



**ERIC GIBSON**  
INTERIM DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/dplu](http://www.sdcounty.ca.gov/dplu)

December 15, 2005  
Revised November 8, 2007  
Revised October 23, 2008

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

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

GPA 05-010; SP03-003; R04-008; TM 5295RPL<sup>5</sup>; TM 5295RPL<sup>4</sup>; TM  
5295RRPL<sup>6</sup>; S04-015; Log No. 02-08-047;  
Sugarbush Residential Development Project

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 Robert Hingtgen, Planner III  
b. Phone number: (858) 694-3712  
c. E-mail: [robert.hingtgen@sdcounty.ca.gov](mailto:robert.hingtgen@sdcounty.ca.gov).

4. Project location:

The project is located north of San Marcos and east of Vista. It is located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane, within the North County Metro Planning Area in the unincorporated area of San Diego County.

Thomas Brothers Coordinates: Page 1108, Grid D1, D2, E1, and E2

5. Project sponsor's name and address:

Robert Booker, Sugarbush LLC, P.O Box 231639, Encinitas, CA 92023-1639;

New Horizons etal, 313 Solo Roble, San Marcos, CA 92078

6. General Plan Designation  
Community Plan: North County Metro  
Land Use Designation: 17 – Estate Residential  
Density: 1 du/2, 4 acre(s)
7. Zoning  
Use Regulation: A-70 Limited Agriculture  
Density: 0.5 du/acre  
Special Area Regulation: none
8. Description of project:

The project proposes a General Plan Amendment, Specific Plan, Rezone, Tentative Map, and Site Plan for a 45-lot subdivision of 115.5 acres (APN 181-162-05, 181-162-15, 181-162-16, 181-170-33, and 184-080-08) with two open space areas totaling 77.43 acres. Proposed residential lot size ranges from 0.5 to 1.5673 acres. The current General Plan requires minimum gross parcel sizes of two and four acres, and the current zone is A70 (Limited Agriculture) that requires a net minimum lot size of 2 acres. The General Plan Amendment would change the Land Use Designation from (17) Estate to (21) Specific Plan, and provide text for the North County Metropolitan Subregional Plan that would limit density to 0.39 and a minimum lot size of 0.5 acres. The Specific Plan application is to guide the development of this master planned residential community and requires rezoning of the site from A70 to S88. The proposed S88 zoning will have a density of 0.39, and minimum lot size of 0.5 acres. The Specific Plan also proposes variable setbacks on the residential lots with a "V" designator. The Site Plan identifies the setbacks on each lot.

Residential lots are concentrated along the lower elevation, central and southeastern boundary of the site. The proposed open-space consists of higher elevation steep slopes and drainages with native vegetation. This design places new residential land use adjacent to existing residential land use, and places open space area next to undeveloped, higher elevation slopes with native vegetation. A total of ~~315~~322,000 cubic yards of cut and fill, balanced onsite, is estimated for the project. Maximum heights of cut and fill slopes will be 40 feet and 37 feet, respectively, at 2:1 ratio. Total onsite open space area proposed is 77.43 acres.

Primary access will be taken from Sugarbush Drive, which currently dead-ends at the project site's north-central boundary. Sugarbush Drive will be extended into the project along a 60-foot easement with a paved width of 40 feet. A gated secondary emergency access is proposed through Lot ~~D~~ E on the western boundary of the site that will connect to Buena Creek Road via Cleveland Trail.

This secondary emergency access will consist of 24 feet of paved surface width over 28 feet graded within a 30-foot easement. Pursuant to Vista Fire Protection District requirements, the project will also construct Street E (onsite) as a gated emergency access road. Only onsite improvements are required for Street E, the project is not required to make any offsite improvements to either Lone Oak Lane or Lone Oak Road, located on the west side of the project. The onsite secondary emergency access road (Street E) will have 24-feet of paved width. Sewer service will be provided by Buena Sanitation District, and extended to the project from Cleveland Trail, located on the eastwest side of the site. Water service will be provided by Vista Irrigation District, and extended from Sugarbush Drive and Lone Oak Lane. Vista Fire Protection District will provide emergency service to the project site.

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

Surrounding land uses include a mosaic of estate residential, residential development, and agricultural property to the north and west, and undeveloped property to the east and south. The project site is vacant and in a natural state. The far northeastern portion of the site was previously used as an avocado grove. Site topography consists of a series of hills and canyons. Dirt roads provide access to the site. Elevation ranges from 1,050 feet above mean sea level (AMSL) at the northeast portion of the property to 565 (AMSL) in the bottom of an arroyo as it exits the west side of the property. Drainages are present on site and flow into Buena Creek. Onsite vegetation types include Non-native grassland, Coastal sage scrub, Chaparral, Coast Live Oak Woodland, Coyote Brush Scrub, Eucalyptus Woodland, and other scattered Non-native vegetation.

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

<u>Permit Type/Action</u>	<u>Agency</u>
Habitat Loss Permit	County of San Diego
Landscape Plans	County of San Diego
Rezone	County of San Diego
Road Opening	County of San Diego
Road Vacation	County of San Diego
Site Plan	County of San Diego
Specific Plan	County of San Diego
Tentative Map	County of San Diego
County Right-of-Way Permits	County of San Diego
Construction Permit	
Excavation Permit Encroachment Permit	
Grading Permit	County of San Diego
Improvement Plans	County of San Diego

permit process. Also, a Fire Service Availability Letter and conditions, dated ~~September 25, 2006~~ November 20, 2007, have been received from the Vista Fire Protection District. The conditions from the Vista Fire Protection District include: Vegetation modification, fire department access, fire protection water system, premises identification/addressing, residential sprinkler systems, and response maps. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the Vista Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A.

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

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

**Less Than Significant Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). A De-Siltation basin is proposed as part of the Stormwater Management Plan to allow sediment and particulates to settle out of stormwater runoff before discharge offsite. Standing water will not be allowed in the De-Siltation basin for more than 72 hours. Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

- a) Violate any waste discharge requirements?

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

**Less Than Significant Impact:** The project proposes the development of 45 residential lots which requires an NPDES General Permit for Discharges of Storm Water Associated with Construction Activities, as well as approval from the Buena

Sanitation District for sewer services. The project has provided a conditions letter and Sewer Facility Availability Form dated October 4, 2005 from the Buena Sanitation District. Because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy Buena Sanitation District conditions, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

As described in the Stormwater Management Plan prepared by BHA, Inc. dated ~~March 11, 2005~~ July 11, 2008, the project site proposes, and will be required to implement construction-phase and post-construction Best Management Practices (BMP's) including site design measures, source control, and treatment control to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. 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"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project lies in the Buena hydrologic subarea (904.32), within the Carlsbad hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, Agua Hedionda Creek located downstream of the project is listed as impaired for Total Dissolved Solids. The area of the impairment is listed as the lower 7 miles of the Creek. The project is approximately 3 miles upgradient of this impairment by way of Buena Creek. Potential sources of this impairment are listed as urban runoff/storm sewers and unknown point and non-point sources. In addition, Agua Hedionda Lagoon is listed as impaired for Bacteria Indicators and Sediment. Potential sources of this impairment are listed as point and nonpoint sources. Agua Hedionda Lagoon is located approximately 10 miles downgradient of the project site by way of Buena Creek and Agua Hedionda Creek.

substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

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

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

**Less Than Significant Impact:** The project proposes 45 Residential Lots. As outlined in the Storm water Management Plan (SWMP) dated ~~March 11, 2005~~ July 11, 2008 and prepared by BHA Inc., the project will implement site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI. Geology and Soils, Question b.

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

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

parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project has indicated it will pay fees in lieu of dedication. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result any cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

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

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

**Less Than Significant Impact:** The project involves the placement and construction of a new 10-foot wide public trail along the east boundary of the site from proposed lot 8 to the north side of the proposed De-Siltation basin. However, as outlined in this Environmental Analysis Form Section I-XVII, the new **and/or** expanded facilities will not result in adverse physical effect on the environment. Specifically, refer to Sections IV, V, and VI for more information.

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

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in

either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

**Potentially Significant Unless Mitigation Incorporated:**

**Direct Impacts:** The project will have potentially significant direct traffic impacts that require mitigation. A Traffic Impact Analysis (TIA), prepared by Linscott, Law, and Greenspan, dated ~~June 1, 2007~~ October 9, 2008 has been completed. The TIA identified direct impacts to the following road segments and/or intersections:

- Buena Creek Road / South Santa Fe Avenue Intersection;
- Buena Creek Road / Monte Vista Drive Intersection;
- South Santa Fe Avenue segment from Robelini Drive to Buena Creek Road; and
- Robelini Drive segment from South Santa Fe Avenue to University Drive.

The TIA proposes the following mitigation measures that will reduce the potentially significant impacts to a level less than significant:

- Pay a fair-share contribution to the County Capital Improvement Project for South Santa Fe Avenue widening project, if it occurs before this project is constructed or provide a dedicated northbound right-turn lane at the South Santa Fe Avenue / Buena Creek Road intersection, if this project proceeds prior to the County CIP project, for the direct impacts to both the Buena Creek Road / South Santa Fe intersection and South Santa Fe Avenue segment;
- Provide a dedicated right-turn lane on Buena Creek Road at Monte Vista Drive; and,
- Extend the northbound right-turn lane on Robelini Drive from the current 130' length to 260' in length.

These mitigation measures 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 540 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. A Traffic Impact Analysis (TIA), prepared by Linscott, Law, and Greenspan, dated ~~June 1, 2006~~October 9, 2008 has been completed. The TIA identified cumulative impacts to the following road segments and/or intersections:

- SR 78 / Sycamore Avenue Eastbound Ramp intersection;
- Buena Creek Road / Sugarbush Drive intersection;
- I-15 / Deer Springs interchange;
- Buena Creek Road / North Twin Oaks Valley Road intersection;
- Deer Springs Road / North Twin Oaks Valley Road intersection;
- Buena Creek Road from South Santa Fe to North Twin Oaks Valley Road;
- South Santa Fe Avenue from Buena Creek Road to Smilax Road;
- Monte Vista Drive from Robin Place to Buena Creek Road;
- Twin Oaks Valley Road segment from ~~Deer Springs~~Buena Creek Road to La Cienega Road; and,
- Deer Springs Road segment from North Twin Oaks Valley Road to I-15.

The TIA proposes the following mitigation measures that will reduce the potentially significant impacts to a level less than significant:

- Payment into the County's TIF Program for impacts to Buena Creek Road and Deer Springs Road in the County portion of these roads;
- Payment into the City of San Marcos PFF fee program for impacts to Buena Creek Road, Twin Oaks Valley Road, and Deer Springs Road in the City portion of these roads;

- Payment into the City of San Marcos PFF fee program for impacts to the Buena Creek Road / North Twin Oaks Valley Road intersection which lies in the City of San Marcos jurisdiction;
- Payment into the County's TIF Program or contribution to the South Santa Fe Avenue CIP;
- Pay a fair-share contribution towards the City of Vista's planned re-striping of the SR78 / Sycamore Avenue Eastbound Ramp intersection;
- ~~Pay a fair share contribution towards the City of San Marcos's planned signalization and improvements at the North Twin Oaks Valley Road / Deer Springs Road intersection~~Contribute a fair share towards the City of San Marcos PFF fee program which includes planned widening of Twin Oaks Valley Road at Deer Springs Road intersection;
- Improve or assure the improvement of I-15 / Deer Springs southbound ramps intersection to provide the following geometry:  
Southbound off-ramp – one shared through/left lane and two right-turn lanes,  
Eastbound – one right-turn lane and one through lane,  
Westbound – an additional through lane on Deer Springs between the I-15 southbound ramps and Mesa Rock Road.  
As an alternative, if these improvements become a bonded project, the contribution of a fair share payment would be appropriate mitigation; and,
- Provide a 150-foot westbound left-turn lane (with a 120-foot taper) on Buena Creek Road at Sugarbush Drive; and,
- Provide a dedicated right-turn lane on Buena Creek Road at Monte Vista Drive.

These mitigation measures have been made conditions 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"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact Unless Mitigation Incorporated:**

**Direct Impacts:** The project will have potentially significant direct traffic impacts that require mitigation. A Traffic Impact Analysis (TIA), prepared by Linscott, Law, and Greenspan, dated ~~June 1, 2006~~ October 9, 2008 has been completed. The TIA identified direct impacts to the following road segments and/or intersections:

- Buena Creek Road / South Santa Fe Avenue Intersection;
- Buena Creek Road / Monte Vista Drive Intersection;

- South Santa Fe Avenue segment from Robelini Drive to Buena Creek Road; and,
- Robelini Drive segment from South Sante Fe Avenue to University Drive.

The TIA proposes the following mitigation measures that will reduce the potentially significant impacts to a level less than significant:

- Pay a fair-share contribution to the County Capital Improvement Project for South Santa Fe Avenue widening project, if it occurs before this project is constructed or provide a dedicated northbound right-turn lane at the South Santa Fe Avenue / Buena Creek Road intersection, if this project proceeds prior to the County CIP project, for the direct impacts to both the Buena Creek Road / South Santa Fe intersection and South Sante Fe Avenue segment;
- Provide a dedicated right-turn lane on Buena Creek Road at Monte Vista Drive; and,
- Extend the northbound right-turn lane on Robelini Drive from the current 130' length to 260' in length.

These mitigation measures 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 540 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. A Traffic Impact Analysis (TIA), prepared by Linscott, Law, and Greenspan, dated ~~June 1, 2006~~ October 9, 2008 has been completed. The TIA identified cumulative impacts to the following road segments and/or intersections:

- SR 78 / Sycamore Avenue Eastbound Ramp intersection;
- Buena Creek Road / Sugarbush Drive intersection;
- I-15 / Deer Springs interchange;
- Buena Creek Road / North Twin Oaks Valley Road intersection;
- Deer Springs Road / North Twin Oaks Valley Road intersection;
- Buena Creek Road from South Santa Fe to North Twin Oaks Valley Road;
- South Santa Fe Avenue from Buena Creek Road to Smilax Road;
- Monte Vista Drive from Robin Place to Buena Creek Road;
- Twin Oaks Valley Road segment from ~~Deer Springs~~ Buena Creek Road to La Cienega Road; and,
- Deer Springs Road segment from North Twin Oaks Valley Road to I-15.

The TIA proposes the following mitigation measures that will reduce the potentially significant impacts to a level less than significant:

- Payment into the County's TIF Program for impacts to Buena Creek Road and Deer Springs Road in the County portion of these roads;
- Payment into the City of San Marcos PFF fee program for impacts to Buena Creek Road, Twin Oaks Valley Road, and Deer Springs Road in the City portion of these roads;
- Payment into the City of San Marcos PFF fee program for impacts to the Buena Creek Road / North Twin Oaks Valley Road intersection which lies in the City of San Marcos jurisdiction;
- Payment into the County's TIF Program or contribution to the South Santa Fe Avenue CIP;
- Pay a fair-share contribution towards the City of Vista's planned re-striping of the SR78 / Sycamore Avenue Eastbound Ramp intersection;
- ~~Pay a fair share contribution towards the City of San Marcos's planned signalization and improvements at the North Twin Oaks Valley Road / Deer Springs Road intersection~~ Contribute a fair share towards the City of San Marcos PFF fee program which includes planned widening of Twin Oaks Valley Road at Deer Springs Road intersection;
- Improve or assure the improvement of I-15 / Deer Springs southbound ramps intersection to provide the following geometry:  
Southbound off-ramp – one shared through/left lane and two right-turn lanes,  
Eastbound – one right-turn lane and one through lane,

Westbound – an additional through lane on Deer Springs between the I-15 southbound ramps and Mesa Rock Road.

As an alternative, if these improvements become a bonded project, the contribution of a fair share payment would be appropriate mitigation; and,

- Provide a 150-foot westbound left-turn lane (with a 120-foot taper) on Buena Creek Road at Sugarbush Drive; and,
- Provide a dedicated right-turn lane on Buena Creek Road at Monte Vista Drive.

These mitigation measures have been made conditions 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

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

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

**Less Than Significant:** The proposed project will not significantly alter traffic safety on Buena Creek 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. Roads used to access the proposed project site are up to County 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"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

- California Health & Safety Code. §17922.2. Hazardous Buildings. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. ([ceres.ca.gov](http://ceres.ca.gov))
- County of San Diego, Consolidated Fire Code Health and Safety Code §13869.7, including Ordinances of the 17 Fire Protection Districts as Ratified by the San Diego County Board of Supervisors, First Edition, October 17, 2001 and Amendments to the Fire Code portion of the State Building Standards Code, 1998 Edition.
- County of San Diego, Department of Environmental Health Community Health Division Vector Surveillance and Control. Annual Report for Calendar Year 2002. March 2003. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))
- County of San Diego, Department of Environmental Health, Hazardous Materials Division. California Accidental Release Prevention Program (CalARP) Guidelines. (<http://www.sdcounty.ca.gov/>, [www.oes.ca.gov](http://www.oes.ca.gov))
- County of San Diego, Department of Environmental Health, Hazardous Materials Division. Hazardous Materials Business Plan Guidelines. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))
- County of San Diego Code of Regulatory Ordinances, Title 3, Div 5, CH. 3, Section 35.39100.030, Wildland/Urban Interface Ordinance, Ord. No.9111, 2000. ([www.amlegal.com](http://www.amlegal.com))
- Fire Protection Plan, Hunt Research Corporation, September 2006.
- Robert T. Stafford Disaster Relief and Emergency Assistance Act as amended October 30, 2000, US Code, Title 42, Chapter 68, 5121, et seq. ([www4.law.cornell.edu](http://www4.law.cornell.edu))
- Unified San Diego County Emergency Services Organization Operational Area Emergency Plan, March 2000.
- Unified San Diego County Emergency Services Organization Operational Area Energy Shortage Response Plan, June 1995.
- Uniform Building Code. ([www.buildersbook.com](http://www.buildersbook.com))
- Uniform Fire Code 1997 edition published by the Western Fire Chiefs Association and the International Conference of Building Officials, and the National Fire Protection Association Standards 13 & 13-D, 1996 Edition, and 13-R, 1996 Edition. ([www.buildersbook.com](http://www.buildersbook.com))
- HYDROLOGY & WATER QUALITY**
- American Planning Association, Planning Advisory Service Report Number 476 Non-point Source Pollution: A Handbook for Local Government
- BHA, Inc., Stormwater Management Plan and Stormwater Maintenance Plan, Sugarbush, TM5295rp13/R04-008/SP03-003/S04-015/Log No. 02-08-047, March 11, 2005/July 11, 2008.
- BHA, Inc., Addendum For CEQA Hydrology Report and Stormwater Management Report for Sugarbush, October 11, 2006.
- California Department of Water Resources, California Water Plan Update. Sacramento: Dept. of Water Resources State of California. 1998. ([rubicon.water.ca.gov](http://rubicon.water.ca.gov))
- California Department of Water Resources, California's Groundwater Update 2003 Bulletin 118, April 2003. ([www.groundwater.water.ca.gov](http://www.groundwater.water.ca.gov))
- California Department of Water Resources, Water Facts, No. 8, August 2000. ([www.dpla2.water.ca.gov](http://www.dpla2.water.ca.gov))
- California Disaster Assistance Act. Government Code, § 8680-8692. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- California State Water Resources Control Board, NPDES General Permit Nos. CAS000001 INDUSTRIAL ACTIVITIES (97-03-DWQ) and CAS000002 Construction Activities (No. 99-08-DWQ) ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))
- California Storm Water Quality Association, California Storm Water Best Management Practice Handbooks, 2003.
- California Water Code, Sections 10754, 13282, and 60000 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))
- CEQA Hydrology Report, BHA Inc., January 10, 2005
- Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))
- County of San Diego Regulatory Ordinance, Title 8, Division 7, Grading Ordinance. Grading, Clearing and Watercourses. ([www.amlegal.com](http://www.amlegal.com))
- County of San Diego, Groundwater Ordinance. #7994. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov), <http://www.amlegal.com/>)
- County of San Diego, Project Clean Water Strategic Plan, 2002. ([www.projectcleanwater.org](http://www.projectcleanwater.org))
- County of San Diego, Watershed Protection, Storm Water Management, and Discharge Control Ordinance, Ordinance Nos. 9424 and 9426. Chapter 8, Division 7, Title 6 of the San Diego County Code of Regulatory Ordinances and amendments. ([www.amlegal.com](http://www.amlegal.com))
- County of San Diego. Board of Supervisors Policy I-68. Diego Proposed Projects in Flood Plains with Defined Floodways. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))
- Federal Water Pollution Control Act (Clean Water Act), 1972, Title 33, Ch.26, Sub-Ch.1. ([www4.law.cornell.edu](http://www4.law.cornell.edu))
- Freeze, Allan and Cherry, John A., Groundwater, Prentice-Hall, Inc. New Jersey, 1979.
- Heath, Ralph C., Basic Ground-Water Hydrology, United States Geological Survey Water-Supply Paper; 2220, 1991.
- National Flood Insurance Act of 1968. ([www.fema.gov](http://www.fema.gov))
- National Flood Insurance Reform Act of 1994. ([www.fema.gov](http://www.fema.gov))
- Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. ([ceres.ca.gov](http://ceres.ca.gov))
- San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. ([www.sandag.org](http://www.sandag.org))
- San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. ([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

San Diego Regional Water Quality Control Board, Water  
Quality Control Plan for the San Diego Basin.  
([www.swrcb.ca.gov](http://www.swrcb.ca.gov))

#### LAND USE & PLANNING

California Department of Conservation Division of Mines and  
Geology, Open File Report 96-04, Update of Mineral Land  
Classification: Aggregate Materials in the Western San  
Diego County Production Consumption Region, 1996.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Environmental Quality Act, CEQA Guidelines,  
2003. ([ceres.ca.gov](http://ceres.ca.gov))

California Environmental Quality Act, Public Resources  
Code 21000-21178; California Code of Regulations,  
Guidelines for Implementation of CEQA, Appendix G, Title  
14, Chapter 3, §15000-15387. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California General Plan Glossary of Terms, 2001.  
([ceres.ca.gov](http://ceres.ca.gov))

California State Mining and Geology Board, SP 51,  
California Surface Mining and Reclamation Policies and  
Procedures, January 2000. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

County of San Diego Code of Regulatory Ordinances, Title  
8, Zoning and Land Use Regulations. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego, Board of Supervisors Policy I-84:  
Project Facility. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

County of San Diego, Board Policy I-38, as amended 1989.  
([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

County of San Diego, Department of Planning and Land  
Use. The Zoning Ordinance of San Diego County.  
([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, General Plan as adopted and  
amended from September 29, 1971 to April 5, 2000.  
([ceres.ca.gov](http://ceres.ca.gov))

County of San Diego. Resource Protection Ordinance,  
compilation of Ord.Nos. 7968, 7739, 7685 and 7631.  
1991.

Design Review Guidelines for the Communities of San Diego  
County.

General Plan Amendment Report/Specific Plan, BHA Inc.,  
November 14, 2005/October 16, 2008

Guide to the California Environmental Quality Act (CEQA) by  
Michael H. Remy, Tina A. Thomas, James G. Moore, and  
Whitman F. Manley, Point Arena, CA: Solano Press  
Books, 1999. ([ceres.ca.gov](http://ceres.ca.gov))

#### MINERAL RESOURCES

National Environmental Policy Act, Title 42, 36.401 et. seq.  
1969. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

Subdivision Map Act, 2003. ([ceres.ca.gov](http://ceres.ca.gov))

U.S. Geologic Survey, Causey, J. Douglas, 1998, MAS/MILS  
Mineral Location Database.

U.S. Geologic Survey, Frank, David G., 1999, (MRDS)  
Mineral Resource Data System.

#### NOISE

California State Building Code, Part 2, Title 24, CCR,  
Appendix Chapter 3, Sound Transmission Control, 1988.  
([www.buildersbook.com](http://www.buildersbook.com))

County of San Diego Code of Regulatory Ordinances, Title  
3, Div 6, Chapter 4, Noise Abatement and Control,  
effective February 4, 1982. ([www.amlegal.com](http://www.amlegal.com))

County of San Diego General Plan, Part VIII, Noise Element,  
effective December 17, 1980. ([ceres.ca.gov](http://ceres.ca.gov))

Environmental Noise Assessment, Helix Environmental  
Planning, Inc., October 7, 2004

Federal Aviation Administration, Federal Aviation  
Regulations, Part 150 Airport Noise Compatibility Planning  
(revised January 18, 1985). (<http://www.access.gpo.gov/>)

Harris Miller Miller and Hanson Inc., *Transit Noise and  
Vibration Impact Assessment*, April 1995.  
(<http://ntl.bts.gov/data/rail05/rail05.html>)

International Standard Organization (ISO), ISO 362; ISO  
1996 1-3; ISO 3095; and ISO 3740-3747. ([www.iso.ch](http://www.iso.ch))

U.S. Department of Transportation, Federal Highway  
Administration, Office of Environment and Planning, Noise  
and Air Quality Branch. "Highway Traffic Noise Analysis  
and Abatement Policy and Guidance," Washington, D.C.,  
June 1995. (<http://www.fhwa.dot.gov/>)

#### POPULATION & HOUSING

Housing and Community Development Act of 1974, 42 USC  
5309, Title 42--The Public Health And Welfare, Chapter  
69--Community Development, United States Congress,  
August 22, 1974. ([www4.law.cornell.edu](http://www4.law.cornell.edu))

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13.  
([www4.law.cornell.edu](http://www4.law.cornell.edu))

San Diego Association of Governments Population and  
Housing Estimates, November 2000. ([www.sandag.org](http://www.sandag.org))

US Census Bureau, Census 2000. (<http://www.census.gov/>)

#### RECREATION

County of San Diego Code of Regulatory Ordinances, Title  
8, Division 10, Chapter PLDO, §810.101 et seq. Park  
Lands Dedication Ordinance. ([www.amlegal.com](http://www.amlegal.com))

#### TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section  
21001 et seq. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

California Department of Transportation, Division of  
Aeronautics, California Airport Land Use Planning  
Handbook, January 2002.

California Department of Transportation, Environmental  
Program Environmental Engineering – Noise, Air Quality,  
and Hazardous Waste Management Office. "Traffic Noise  
Analysis Protocol for New Highway Construction and  
Reconstruction Projects," October 1998.  
([www.dot.ca.gov](http://www.dot.ca.gov))

California Public Utilities Code, SDCRAA. Public Utilities  
Code, Division 17, Sections 170000-170084.  
([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

CEQA Initial Study,  
GPA 05-010, SP03-003, R04-008,  
~~TM 5295RPL~~<sup>6</sup>, TM 5295RPL<sup>6</sup>,  
S04-015, Log No. 02-08-047

- 66 -

December 15, 2005  
Revised November 8, 2007  
Revised October 23, 2008

California Street and Highways Code. California Street and Highways Code, Section 260-283. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005. (<http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attach.pdf>)

County of San Diego Transportation Impact Fee Report. January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. ([www.sandag.org](http://www.sandag.org))

San Diego Association of Governments, Comprehensive Land Use Plan for Borrego Valley Airport (1986), Brown Field (1995), Fallbrook Community Airpark (1991), Gillespie Field (1989), McClellan-Palomar Airport (1994). ([www.sandag.org](http://www.sandag.org))

Traffic Impact Analysis, Linscott Law & Greenspan, ~~June 4, 2007~~ October 9, 2008

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. ([www.gpoaccess.gov](http://www.gpoaccess.gov))

#### UTILITIES & SERVICE SYSTEMS

California Code of Regulations (CCR), Title 14. Natural Resources Division, CWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. ([ccr.oal.ca.gov](http://ccr.oal.ca.gov))

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.