the area. Therefore, as the proposed project is not located near or visible within the composite viewshed of a State scenic highway, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than 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 semi-rural. The Helen Woodward Animal Center is located within the community of Rancho Santa Fe. More specifically, it is in the El Apajo Specific Plan area of the San Dieguito Community Plan area. In the El Apajo Specific Plan the area is described as estate residential with a semi-rural character and equestrian orientation. HWAC is situated between the Horizon Christian Fellowship Church to the east and a 5 acre retail center, Fairbanks Village Plaza, to the west.

The proposed project is the reconstruction and renovation of an existing facility. The Helen Woodward Animal Center is a long established and accepted feature in the visual landscape of the area. The project is compatible with the existing visual environment's

visual character and quality for the following reasons: the proposed project is at a relatively low elevation, approximately 40 feet above mean sea level. To the north is a small ridge with an elevation of approximately 120 feet which obscures views of the proposed project from the north. The proposed project is surrounded by similar development, including the Horizon Christian Fellowship Church, the Fairbanks Village Plaza, and Solana Santa Fe Elementary School. The proposed project has been designed to include Spanish-style architecture, which is the established architectural character within the community of Rancho Santa Fe. All structures would have a maximum height of 30' and would not exceed two stories, in accordance with the El Apajo Specific Plan. Building faces would be a smooth plaster of off-white to light shades of earth tones, similar to buildings on adjacent properties. Visible roofing is to be a boosted clay tile of a medium shade of earth tone/terra cotta color, similar to buildings on adjacent properties and in the area. Any equipment on roofs or exterior walls would be screened with architecturally compatible materials, with colors compatible with all other architectural elements. The project also includes a conceptual landscape plan which would provide additional screening of the proposed structures from public and neighboring view. Mature trees would be used to screen the structures along San Dieguito Road and El Apajo Road. Trees and shrubs would also be used on the portion of the site facing the floodplain to allow uninterrupted views of the floodplain. Additionally, the Helen Woodward Animal Center has been an existing part of the community for over 30 years and is therefore an accepted feature within the existing visual landscape.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the Helen Woodward Animal Center is an existing facility and thus an accepted feature within the visual landscape. The project has been designed to include Spanish-style architecture, landscaping, and site design to minimize all aesthetic impacts related to the renovation and expansion of the existing facility. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

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

Discussion/Explanation:

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, approximately 29 miles from the Palomar Observatory. 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.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

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

In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

II. AGRICULTURAL RESOURCES -- Would the project:

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project site has land designated as Farmland of Statewide Importance according to the State Farmland Mapping and Monitoring Program (FMMP). However, based on a site visit by staff and a review of historic aerial photography, there is no evidence of agricultural use on the project site since 2000. This date is at least four years prior to the last FMMP mapping date. In order to qualify for the Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance designations, land must have been cropped at some time during the four years prior to the last FMMP mapping date. Given the lack of agricultural use on the site within at least the past 30 years, the Farmland of Statewide Importance designation of this area according to the State is incorrect. The Farmland designation is likely misapplied as a result of the large scale of the Statewide mapping effort which assigns Farmland designations based on aerial photography and limited ground verification. Therefore, due to the lack of historic agricultural use at the project site, the site does not meet the definition of an agricultural resource and no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use will occur as a result of this project.

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

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: The project site is zoned S88, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The surrounding area within radius of 1 mile has various agricultural and semi-rural uses including field crops, orchards, and vineyards in areas of Statewide Importance and Prime Agricultural soils. As a result, the proposed project was reviewed by Marcus Lubich, Agricultural Specialist, and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons: the proposed project site is currently developed with the Helen Woodward Animal Center. The Center has been in existence for over 30 years and therefore the parcel is built up and highly disturbed. There have not been any agricultural uses on site since at least before 2000 and thus the proposed project will have a less than significant impact on the Prime Agricultural soils on site. Other reasons that the proposed project will result in a less than significant impact include:

- Active agricultural operations are separated from proposed land uses on the project site by (by other developed parcels, for example the adjacent Horizon Church, the Fairbanks Village commercial center, and Solana Santa Fe Elementary School).
- Active agricultural operations in the surrounding area are already interspersed with single family residential and commercial uses and the proposed use would not significantly change the existing land uses in the area, resulting in a change that could convert agricultural operations to a non-agricultural use.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

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

Discussion/Explanation:

Less Than Significant Impact: 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 is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

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

Discussion/Explanation:

Less Than Significant Impact: The project is an application for a Major Use Permit and consists of the phased reconstruction and renovation of the existing 120,710 square foot Helen Woodward Animal Center (“HWAC” or “the Center”), on its current Rancho Santa Fe site. The phased rebuilding of the Center anticipates approximately 87,339 square feet of new building space, referred to as Building I, Building III, and the Therapeutic Riding Structure, and approximately 41,013 square feet of renovated space referred to as Building II. In addition, approximately 4,098 square feet of new horse stalls will be located adjacent to Building II and approximately 9,218 square feet of new horse stalls will be located adjacent to the Therapeutic Riding Arena. The total gross square footage of the proposed project is 141,668 square feet. 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 minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, the added vehicle trips generated from the project will result in 130 Average Daily Trips (ADTs) to the 530 existing ADT. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, 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.

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.

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

Discussion/Explanation:

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM₁₀, NO_x and VOCs from construction/grading activities, as well as VOCs as the result of increase of traffic from operations at the facility. 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 minimal and localized, resulting in PM₁₀ and VOC emissions below the screening-level criteria established by the LUEG guidelines for determining significance. The vehicle trips generated from the project will result in 130 additional Average Daily Trips (ADTs) to the existing 530 ADTs. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM₁₀.

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 for VOCs and PM₁₀, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). 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 (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) 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 PM₁₀ 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.

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

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th 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.

Less Than Significant Impact: The following sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project: Solana Santa Fe Elementary School and Horizon Christian Fellowship School. However, based on review by a DPLU staff air quality specialist, this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the listed projects have emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project could produce objectionable odors, which may result from the keeping and care of animals and associated animal waste. However, given the location of the project and the nature of the odors, these impacts are not expected to affect a substantial number of people for the following reasons: the project has been designed to utilize multiple buildings for animal keeping and care, which will limit the spread of objectionable odors and the applicant has completed a Animal Waste, Fly and Vector Control Plan which will provide for sufficient handling and processing of odor-producing byproducts. The plan, approved by the Department of Environmental Health, would continue to implement methods to address the following

project uses in order to minimize odors: manure/animal waste management, general equine and livestock sanitation management, feed storage protection, landscape design and maintenance, chemical controls, water management, and ongoing best management practices. (Please see the Animal Waste, Fly and Vector Control Plan for specific information on how the project would continue to implement these components). Additionally, the Helen Woodward Animal Center has been in existence for over 30 years and therefore the existing use will not be significantly changed by the proposed reconstruction. As such, impacts as a result of odors generated by the proposed project will be less than significant. Moreover, the affects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor. A list of past, present and future projects within the surrounding area were evaluated and none of these projects have been found to create objectionable odors.

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

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Biological surveys were conducted by Rocks Biological Consulting and summarized in the Biological Resources Report dated April 2008. The site is primarily developed with an existing tributary to the San Dieguito River located along the southern boundary of the property and is within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program. Vegetation communities observed on the project site are 0.4-acre of southern riparian scrub, 0.3-acre of freshwater marsh, 0.1-acre of buckwheat scrub, 0.02-acre of open water, 1.0 acre of eucalyptus woodland, 1.9 acres of ornamental vegetation, 9.5 acres of developed land, and 0.9-acre of disturbed land. No sensitive plant species and no sensitive wildlife species were detected during field surveys.

The project does not propose any development within the existing drainage feature. An open space easement will be placed on the Resource Protection Ordinance (RPO) jurisdictional tributary and associated 50-foot RPO (wetland) buffer located along the southern boundary of the property. In addition, a reduced limited building zone (LBZ) easement ranging from 30 to 50-feet, as approved by the Rancho Santa Fe Fire Protection District, will be placed between the open space easement/wetland buffer, and existing Building 2 and proposed Building 3. Rear door openings would be restricted for Building 3 to emergency exit doors as required by fire code and lighting would be kept to a minimum for safety purposes (see Lighting Plan, page E 1-1 of the plot plans and letters from the Rancho Santa Fe Fire Protection District dated January

3, 2008 and August 21, 2008). As the project is designed, potential impacts for fire safety purposes from selective clearing of vegetation by hand of pampus grass (*Cortaderia selloana*) and other exotic weeds and the removal of dead and hanging eucalyptus (*Eucalyptus* sp.) limbs are proposed within the open space easement. No impacts on sensitive habitat, plants, or animals would occur with the revised project plan. However, a wetland buffer, limited building zone, and biological open space are being proposed as mitigation measures for potential future indirect impacts (see Open Space Exhibit). The establishment of the wetland buffer, limited building zone, and biological open space would serve as a preventative measure against future impacts and help ensure the integrity and overall habitat value of the biological open space. To minimize potential impacts to sensitive avian species, no brushing, clearing, grading, and/or thinning, will occur during migratory bird and tree-nesting raptor breeding season (January 15th through August 31st).

Staff has determined that although the site supports biological habitat and species, implementation of the mitigation measures described above will ensure that implementation of the proposed project would not result in substantial adverse effects, or have a cumulatively considerable impact to 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. All potentially significant impacts will be reduced to a level below significance.

- 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 US Fish and Wildlife Service?

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

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: According to the Biological Resources Report from Rocks Biological Consulting (April 2008) the site contains riparian habitat which is recognized as a sensitive natural community by the County, the California Department of Fish and Game, and the US Fish and Wildlife Service. The project will not directly impact the riparian habitat from development, but will impact the area with the selective removal of exotic vegetation primarily located within the earthen berm/eucalyptus woodland habitat and was identified as a fire risk. Hand selective clearing of exotic vegetation such as pampus grass and eucalyptus limbs would likely benefit the buffer area between the tributary and development and will otherwise be left in perpetuity within an open space easement once the identified fire hazard has been removed. No impacts on sensitive habitat, plants, or animals would occur with the revised project plan. However, a wetland buffer, limited building zone, and biological open space are being proposed as mitigation measures for potential future indirect impacts (see Open Space Exhibit). The establishment of the wetland buffer, limited building zone, and biological open space would serve as a preventative measure

against future impacts and help ensure the integrity and overall habitat value of the biological open space.

Therefore, impacts to sensitive natural communities as identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations are considered less than significant through the dedication of open space, restoration of impacted areas, and removal of invasive plant species.

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

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Based on a site visit conducted by staff biologist Valerie Walsh on January 18, 2008 and as supported by the Biological Resources Report dated April 2008 prepared by Rocks Biological Consulting, it has been determined that wetlands, defined by Section 404 of the Clean Water Act that include southern riparian scrub, freshwater marsh, and open water habitats are on the project site. The Biological Resources Map shows an impact of 0.03 acre to southern riparian scrub, but this area is willow tree canopy that was mapped hanging over the site and the habitat will not be impacted by development. In addition, the project will not impact through, discharging into, directly removing, filling, or hydrologically interrupting, any federally protected wetlands supported on the project site. Also, the development is setback with a 50-foot (RPO wetland buffer) and an additional 30 to 50-foot Limited Building Zone easement (LBZ) to protect the wetland habitat from potential indirect impacts. No impacts on sensitive habitat, plants, or animals would occur with the revised project plan. However, a wetland buffer, limited building zone, and biological open space easements are being proposed as mitigation measures for potential future indirect impacts (see Open Space Exhibit). The establishment of the wetland buffer, limited building zone, and biological open space would serve as a preventative measure against future impacts and help ensure the integrity and overall habitat value of the biological open space. Therefore, no significant impacts will occur to wetlands or waters of the U.S. that are regulated under the Army Corps of Engineers.

- 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?

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

Discussion/Explanation:

Less Than Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a site visit on January 18, 2008, Valerie Walsh (County staff biologist) has determined that the site is primarily developed and will place all native habitat, including the existing tributary into a biological open space easement. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project.

- 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?

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

Discussion/Explanation:

Less Than Significant Impact: The project will not preclude connectivity between areas of high habitat values because the site is primarily developed or disturbed, with the onsite tributary to be placed in an open space easement which would remain in perpetuity. No habitat will be lost as a result of this Major Use Permit. In addition, refer to the attached Ordinance Compliance Checklist, dated August 4, 2008, for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No 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, Gail Wright on August 5, 2008, it has been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No 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, Gail Wright, on August 5, 2008, it has been determined that the project site does not contain any archaeological resources. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world.

However, some features stand out as being unique in one way or another within the boundaries of the County.

The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

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

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

The project has low potential for containing paleontological resources and will excavate the substratum and/or bedrock below the soil horizons.

A monitoring program implemented by the excavation/grading contractor will be required. Equipment operators and others involved in the excavation should watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County's Permit Compliance Coordinator shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the Planning and Land Use Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.);
- Demonstrated knowledge of southern California paleontology and geology; and
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented. If no fossils or fossil assemblages of greater

than 12 inches in any dimension are encountered during excavation, a "No Fossils Found" letter will be submitted to the County Department of Planning and Land Use identifying who conducted the monitoring and that no fossils were found. If one or more fossils or fossil assemblages are found, the Qualified Paleontologist shall prepare a report documenting the mitigation program, including field and laboratory methodology, location and the geologic and stratigraphic setting, list(s) of collected fossils and their paleontological significance, descriptions of any analyses, conclusions, and references cited.

Therefore, with the implementation of the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant. Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

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

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No 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, Gail Wright, on August 5, 2008, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

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 |

Discussion/Explanation:

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 fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project site is located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. According to the Soil Survey of San Diego County, the soils on-site are identified as Salinas clay loam, Diablo clay, and Tujunga sand at less than 25 percent slopes that have a soil erodibility rating of "slight" 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. Moreover, the proposed project construction area will not result in unprotected erodible soils; will not alter existing drainage patterns; construction activities would not be located in a wetland, or significant drainage feature; will not develop steep slopes and that the on-site conditions do not have susceptibility to settlement and liquefaction. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

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 |

Discussion/Explanation:

No Impact: The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have no impact from the exposure of people or structures to potential adverse effects from landslides.

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

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Salinas clay loam, Diablo clay, and Tujunga sand at less than 25 percent slopes that have a soil erodibility rating of "slight" 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. Moreover, the proposed project construction area will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a wetland, or significant drainage feature; and will not develop steep slopes. 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). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

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 |

Discussion/Explanation:

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. The project is not in an area which is susceptible to landslides, nor is it in a fault rupture zone. 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 |

Discussion/Explanation:

Less Than Significant Impact: The project is partially 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 high shrink-swell soils identified on-site are Diablo clay. (According to the Soil Survey of San Diego County, the soils on-site are identified as Salinas clay loam, Diablo clay, and Tujunga sand at less than 25 percent slopes that have a soil erodibility rating of "slight" 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 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?

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

Discussion/Explanation:

No Impact: The project will rely on public water and sewer for the disposal of wastewater. Service availability letters have been received from the Olivenhain Municipal Water District (dated September 5, 2008) and the Whispering Palms Sewer District (dated August 27, 2008) indicating that the facility has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

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 or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The project is an application for a Major Use Permit and consists of the phased reconstruction and renovation of the existing 120,710 square foot Helen Woodward Animal Center ("HWAC" or "the Center"), on its current Rancho Santa Fe site. The phased rebuilding of the Center anticipates approximately 87,339 square feet of new building space, referred to as Building I, Building III, and the Therapeutic Riding Structure, and approximately 41,013 square feet of renovated space referred to as Building II. In addition, approximately 4,098 square feet of new horse stalls will be located adjacent to Building II and approximately 9,218 square feet of new horse stalls will be located adjacent to the Therapeutic Riding Arena. The total gross square footage of the proposed project is 141,668 square feet. The proposed project involves the routine use and storage of hazardous materials for the veterinary center/hospital. The project site was listed in the San Diego County Hazardous Materials Establishment database. The establishment number for the parcel is 120754. The permit is for operating equipment and medical inventory used in the veterinary hospital on-site. Two underground storage tanks were also originally approved on-site, but have subsequently been removed. The project, however, will not result in a significant hazard to the public or environment because all storage, handling,

transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The project proposes to renovate one structure on site, commonly referred to as Building II, that was constructed prior to 1980 and that may contain Lead Based Paint (LBP) and Asbestos Containing Materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is therefore highly regulated by the USEPA, CalEPA, and the CalOSHA. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140-361.156. In accordance with existing regulations, the project will be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition or renovation activities.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, State, and Federal regulation; the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

b) 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 checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The project is located within one-quarter mile of an existing school and proposes the phased reconstruction, and renovation of the existing 120,710 square foot Helen Woodward Animal Center, on its current Rancho Santa Fe site. This proposed project will involve the storage and handling of hazardous substances. The project site includes a permitted facility in the San Diego County Hazardous Materials Establishment database (Veterinary). However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest

preventative measures to minimize the risk of a spill or release of hazardous substances.

The project proposes to demolish or renovate structures on site that were constructed prior to 1980 and that may contain Lead Based Paint (LBP) and Asbestos Containing Materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is therefore highly regulated by the USEPA, CalEPA, and the CalOSHA. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140-361.156. In accordance with existing regulations, the project will be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition or renovation activities.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, State, and Federal regulation; the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances within one-quarter mile of an existing or proposed school.

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

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

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Based on a regulatory database search, the project site has not been subject to a release of hazardous substances that would create a significant hazard to the public or environment. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor

Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). However, the project site was listed in the San Diego County Hazardous Materials Establishment database. The establishment number for the parcel is 120754. The permit was for operating equipment and medical inventory used in the veterinary hospital on-site. Two underground storage tanks were also originally approved on-site, but have subsequently been removed. Therefore, though the project is listed within the San Diego County Hazardous Materials Establishment database, it is fully permitted and poses no significant threat to health or human safety. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank (UST) and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

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

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), a Comprehensive Land Use Plan (CLUP), within a Federal Aviation Administration Height Notification Surface, 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.

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

Discussion/Explanation:

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.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

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

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

- ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the 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.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

Less Than Significant Impact: The Dam Evacuation Plan for Lake Hodges and the Sutherland Dam will not be interfered with because even though the project is located within a dam inundation zone, the project is not a unique institution that would be difficult to safely evaluate in the event of a dam failure. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. Since the project does not propose a unique institution in a dam inundation zone, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan.

g) 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 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 |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are adjacent to the project. Also, Fire Service Availability Letters and conditions dated January 3, 2008, and August 21, 2008, and a service availability form dated August 28, 2008, have been received from the Rancho Santa Fe Fire Protection District. The conditions from the Rancho Santa Fe Fire Protection District include: the placement of a fuel modification zone surrounding the riparian open space/wetland buffer, landscaping plans must be approved by the FPD having jurisdiction, placement of hydrants and automatic fire sprinklers shall be installed to the satisfaction of the FPD, access shall be to the satisfaction of the FPD, organic recycling bin/trash enclosures shall meet ignition resistant requirements, and requirements for building materials for the structures. The Fire Service Availability Form and letters indicate that the expected emergency travel

time to the project site to be two minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 20 minutes. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the Rancho Santa Fe Fire Protection District's conditions, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

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

Discussion/Explanation:

Less Than Significant Impact: The project is a proposed renovation of the Helen Woodward Animal Center which involves the keeping and care of animals. This use type often allows water to stand for a period of 72 hours (3 days) or more. Also, the project involves or support uses that will produce or collect animal waste, including the keeping and care of animals. However, the Animal Waste, Fly and Vector Control Plan, has been approved by the County Department of Environmental Health, Vector Surveillance Program and ensures that people will not be exposed to substantial vectors. The plan, dated January 18, 2008, includes the following vector management practices: the minimization of fly production, reduction of odors, minimization of manure content and sediment in storm water runoff, hay and straw shall be stored off ground on wooden pallets to ensure proper ventilation and to reduce the harborage of rodents, flea and tick powders/preparation shall be used on specific animals when necessary, good drainage shall be maintained, surface water shall be directed away from all structures, waters shall be kept clean to prevent dysentery, landscaping design and maintenance to reduce vector habitat, and staff shall report and repair all water leaks to prevent unnecessary wet manure areas or mosquito breeding areas. The plan would continue to implement methods for good sanitary practices: manure/animal waste management, general equine and livestock sanitation management, feed storage protection, landscape design and maintenance, chemical controls, water management, and ongoing best management practices. (Please see the Animal Waste, Fly and Vector Control Plan for specific information on how the project would continue to implement these components). Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies or create a cumulatively considerable impact because all uses on-site or in the surrounding area are addressed through an existing Vector Management Plan.

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes the renovation of the Helen Woodward Animal Center which requires NPDES permit for discharges of storm water associated with construction activities. The project applicant has provided a copy of a Storm Water Management Plan, prepared by Kevin G. Vogelsang, RCE, dated March 26, 2008, of RBF Consulting, which demonstrates that the project will comply with all requirements of the San Diego Regional Water Control Board and Watershed Protection Ordinance. The project site proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff: silt fencing, erosion control methods, sanitary waste management, materials and solid waste management, preservation of existing vegetation, water conservation, appropriate pad locations, vegetated swales, sand filtration/sand filter basin, sand filter trenches, pervious pavers with a sand underdrain, vegetation stabilization planting, hydraulic stabilization, hydroseeding, straw wattles, gravel bags, storm drain inlet protection, de-silting basin, dust control measures, sediment traps, spill prevention & control, check dams to reduce runoff velocity, and stabilized construction entrances. 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.

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

Discussion/Explanation:

Less Than Significant Impact: The project lies in the 905.11 hydrologic subarea, within the San Dieguito hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, a portion of this watershed at the Pacific Ocean and San Dieguito River is impaired for coliform bacteria. Constituents of concern in the San Dieguito watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals.

The project proposes the following activities that are associated with these pollutants: sediments, nutrients, organic substances, trash, debris, oxygen-demanding substances, oils, grease, bacteria, viruses, and pesticides. However, as demonstrated in the Storm Water Management Plan, prepared by Kevin G. Vogelsang, RCE, dated March 26, 2008, of RBF Consulting, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: silt fencing, erosion control methods, sanitary waste management, materials and solid waste management, preservation of existing vegetation, water conservation, appropriate pad locations, vegetated swales, sand filtration/sand filter basin, sand filter trenches, pervious pavers with a sand underdrain, vegetation stabilization planting, hydraulic stabilization, hydroseeding, straw wattles, gravel bags, storm drain inlet protection, de-silting basin, dust control measures, sediment traps, spill prevention & control, check dams to reduce runoff velocity, and stabilized construction entrances.

The proposed BMPs are consistent with regional surface water and storm water 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 cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: 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); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by

project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm Water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

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

Discussion/Explanation:

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 905.11 hydrologic subarea, within the San Dieguito 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; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; estuarine habitat; marine habitat; preservation of biological habitats of special significance; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: parking lots, construction activities, equipment/materials/products/animal waste storage and handling areas, care and keeping of animals. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such 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: silt fencing, erosion control methods, sanitary waste management, materials and solid waste management, preservation of existing vegetation, water conservation, appropriate pad locations, vegetated swales, sand filtration/sand filter basin, sand filter trenches, pervious pavers with a sand underdrain, vegetation stabilization planting, hydraulic stabilization, hydroseeding, straw wattles, gravel bags, storm drain inlet protection, de-silting basin, dust control measures, sediment traps, spill prevention & control, check dams to reduce runoff velocity, and stabilized construction entrances.

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)?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: The project will obtain its water supply from the Olivenhain Municipal Water District (per the 399W form and letter dated September 5, 2008) that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. 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"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes the phased reconstruction, and renovation of the existing 120,710 square foot Helen Woodward Animal Center (“HWAC” or “the Center”), on its current Rancho Santa Fe site. The phased rebuilding

of the Center anticipates approximately 87,339 square feet of new building space, referred to as Building I, Building III, and the Therapeutic Riding Structure, and approximately 41,013 square feet of renovated space referred to as Building II. In addition, approximately 4,098 square feet of new horse stalls will be located adjacent to Building II and approximately 9,218 square feet of new horse stalls will be located adjacent to the Therapeutic Riding Arena. The total gross square footage of the proposed project is 141,668 square feet. As outlined in the Storm Water Management Plan (SWMP) dated March 26, 2008, and prepared by Kevin G. Vogelsang, RCE of RBF Consulting, the project will implement the following site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: silt fencing, erosion control methods, sanitary waste management, materials and solid waste management, preservation of existing vegetation, water conservation, appropriate pad locations, vegetated swales, sand filtration/sand filter basin, sand filter trenches, pervious pavers with a sand underdrain, vegetation stabilization planting, hydraulic stabilization, hydroseeding, straw wattles, gravel bags, storm drain inlet protection, de-silting basin, dust control measures, sediment traps, spill prevention & control, check dams to reduce runoff velocity, and stabilized construction entrances. 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 BMPs 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"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff based on a

Drainage Study and Floodplain Analysis Report/HEC-RAS, dated March 26, 2008, and as prepared by Kevin G. Vogelsang , RCE, of RBF Consulting:

- a. Drainage will be conveyed to natural drainage channels and approved drainage facilities.
- b. The project will not increase the water surface elevation in a watercourse with a watershed equal to or greater one square mile.
- c. The project will not increase surface runoff exiting the project site.
- d. Proposed facilities will be placed a minimum of one foot above the one hundred year inundation elevation.
- e. BMP's will be installed throughout the site to manage erosion and siltation.
- f. The detention basin design will contain sediment generated by run-off from the site.

Therefore, the project will not 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. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

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

Discussion/Explanation:

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. The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff based on a Drainage Study and Floodplain Analysis Report prepared by Kevin G. Vogelsang, RCE, and dated March 26, 2008, of RBF Consulting:

- a. Drainage will be conveyed to natural drainage channels and approved drainage facilities.
- b. The project will not increase the water surface elevation in a watercourse with a watershed equal to or greater one square mile.
- c. The project will not increase surface runoff exiting the project site.
- d. Proposed facilities will be placed a minimum of one foot above the one hundred year inundation elevation.
- e. BMP's will be installed throughout the site to manage erosion and siltation.
- f. The detention basin design will contain sediment generated by run-off from the site.

Therefore, the project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above in VIII Hydrology and Water Quality Question f.

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes the following potential sources of polluted runoff: parking lots, construction activities, equipment/materials/products/animal waste storage and handling areas, and the care and keeping of animals. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: silt fencing, erosion control methods, sanitary waste management, materials and solid waste management, preservation of existing vegetation, water conservation, appropriate pad locations, vegetated swales, sand filtration/sand filter basin, sand filter trenches, pervious pavers with a sand underdrain, vegetation stabilization planting, hydraulic stabilization, hydroseeding, straw wattles, gravel bags, storm drain inlet protection, de-silting basin, dust control measures, sediment traps, spill prevention & control, check dams to reduce runoff velocity, and stabilized construction entrances. In addition, the project also includes an Animal Waste, Fly and Vector Control Plan which would continue to implement manure/animal waste management, general equine and livestock sanitation management, feed storage protection, landscape design and maintenance, chemical controls, and water management, in addition to the ongoing best management practices. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

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

Discussion/Explanation:

Less Than Significant: The project lies within the floodplain of the San Dieguito River, however, the project is not proposing to place structures with a potential for human occupation within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties. Proposed facilities will be placed a minimum of one-foot above the one hundred year water surface inundation elevation.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant: The project lies within the floodplain of the San Dieguito River. However, the project is not proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project lies within a flood hazard area as identified on the Flood Insurance Rate Map (FIRM) panel 1327. However, the project is located at an elevation that would prevent exposure of people or property to flooding. In addition the Floodplain Analysis, CEQA Drainage Report, and Water Quality Technical Report submitted to the Department of Public Works identified no erosion or sedimentation hazards that would result in a potential flooding hazard.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant: The Dam Evacuation Plan for Lake Hodges and the Sutherland Dam will not be interfered with. Although the existing use is located within a dam inundation zone, the project is not considered a unique institution to safely evacuate in the event of a dam failure. Unique institutions, as defined by the Office of Emergency Services, include human oriented hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheatres, or a similar use. Since the project includes an existing use and does not propose a unique institution in a dam inundation zone, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan. In addition, the San Diego County Office of Emergency Services has an established emergency evacuation plan for the area and the project will not interfere with this plan.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

i. SEICHE

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

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, County 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.

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

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly 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 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 |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Policy Estate Development Area (EDA) and Environmentally Constrained Area (ECA) and General Plan Land Use Designation 21 (Specific Plan). The project is consistent with the General Plan because the placement and use of the Helen Woodward Animal Center was included in the El Apajo Specific Plan and is allowed by the Plan to expand, and the inclusion of all relevant uses for the community within an adopted Specific Plan is anticipated by the 21 (Specific Plan) Land Use Designation. The proposed project has been designed to include Spanish-style architecture, all structures would have a maximum height of 30' and would not exceed two stories, buildings would be a smooth plaster of off-white to light shades of earth tones, similar to buildings on adjacent properties, visible roofing is to be a boosted clay tile of a medium shade of earth tone/terra cotta color, similar to buildings on adjacent properties and in the area, any equipment on roofs or exterior walls would be screened with architecturally compatible materials with colors compatible with all other architectural elements. In addition, the project includes a conceptual landscape plan which would provide additional screening of the proposed structures from public and neighboring view and the use of drought tolerant species. The project is subject to the policies of the San Dieguito Community Plan and El Apajo Specific Plan and are consistent with those plans. The property is zoned S88 (Specific Plan) which permits any use as was adopted by the Specific Plan which regulates the area, pursuant to The Zoning Ordinance Section 2880; therefore, the proposed project is consistent with plan and zone.

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?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3).

However, the project site is surrounded by densely developed land uses including commercial, dense residential, and agricultural which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

- 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?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: The project site is zoned S88, which is not considered to be 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). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) 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 type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: The project consists of the reconstruction and renovation of the existing Helen Woodward Animal Center (HWAC) on its current Rancho Santa Fe site. Based on a review completed by County staff and as described in the Noise Analysis prepared by Wieland Associates Inc., dated January 14, 2008, the surrounding area supports commercial, educational and residential uses. Incorporation of project design features and noise mitigation measures will ensure 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 sensitive areas and requires an acoustical study to be prepared for any use that may 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. Project implementation is not expected to 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 based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours). Additionally, the project does not propose any residential structures. 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

Based on a Noise Analysis prepared by Wieland Associates, Inc. and dated January 14, 2008, 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 S88 that has a one-hour average nighttime sound limit of 45 dBA. The adjacent properties are zoned commercial and residential. The project consists of the reconstruction and renovation of the existing Helen Woodward Animal Center (HWAC) on its current Rancho Santa Fe site. New building space will include Building 1, Building 3 and the Therapeutic Riding Structure. Renovated space will be done to Building 2. The following noise mitigation shall be incorporated to the project: Construction of 6 foot high noise barriers along the western property line and at the outdoor activity areas of Building 1, construction of a 10 foot high noise barrier around the generator, construction of 8 to 10 foot high walls around the rooftop HVAC units at Building 1 and Building 3 and location of HVAC units within existing equipment wells on Building 2. With the implementation of the noise barrier

mitigation, the proposed renovation of the animal care facility will comply with County Noise Ordinance regulations.

Noise Ordinance – Section 36-410

Based on a Noise Analysis prepared by Wieland Associates and dated January 14, 2008 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. The centroid of construction activity is approximately 645 feet from the residential property line located to the northwest which is considered well distanced. The average noise levels produced by construction activities are not expected to exceed the County's standard of 75 dBA. Refer to Table 7-3 for estimated construction noise levels in the noise analysis. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes an animal center where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995, Rudy Hendriks, *Transportation Related Earthborne Vibrations* 2002). This setback insures that this

project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, 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 and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

c) A substantial permanent 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"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: vehicle traffic on nearby roadways and typical animal center activities. 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 a Noise Analysis prepared by Wieland Associates, Inc. dated January 14, 2008. The project will increase the traffic-generated CNEL in the study area by at most 0.5 dB. This is considered less than significant. 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.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that 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. 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"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems. As part of the on-going conditions that would be required for the project, outdoor public address systems would be prohibited. Temporary loudspeakers may be allowed on one occasion per year with the issuance of an approved Special Event Permit, issued by the County of San Diego.

Based on a Noise Analysis prepared by Wieland Associates, dated January 14, 2008, 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. The centroid of construction activity is approximately 645 feet from the residential property line located to the northwest which is considered well distanced. The average noise levels produced by construction activities are not expected to exceed the County's standard of 75 dBA. Refer to Table 7-3 for estimated construction noise levels in the noise analysis. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

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

Discussion/Explanation:

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.

- 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 |
|---|---|

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

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.

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
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

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

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

Discussion/Explanation:

No Impact: The proposed project will not displace any existing housing since the site is currently used as an animal care facility.

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

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: The property currently supports the Helen Woodward Animal Center, which is to remain. This renovation and expansion of this facility would not displace any amount of existing housing as the site is not used for residential purposes. Therefore, the proposed project will not displace a substantial number of people.

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

Discussion/Explanation:

No 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: Rancho Santa Fe Fire Protection District, Olivenhain Municipal Water District, Whispering Palms Sewer District, Solana Beach School District, and San Dieguito Union High School District. 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.

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?

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

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- 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?

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

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

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)?

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

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: (DIRECT IMPACTS): The project will not have significant direct traffic impacts that require mitigation. A Traffic Impact Analysis (TIA), prepared by Chris Mendiara of Linscott, Law, and Greenspan,

dated January 16, 2008 has been completed. The TIA identified the following improvements for increased project accessibility and better traffic operations :

1) Provide a dedicated eastbound left-turn lane on San Diegiuto Road at Calle del Nido, and 2) Relocate or remove the existing HWAC sign at the Calle del Nido / San Diegiuto Road intersection. These improvements have been made conditions of project approval.

(CUMULATIVE IMPACTS): 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. 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 130 ADT. These trips will be distributed on circulation element roadways in the 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 mitigate potential cumulative traffic impacts to less than significant.

The project will have potentially significant cumulative traffic impacts that require mitigation. The TIA proposes the following mitigation measures that will reduce the potentially significant impacts to a level less than significant: Payment into the County TIF Program. This mitigation measure has been made a condition of project approval.

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

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: (DIRECT IMPACTS): The project will not have significant direct traffic impacts that require mitigation. A Traffic Impact Analysis (TIA), prepared by Chris Mendiara of Linscott, Law, and Greenspan, dated January 16, 2008 has been completed. The TIA identified the following improvements for increased project accessibility and better traffic operations: 1) Provide a dedicated eastbound left-turn lane on San Dieguito Road at Calle del Nido, and 2) Relocate or remove the existing HWAC sign at the Calle del Nido / San Dieguito Road intersection. These improvements have been made conditions of project approval.

(CUMULATIVE IMPACTS): 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. 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 130 ADT. These trips will be distributed on circulation element roadways in the 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 mitigate potential cumulative traffic impacts to less than significant.

The project will have potentially significant cumulative traffic impacts that require mitigation. The TIA proposes the following mitigation measures that will reduce the potentially significant impacts to a level less than significant: Payment into the County TIF Program. This mitigation measure has been made a condition of project approval.

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?

- | | |
|---|---|
| <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 |

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter traffic safety on El Apajo or San Dieguito Road. Safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in inadequate emergency access. The Rancho Santa Fe Fire Department has reviewed the proposed project (see letters from the local fire district dated January 3, 2008 and August 21, 2008) and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. The on-site circulation includes a minimum 24 foot wide access driveway and include three roundabouts for fire access to different

portions of the site. In addition, the proposed project includes a 20 foot fire department access road that would be dedicated via an easement to the Rancho Santa Fe Fire Protection District. The fire access road would be located along the eastern property line and would include gates with an electronic control (strobe and key switch). The mechanism would be controlled from the fire station/fire truck and signage on the gate would state "Do Not Block Gates Emergency Fire Access Only". Additionally, on-site roads will be required to be improved to County standards.

f) Result in inadequate parking capacity?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The Zoning Ordinance Section 6766 Parking Schedule requires provision for on-site parking spaces based upon the maximum number of persons permitted to occupy the premise. The Traffic Impact Analysis, prepared by Linscott, Law, and Greenspan, dated January 16, 2008, provides an analysis for the total parking requirement for the proposed project. The project includes 256 proposed spaces, which is consistent with the requirements of the Parking Schedule. 201 spaces are concluded to be used for the purpose of daily operation needs and the additional 55 spaces are planned for special events. Three of the parking spaces would serve as drop off areas for horses. The spaces are designed as elongated tandem spaces to accommodate horse trailers attached to vehicles. The spaces are adjacent to gate entries for transfer of equine to the enclosed lawn areas and near-by stalls. Eight parking spaces for motor-cycles are proposed to be located near the center round about. Therefore, the proposed project is providing sufficient on-site parking capacity when considering the type of use and number of employees.

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

Discussion/Explanation:

Less Than Significant: The project does not propose any hazards or barriers for pedestrians or bicyclists. Fifteen bicycle spaces are proposed next to Building 1 and an additional fifteen bicycle spaces would be located adjacent to Building 2. 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from Whispering Palms Sewer District, dated August 27, 2008, that indicates the district will serve the project. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

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

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the following agencies/districts: Whispering Palms Sewer District and Olivenhain Municipal Water District. 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves expanded storm water drainage facilities. The expanded facilities include the use of swales and drains related to the operations of the Helen Woodward Animal Center. Refer to the Stormwater Management Plan dated March 26, 2008 for more information. However, as outlined in this Environmental Analysis Form Section I-XVII, the expanded facilities will not result in adverse physical effect on the environment. Specifically, refer to Sections XIII Hydrology/Water Quality questions a through m for more information.

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

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Olivenhain Municipal Water District. A service availability letter from the Olivenhain Municipal Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. 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 adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|--|
| <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 |

Discussion/Explanation:

Less Than Significant Impact: The project requires wastewater service from the Whispering Palms Sewer District. A service availability letter from the Whispering Palms Sewer District has been provided, dated August 27, 2008, indicating adequate wastewater service capacity is available to serve the requested demand. 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
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

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?

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

Discussion/Explanation:

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?

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

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, 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, 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 were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly biological resources, paleontological resources, noise, traffic/transportation, cultural/archaeological resources, and hazards/hazardous materials. However, mitigation and site design measures have been included that clearly reduces these effects to a level below significance. This mitigation includes grading monitoring, payment of the TIF to the County of San Diego, off-site road improvements, the dedication of a biological open space easement with a wetland buffer and limited building zone easement, paleontological grading monitoring, asbestos/lead surveys, and the implementation of noise attenuation barriers and enclosures. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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 With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

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
Horizon Christian School MUP Modification	MUP 85-068-06

Fairbanks Office MUP Modification	MUP 83-047-30
El Apajo Fire Station PPA, SPA, B/A, Rezone	PPA 08-002
Osuna Ranch, MUP, Equestrian Facility	MUP 07-012
Linnea Del Cielo, GPA, REZ, BC	PPA 05-017
Bosstick Tentative Parcel Map, 2 Lots	TPM 21097
Dorsee 2 lot Tentative Parcel Map	TPM 20693
Brodersen 2 lot Tentative Parcel Map	TPM 20721
Arendsee 2 lot Tentative Parcel Map	TPM 20326
Buncher 2 lot Tentative Parcel Map	TPM 20479
O'Brien/Rogers 3 lot Tentative Parcel Map	TPM 20477
Israni 4 lot Tentative Parcel Map	TPM 20612
Hoskings 4 lot Tentative Parcel Map	TPM 20893
Renshaw 2 lot Tentative Parcel Map	TPM 20593
Malek 2 lot Tentative Parcel Map	TPM 20354
Underwood Major Use Permit	MUP 91-019
Strong Tentative Map	TM 4821
Rancho Pacifica Tentative Map	TM 5148
Bell Tentative Map	TM 5125
Minis Trith 17 lot Tentative Map	TM 5201
Cielo del Norte Tentative Map 186 homes	TM 5182

Less Than Significant with Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to transportation/traffic, biological resources, noise, and recreational resources. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes grading monitoring, payment of the TIF to the County of San Diego, off-site road improvements, the dedication of a biological open space easement with a wetland buffer, the establishment of a fuel modification zone, paleontological grading monitoring, asbestos/lead surveys, and site design features to attenuate noise impacts. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following noise, hazards and hazardous materials, and transportation/traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of the TIF to the County of San Diego, off-site road improvements, asbestos/lead surveys, and site design measures to reduce noise. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to 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. For County regulation refer to www.amlegal.com. All other references are available upon request.

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