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DEPARTMENT OF PLANNING AND LAND USE

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March 12, 2009

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

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

   Kvaas Minor Subdivision (4 Lots and a Remainder); Tentative Parcel Map; TPM 20747

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 Mark Slovick, Project Manager
   b. Phone number: (858) 495-5172
   c. E-mail: Mark.Slovick@sdcounty.ca.gov.

4. Project location:

   The project is located on Rainbird Road, adjacent to Mykrantz Truck Trail in the Barona Mesa area, south of San Diego Country Estates within the Ramona Community Plan area, within the unincorporated San Diego County.

   Thomas Brothers Coordinates: Page 1173 Grid H/7

5. Project Applicant name and address:

   Kvaas Ramona Associates, LLC
   8812 La Mesa Blvd.
   La Mesa, CA 91941

6. General Plan Designation
   Community Plan: Ramona

Land Use Designation: (18) Multiple Rural Use
Density: 1 du/4, 8 or 20 acre(s)

7. Zoning
Use Regulation: A70, Limited Agricultural Use Regulations
Minimum Lot Size: 4 acre(s)
Special Area Regulation: N/A

8. Description of project:

The project is a Tentative Parcel Map to subdivide 60.3 acres into 4 residential lots and a remainder parcel. The project site is located on Rainbird Road in the Ramona Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural Development Area (RDA), Land Use Designation (18) Multiple Rural Use. Zoning for the site is A70, Limited Agricultural Use Regulations. The site is currently vacant. Access would be provided by Rainbird Road and a private road easement. The project would be served by on-site septic systems and groundwater. Earthwork will consist of cut and fill of 13,850 cubic yards of material. The project includes the following off-site improvements: improvement of Rainbird Road 1/4 mile north of the project site. Trail easements are proposed along the north, south, east and west.

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

Lands surrounding the project site are vacant and consist of native vegetation. The topography of the project site and adjacent land is generally flat with elevations ranging from 1,875 to 1,861.

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

Permit Type/Action	**Agency**
Tentative Parcel Map Amendment of Conditions Expired Map Revised Map Time Extension	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
Improvement Plans	County of San Diego
Groundwater Wells and Exploratory or Test Borings Permit	County of San Diego
Septic Tank Permit	County of San Diego

Water Well Permit	County of San Diego
Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)
State Highway Encroachment Permit	CalTrans
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 – Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
General Construction Storm water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Fire District Approval	Ramona Municipal Water 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.

☐ Aesthetics
☑ Biological Resources
☑ Hazards & Haz. Materials
☐ Mineral Resources
☐ Public Services
☐ Utilities & Service Systems
☐ Agricultural Resources
☐ Cultural Resources
☐ Hydrology & Water Quality
☐ Noise
☐ Recreation
☑ Mandatory Findings of Significance
☐ Air Quality
☐ Geology & Soils
☐ Land Use & Planning
☐ Population & Housing
☑ Transportation/Traffic

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.

	March 12, 2009
Signature	Date
Mark Slovick	Land Use/Environmental Planner
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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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.

No Impact: The project site is located off Rainbird Road within the Barona Mesa area of Ramona. Based on a site visit by County staff Mark Slovick on September 4, 2008 the proposed project is not be located near or within, or visible from, a scenic vista and will 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 will not have an adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. 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 scenic vista's viewshed and will not contribute to a cumulative impact because: the site is not located near or within, or visible from a scenic vista and will 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 project will not result in adverse project or cumulative impacts on a scenic vista.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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 Mark Slovick on September 4, 2008 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 project site is located off Rainbird Road within the Barona Mesa area of Ramona. The project site is undeveloped and contains native vegetation and minimal slopes. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. 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 scenic vista's viewshed and will not contribute to a cumulative impact because: the project is not located within view of a State scenic highway. Therefore, the project will not result in any adverse project or cumulative level 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ 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 rural open space that contains native vegetation and relatively flat topography.

The proposed project is a Tentative Parcel Map to subdivide the project site into 4 lots and a remainder parcel. The project is compatible with the existing visual environment's

visual character and quality for the following reasons: the size of the proposed lots, along with the minor grading and improvement to roads, pads and driveways are compatible with the lot sizes surrounding the development.

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 size of the proposed lots, along with the proposed grading and improvement to roads, pads and driveways is compatible with the lot sizes surrounding the development. 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?

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes a minor residential subdivision, which may include outdoor lighting. Any future outdoor lighting pursuant to this project shall be required to meet the requirements of the County of San Diego Zoning Ordinance (Section 6322-6326) and the Light Pollution Code (Section 59.101-59.115).

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.

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?

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

Discussion/Explanation:

No Impact: The project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use.

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

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

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A70, Limited Agricultural Use Regulations, which is considered to be an agricultural zone. However, the proposed project will not to result in a conflict in zoning for agricultural use, because single-family residential is a permitted use in A70 zones and will not create a conflict with existing zoning for agricultural use.

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?

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

Discussion/Explanation:

Less Than Significant Impact: The surrounding area within radius of 1 mile has Farmland of Statewide Importance. As a result, the proposed project was reviewed by staff 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: farmlands of statewide importance are separated from proposed land uses on the project site by approximately 2,000 feet.

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)?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ 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?

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

Discussion/Explanation:

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.

Less Than Significant Impact: The project proposes a Tentative Parcel Map to subdivide 60.3 acres into 4 lots and a remainder parcel. 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 vehicle trips generated from the project will result in 48 Average Daily Trips (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 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.

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)?

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

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 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 PM_{10} 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.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM_{10}, NO_x and VOCs from construction/grading activities, and also as the result of increase of traffic from project implementation. 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, localized and temporary resulting in PM_{10} 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 48 Average Daily Trips (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.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM10, or any O_3 precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ 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: Based a site visit conducted by Mark Slovick on September 4, 2008, no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) occur of the proposed project. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation
- ☑ Less than Significant Impact
- ☐ No Impact

Incorporated

Discussion/Explanation:

Less Than Significant Impact: The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. However, these substances, if present at all, would only be in trace amounts (less that 1 $\mu g/m^3$). Subsequently, no significant air quality – odor impacts are expected to affect surrounding receptors. Moreover, the affects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor.

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?

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

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit on January 6, 2004 by Megan Hamilton, staff biologist, a Biological Resources Report dated November 10, 2004 prepared by Vincent Scheidt, a cumulative analysis exhibit prepared by Everett and Associates dated March 22, 2005, an analysis of potential biological impacts resulting from road improvements prepared by Everett and Associates dated March 20, 2006, and an amendment to the biological resources report prepared by Everett and Associates dated February 2, 2009, it has determined that the site supports native vegetation, namely chamise chaparral and riparian woodland. As outlined in the biological report, spring rare plant surveys were performed in 2004 and 2008 and no sensitive plant species were observed on-site. However, several sensitive animal species were observed, including Lawrence's goldfinch, turkey vulture, mule deer, San Diego black-tailed jack rabbit, bobcat, San Diego coast horned lizard and coastal whiptail.

The site supports 56.58 acres of chamise chaparral, 2.58 acres of riparian woodland and 1.15 acres of disturbed/developed habitat. Associated with the riparian woodland is an incised drainage that traverses the property from the northwest to the southeast. There are also two minor upland drainages that traverse the site.

The project proposes impacts to 28.12 acres of chamise chaparral on-site and 0.14 acres of chamise chaparral off-site associated with road improvements. On-site, 28.46 acres will be preserved within an open space easement, of which 12.49 acres are considered impact neutral (wetland buffer and a proposed trail easement). Mitigation for impacts to chamise chaparral will occur through on-site preservation of chamise chaparral at a 0.5:1 mitigation ratio. None of the riparian woodland will be impacted. A small amount of Non-RPO unvegetated wetland (0.03 acre) will be impacted in the southeast corner for one 20-foot wide driveway access. Impacts to federal or state jurisdictional waters and/or wetlands will be mitigated at a minimum of 1:1 to the satisfaction of the U.S. Army Corps of Engineers and/or California Department of Fish and Game.

There are several other projects within the vicinity of the project site as outlined in the cumulative analysis (Everett and Associates, 2005). Although the habitat in the vicinity is already fragmented by development, the San Diego River gorge east of the project site will be preserved as a regional habitat linkage for the area. All of these projects will be mitigated with a combination of on-site and off-site mitigation designed to preserve the habitats and linkages used by sensitive species.

Of the 60.31 acre project site, 51% (31.04 acres) will be preserved in open space which includes all the drainages. All drainages will be protected by a minimum 50 foot buffer. The biological on-site open space at the northern portion of the site is adjacent to off-site biological open space to the northwest and habitat to the north that is rated very high by the County habitat evaluation model. A 100-foot and 180-foot Limited Building Zone is required over land within 100 to 180 feet of the open space. This Limited Building Zone Easement will prevent indirect impacts to the conserved habitat from future fire-clearing caused by construction of homes adjacent to the open space. Preservation of on-site habitat will allow for the sensitive species observed on-site to continue to use the site and move through the site. To prevent impacts to nesting migratory birds and raptors, no brushing, clearing, and/or grading will be allowed during the avian breeding season.

The mitigation measures outlined above, including on-site biological open space design and preservation, will mitigate for any substantial adverse effects, either directly or through habitat modifications, 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. In addition, mitigation ratios for this and other projects in the area ensure that there will be no cumulative impacts to candidate, sensitive, or special status species.

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?

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

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Based on a site visit conducted by County staff biologist Megan Hamilton on January 6, 2004 and as supported by the Biological Resources Report dated November 10, 2004 prepared by Vincent Scheidt and updated on February 2, 2009 by Everett and Associates, it has been determined that the 60.31 acre project site contains 56.58 acres of chamise chaparral, 2.58 acres of riparian woodland, two RPO wetland drainages, and 1.15 acres of disturbed/developed habitat. The riparian woodland is a riparian habitat and will be completely protected in an open space easement that is adjacent to an existing easement off-site to the north and is not impacted by the project. The proposed development is set back at least 280 ft from the riparian woodland and drainages to protect the riparian habitat from potential indirect impacts, including noise, lighting, human encroachment and invasive species. Therefore, the project will not adversely affect riparian habitat.

The project proposes on-site and off-site impacts to a total of 28.26 acres of chamise chaparral, a sensitive natural community identified in local and regional plans. As detailed in response a) above, direct, indirect and cumulative impacts to sensitive natural communities identified in the County of San Diego Resource Protection Ordinance, MSCP, Fish and Game Code, and Endangered Species Act are considered less than significant through the implementation of on-site habitat preservation, off-site mitigation at a minimum of 1:1 for impacts to state or federal jurisdictional wetlands and/or waters, permanent fencing and signage, and a Limited Building Zone Easement.

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?

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

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Based on a site visit conducted by County staff biologist Megan Hamilton on January 6, 2004 and as supported by the Biological Resources Report dated November 10, 2004 prepared by Vincent Scheidt, it has been determined that the site does not contain wetlands as defined by Section 404 of the Clean Water Act, but that it does contain unvegetated drainage features that may qualify as State jurisdictional drainages and “waters of the U.S.” The project will impact one of these drainages through the construction/improvement of a private road easement which involves a crossing. The project will be conditioned to obtain appropriate permits from the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Game

(CDFG) and implement mitigation at a minimum ration of 1:1 for any impacts to wetlands and/or waters.

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 with Mitigation Incorporated: Based on a site visit conducted by County staff biologist Megan Hamilton on January 6, 2004 and as supported by the Biological Resources Report dated November 10, 2004 prepared by Vincent Scheidt, the property is bisected by three unnamed drainages. Various large mammals have been observed using these drainages as local wildlife corridors, allowing movement from the west to more remote areas to the east. These drainage features will be preserved in a biological open space easement, along with a wetland buffer at least 50 feet wide. The 31.04 acres of biological open space easements will be further separated from development with a limited building zone easement 100 to 180 feet in width. Thus, the project design will preserve wildlife movement through the site.

The project site does contain shrubs that could be used as nursery sites by nesting migratory birds, and therefore, the project will be conditioned to avoid clearing, grading, and construction during the breeding season.

Cumulative impacts will be mitigated to less than significant with habitat mitigation designed to preserve the habitats and linkages used by sensitive species.

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:

Refer to the attached Ordinance Compliance Checklist dated January 8, 2009 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).

Less Than Significant Impact: Although the project site is outside of the currently adopted Multiple Species Conservation Program (MSCP), the site contains habitat that has been ranked as high value by the MSCP habitat evaluation model. The project will not preclude connectivity between areas of high habitat values because the on-site open space will preserve an existing wildlife corridor as discussed in response IV.d) above. The habitat impacts will not preclude or prevent the preparation of the subregional NCCP because the project design will maintain existing connectivity between undeveloped lands. The on-site open space will be contiguous with very high value habitat to the north of the site. As discussed in response IV.d), the on-site open space will provide a viable linkage between habitats due to the dedication of a 100 to 180-foot Limited Building Zone Easement and installation of permanent fencing and signage. The project will fully mitigate its impacts as described in responses IV a) through IV d) above. The habitat impacts will not appreciably reduce the likelihood of survival and recovery of listed species in the wild because listed species were not observed on-site, and are not likely to occur on-site. The habitat impacts will be incidental to otherwise lawful activities.

In addition, the habitat loss does not cumulatively exceed the 5% guideline in accordance with the Southern California Coastal Sage Scrub (NCCP) Process Guidelines because the project will not impact coastal sage scrub vegetation.

Refer to the attached Ordinance Compliance Checklist dated July 7, 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?

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

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by County of San Diego approved archaeologist, Laura S. White on October 15, 2003, it has been

determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, "*A Cultural Resource Assessment of Tentative Parcel No. 20747, a 60+/- acre Parcel Located Adjacent to Rainbird Road, Barona Mesa, Unincorporated San Diego County*", dated October 24, 2003 prepared by Robert S. White and Laura S. White, Project Archaeologists, with Archaeological Associates.

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

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

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist Laura S. White on October 15, 2003, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in an archaeological survey report titled, "*A Cultural Resource Assessment of Tentative Parcel No. 20747, a 60+/- acre Parcel Located Adjacent to Rainbird Road, Barona Mesa, Unincorporated San Diego County*" dated October 24, 2003 prepared by Robert S. White and Laura S. White, Project Archaeologists, with Archaeological Associates. 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.

The Native American Heritage Commission (NAHC) was contacted on December 29, 2008 for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The tribes listed by the NAHC were received January 9, 2009 and letters requesting tribal consultation were sent out January 9, 2009. To date, tribes contacted did not respond.

Grading monitoring, consisting of a County-approved archaeologist and Native American observer, will be a required condition of project approval because of the proximity of known archaeological sites, the amount of proposed grading and because the area to be developed consists almost entirely of undisturbed native vegetation.

c) Directly or indirectly destroy a unique geologic feature?

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

Discussion/Explanation:

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.

No Impact: 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?

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

Discussion/Explanation:

No Impact: A review of the County's Paleontological Resources Maps indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

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

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

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, Laura S. White on October 15, 2003, 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. The results of the survey are provided in an archaeological survey report titled, "*A Cultural Resource Assessment of Tentative Parcel No. 20747, a 60+/- acre Parcel Located Adjacent to Rainbird Road, Barona Mesa, Unincorporated San Diego County*" dated October 24, 2003 prepared by Robert S. White and Laura S. White, Project Archaeologists, with Archaeological Associates. 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.

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ 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?

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

Discussion/Explanation:

No Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the geologic environment of the project site is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

iv. Landslides?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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?

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

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as FaC2 (Fallbrook sandy loam, 5% to 9% slopes, eroded), FaD2 (Fallbrook sandy loam, 9% to 15% slopes, eroded), and VaB (Visalia sandy loam, 2% to 5 % slopes) that have a soil erodibility rating of "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil

Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Stormwater Management Plan dated August 29, 2008, prepared by Crew Engineering and Surveying. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site:

  Construction BMPs: Silt fences, fiber rolls, street sweeping and vacuuming, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, water conservation practices, paving and grinding operations.

  Low Impact Development (LID): Preserve significant trees, setback development from drainages, restrict heavy construction equipment to planned green/open space areas, re-till soils compacted by construction vehicles/equipment, collect and reuse upper soil layers of development site containing organic materials, curb-cuts to natural vegetation, downspout to swale, reuse of native soils and smart irrigation systems.

- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

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

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

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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. 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?

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

Discussion/Explanation:

Less Than Significant Impact: The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site have a high shrink swell behavior. 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:

Less Than Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project

involves 4 on-site wastewater systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS on May 7, 2003. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

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:

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

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

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

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on 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?

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

Discussion/Explanation:

No Impact: Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances. 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 Hazardous Materials Establishment database, 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). 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**,** 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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ 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

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

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?

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

Discussion/Explanation:

Less Than Significant Impact with Mitigation: The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17

Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Parcel Map and building permit process.

Also, a Fire Service Availability Letter, Fire Service Agreement between the Ramona Municipal Water District and San Diego Rural Fire Protection District and conditions, dated July 1, 2008, have been received from the Rural Fire Protection District. The Fire Service Availability Letter received from the Ramona Municipal Water District indicates that with the implementation of the fire service agreement, the expected emergency travel time to the project site will be 10 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 10 minutes. Therefore, based on the review of the project by County staff, compliance with the Consolidated Fire Code Appendix II-A and through compliance with the Rural Fire Protection and Ramona Municipal Water District's conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Primary access to the project site is from Rainbird Road, which is paved to a point approximately 1/4 mile north of the site. The length of Rainbird Road from a point of two means of access is approximately 8,930 feet as measured from the intersection of Hereford Drive. This length exceeds the threshold of 1,320 feet required by the California Code of Regulations, Title 14 and Section 503.1.2 of the San Diego County Fire Code.

The San Diego Rural Fire Protection District, Ramona Municipal Water District and County Fire Services Section has reviewed the proposed project and associated emergency access roadways and has determined that the project has demonstrated "Same Practical Effect" findings pursuant to Section 1273.09 of the California Code of Regulations, Title 14. "Same Practical Effect" means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including: access for emergency wildland fire equipment, safe civilian evacuation, signing that avoids delays in emergency equipment response, available and accessible water to effectively attack wildfire or defend a structure from wildfire, and fuel modification sufficient for civilian and fire fighter safety.

The project has provided the following alternatives with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety:

1. A three tiered fuel modification zone (FMZ) that creates 180 feet of fuel modification and adequate fire safety buffer areas. In turn, this would establish a defensible space in the event of a wildfire;

2. Construction of over 1/2 mile of paved roadway that would extend the existing Rainbird Road. This would improve the response time of the fire equipment and its access to the site and the neighboring parcels in the event of a wildfire;

3. Fire resistive construction is required for all new structures. While these do not guarantee that the structures will not burn, the measures will greatly reduce the possibility and will significantly enhance the fire resistant characteristics of individual homes;

4. Provision of onsite water storage, namely (a) 10,000-gallon water tanks for structures up to 1,500 square feet, and (b) 15,000-gallon water tank for structures over 1,500 square feet in size. This is 5,000 gallons over the current water tank storage requirements;

5. Fire service agreement between the San Diego Rural Fire Protection District and Ramona Municipal Water District. The fire service agreement will result in a reduction in the response time to approximately 10 minutes, which conforms to the maximum travel time allowed pursuant to the San Diego County General Plan.

Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code and Appendix II-A.

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?

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

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by Mark Slovick on September 4, 2008 there are none of these uses on adjacent properties. 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?

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes a Tentative Parcel Map to subdivide 60.3 acres which requires a NPDES General Permit for Discharges Associated with Construction Activities and a Section 401 Water Quality Certification. The project applicant has provided a Stormwater Management Plan which demonstrates that the project will comply with all requirements of Clean Water Act. 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:

Construction BMPs: Silt fences, fiber rolls, street sweeping and vacuuming, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, water conservation practices, paving and grinding operations.

Low Impact Development (LID): Preserve significant trees, setback development from drainages, restrict heavy construction equipment to planned green/open space areas, re-till soils compacted by construction vehicles/equipment, collect and reuse upper soil layers of development site containing organic materials, curb-cuts to natural vegetation, downspout to swale, reuse of native soils and smart irrigation systems.
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?

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

Discussion/Explanation:

Less Than Significant Impact: The project lies in the 907.23 Gower hydrologic subarea, within the San Diego hydrologic unit. According to the Clean Water Act Section 303(d) list, June 2007, a portion of this watershed at the Pacific Ocean and mouth of the San Diego River is impaired for coliform bacteria. Constituents of concern in the San Diego watershed include coliform bacteria, total dissolved solids, nutrients, petroleum chemicals, toxics, and trash.

The project proposes the following activities that are associated with these pollutants: detached residential development and streets, highways and freeways. 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 any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: Construction BMPs: Silt fences, fiber rolls, street sweeping and vacuuming, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, water conservation practices, paving and grinding operations.

Low Impact Development (LID): Preserve significant trees, setback development from drainages, restrict heavy construction equipment to planned green/open space areas, re-till soils compacted by construction vehicles/equipment, collect and reuse upper soil layers of development site containing organic materials, curb-cuts to natural vegetation, downspout to swale, reuse of native soils and smart irrigation systems.

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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ 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 907.23 Gower hydrologic subarea, within the San Diego 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; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: detached residential development and streets, highways and freeways. 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:

Construction BMPs: Silt fences, fiber rolls, street sweeping and vacuuming, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, water conservation practices, paving and grinding operations.

Low Impact Development (LID): Preserve significant trees, setback development from drainages, restrict heavy construction equipment to planned green/open space areas, re-till soils compacted by construction vehicles/equipment, collect and reuse upper soil layers of development site containing organic materials, curb-cuts to natural vegetation, downspout to swale, reuse of native soils and smart irrigation systems.

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

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

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

Discussion/Explanation:

Less Than Significant Impact: The County Groundwater Geologist has reviewed the Results of a Pump Test Letter Report by MTS Consultants dated March 6, 2006. The proposed project composed of four single-family lots and a remainder parcel is groundwater dependent with no access to imported water. Due to the proposed use of groundwater for the proposed lots, the project falls under the requirements of the San Diego County Groundwater Ordinance (9644 N.S.). Section 67.722.C of the Groundwater Ordinance identifies the requirement for well tests on Tentative Parcel Maps. One pump test was required on a lot selected in advance by the County. The results from the pump test performed on March 24, 2005 meet the requirements of the Groundwater Ordinance and the Guidelines for Site Specific Hydrogeologic Investigations. As required by the Groundwater Ordinance, the well produced at least 3 gallons per minute, far greater than two bore-hole volumes of water were extracted, and the well recovered to at least 90 percent of static water level within 12 hours. As a result of the testing, it has been determined that groundwater resources are adequate to meet the demands of the project.

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?

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

Discussion/Explanation:

Less Than Significant: DPW staff has reviewed the Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan prepared by Crew Engineering. Previous comments have been addressed. The document is substantially complete and complies with the San Diego County Standard Urban Stormwater Mitigation Plan (SUSMP) and Watershed Protection Ordinance (WPO) requirements for a SWMP.

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?

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

Discussion/Explanation:

Less Than Significant Impact: DPW staff has reviewed the Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan prepared by Crew Engineering. The proposed project will not significantly alter established drainage patterns & not significantly increase the amount of runoff for the following reasons:

a. Drainage will be conveyed to either natural drainage channels or approved drainage facilities.

b. The project will not increase water surface elevation in any watercourse with a watershed equal to or greater one square mile by 1' or more in height.

c. The project will not increase surface runoff exiting the project site from any watershed to any significant volume.

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 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?

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

Discussion/Explanation:

Less Than Significant Impact: DPW staff has reviewed the Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan prepared by Crew Engineering. The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes the following potential sources of polluted runoff: detached residential development and streets, highways and freeways. 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:

Construction BMPs: Silt fences, fiber rolls, street sweeping and vacuuming, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, water conservation practices, paving and grinding operations.

Low Impact Development (LID): Preserve significant trees, setback development from drainages, restrict heavy construction equipment to planned green/open space areas, re-till soils compacted by construction vehicles/equipment, collect and reuse upper soil layers of development site containing organic materials, curb-cuts to natural vegetation, downspout to swale, reuse of native soils and smart irrigation systems.

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?

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

Discussion/Explanation:

Less Than Significant Impact: DPW staff has reviewed the Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan prepared by Crew Engineering. No housing is proposed to be placed in any FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres; therefore, no impact will occur.

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

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

Discussion/Explanation:

Less Than Significant Impact: DPW staff has reviewed the Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan prepared by Crew Engineering. No structures are proposed to be placed in any100-year flood hazard areas; therefore, no impact will occur.

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

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

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

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?

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

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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, 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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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?

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

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Policy 1.4 Rural Development Area (RDA) and General Plan Land Use Designation (18) Multiple Rural Use. The General Plan requires minimum gross parcel sizes of 4, 8 and 20 acres dependent on slope and not more than 0.25 dwelling units per acre. The proposed project has gross parcel sizes and density that are consistent with the General Plan. The project is subject to the policies of the Ramona Community Plan. The proposed project is consistent with the policies of the Ramona Community Plan. The current zone is A70, Limited Agricultural Use Regulations, which requires a net minimum lot size of 4 acres. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

X. MINERAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Less Than Significant Impact: The lands within the project site have not 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). The project site is underlain by Cretaceous granitic rocks of the Peninsular Ranges batholith, which may contain mineral resource deposits suitable for crushed rock. However, due to the expensive mining and processing of crushed rock combined with transportation costs, this currently restricts crushed rock operations to urbanized areas within the Western San Diego Consumption Region of the County. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

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

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

Discussion/Explanation:

No Impact: The project site is zoned A70, Limited Agricultural Use Regulations, 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?

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

Discussion/Explanation:

Less Than Significant Impact: The project is a Tentative Parcel Map to subdivide 60.3 acres into 4 lots and a remainder parcel and will be occupied by 5 single family residences. Based on a site visit completed by Mark Slovick on September 4, 2008 the surrounding area supports rural single family residential lots. 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). 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.

Ramona Community Plan
The County of San Diego General Plan, Ramona Community Plan, has a standard of CNEL 55 dB(A) for all projected noise contours near main circulation roadways, airports and other noise sources and requires mitigation if this level is exceeded. 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 55 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 55 dB(A) contours). 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, Ramona Community Plan.

Noise Ordinance – Section 36-404
Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned A70, Limited Agricultural Use Regulations that has a one-hour average sound limit of 45 dBA. The adjacent properties are zoned A70, Limited Agricultural Use Regulations and have one-hour average sound limit of 45 dBA. Based on review by staff the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 45 dBA, because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

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

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes a Tentative Parcel Map to subdivide 60.3 acres into 4 lots and a remainder parcel where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are setback 200 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 200 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995). In addition, the setback ensures that the project will not be affected by any past, present or future projects that may support sources of groundborne vibration or groundborne noise.

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?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ 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 traveling on nearby roadways and typical residential 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 review of the project by County staff. Studies completed by the Organization of Industry Standards (ISO 362;

ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ 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.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ 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?

- ☐ Potentially Significant Impact
- ☐ 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 vacant.

c) Displace substantial numbers of people, 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 a substantial number of people since the site is currently vacant.

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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ 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: Rural Fire Protection 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 With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay park fees. 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.

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

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 include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

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: The proposed project was reviewed by DPW staff, who determined that the proposed project will result in an additional 48 ADT. The addition of 48 ADT will not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

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?

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

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: The proposed project will result in an additional 48 ADT. The project was reviewed by DPW staff and was determined not to exceed a level of service (LOS) standard at the direct project level. Therefore, the project will not have a significant direct project-level impact on the LOS standards established by the County congestion management agency for designated roads or highways. Cumulative impacts may not be less than significant.

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 commits the County to construct additional capacity on identified Circulation Element roadways and includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in the County of San Diego Transportation Impact Fee Report dated January 2005, and amended in February 2008. This document is considered an adopted planning document which meets the definition referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, public and private 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 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 an additional 48 ADT. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

For projects that will require building permits-

In order to mitigate its incremental contribution to significant cumulative traffic impacts, the proposed project will pay the TIF prior to obtaining building permits.

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

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ 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)?

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

Discussion/Explanation:

No Impact: The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate sight distance on a road.

e) Result in inadequate emergency access?

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

Discussion/Explanation:

Less Than Significant: Primary access to the project site is from Rainbird Road, which is paved to a point approximately 1/4 mile north of the site. The length of Rainbird Road from a point of two means of access is approximately 8,930 feet as measured from the intersection of Hereford Drive. This length exceeds the threshold of 1,320 feet required by the California Code of Regulations, Title 14 and Section 503.1.2 of the San Diego County Fire Code.

The San Diego Rural Fire Protection District, Ramona Municipal Water District and County Fire Services Section has reviewed the proposed project and associated emergency access roadways and has determined that the project has demonstrated "Same Practical Effect" findings pursuant to Section 1273.09 of the California Code of Regulations, Title 14. "Same Practical Effect" means an exception or alternative with

the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including: access for emergency wildland fire equipment, safe civilian evacuation, signing that avoids delays in emergency equipment response, available and accessible water to effectively attack wildfire or defend a structure from wildfire, and fuel modification sufficient for civilian and fire fighter safety.

The project has provided the following alternatives with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety:

1. A three tiered fuel modification zone (FMZ) that creates 180 feet of fuel modification and adequate fire safety buffer areas. In turn, this would establish a defensible space in the event of a wildfire;

2. Construction of over 1/2 mile of paved roadway that would extend the existing Rainbird Road. This would improve the response time of the fire equipment and its access to the site and the neighboring parcels in the event of a wildfire;

3. Fire resistive construction is required for all new structures. While these do not guarantee that the structures will not burn, the measures will greatly reduce the possibility and will significantly enhance the fire resistant characteristics of individual homes;

4. Provision of onsite water storage, namely (a) 10,000-gallon water tanks for structures up to 1,500 square feet, and (b) 15,000-gallon water tank for structures over 1,500 square feet in size. This is 5,000 gallons over the current water tank storage requirements;

5. Fire service agreement between the San Diego Rural Fire Protection District and Ramona Municipal Water District. The fire service agreement will result in a reduction in the response time to approximately 10 minutes, which conforms to the maximum travel time allowed pursuant to the San Diego County General Plan.

Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code and Appendix II-A.

f) Result in inadequate parking capacity?

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

Discussion/Explanation:

Less Than Significant Impact: The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance.

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

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

Discussion/Explanation:

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

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

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

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves 4 OSWS. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS on May 7, 2003. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

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?

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

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. 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?

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

Discussion/Explanation:

Less Than Significant Impact: The project involves new new storm water drainage facilities. The new facilities include:

Construction BMPs: Silt fences, fiber rolls, street sweeping and vacuuming, stockpile management, solid waste management, stabilized construction entrance/exit, gravel bag berm, material delivery and storage, spill prevention and control, concrete waste management, water conservation practices, paving and grinding operations.

Low Impact Development (LID): Preserve significant trees, setback development from drainages, restrict heavy construction equipment to planned green/open space areas, re-till soils compacted by construction vehicles/equipment, collect and reuse upper soil layers of development site containing organic materials, curb-cuts to natural vegetation, downspout to swale, reuse of native soils and smart irrigation systems.
Refer to the Storm water Management Plan dated August 29, 2008 for more information. However, as outlined in this Environmental Analysis Form Section I-XVII, the new facilities will not result in adverse physical effect on the environment.

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

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The County Groundwater Geologist has reviewed the Results of Pump Test Letter Report by MTS Consultants dated March 6, 2006. The proposed project, composed of 4 lots and a remainder is groundwater dependent with no access to imported water. Due to the proposed use of groundwater for the proposed lots, the project falls under the requirements of the San Diego County Groundwater Ordinance (9644 N.S.). Section 67.722.C of the Groundwater Ordinance identifies the requirement for well tests on parcel maps. One pump test was required on a lot selected in advance by the County. The results from the pump test performed on March 24, 2005 meet the requirements of the Groundwater Ordinance and the Guidelines for Site Specific Hydrogeologic Investigations. As required by the Groundwater Ordinance, the well produced at least 3 gallons per minute, far greater than two bore-hole volumes of water were extracted, and the well recovered to at least 90 percent of static water level within 12 hours. As a result of the testing, it has been determined that groundwater resources are adequate to meet the demands of the project. No further groundwater testing will be required.

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?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

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

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

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

Discussion/Explanation:

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 biology and archaeology. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes dedication of permanent open space easements, dedication of Limited Building Zone Easements, temporary construction fencing adjacent to open space easements when construction activities are within 100 or 180 feet, evidence of a Section 401/404 permit and Streambed Alteration Agreement, migratory bird breeding season avoidance. 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 Impact
- ☑ Less Than Significant With Mitigation Incorporated
- ☐ 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
DOUGLAS AD	AD03-001
GILL TPM	TPM 19532
BARCA AD	AD02-029
WINTERVIEW TM	TM 5224, R00-014
GREENHAVEN MUP	P72-308
DOSHI AD	AD03-030
VICENTE MUP	P77-127
DEVELOPMENT VENTURE	TM5254
RANGANATHAN TPM	TPM20391
SIMPSON-OVERSIZED STRUCTURE	AD99-043
RAMONA OAKS PARK	P73-267
FRANCK DECK ADMINISTRATIVE DEVIATION	P72-308-04

OPEN SPACE EASEMENT ENCROACHMENT	AD05-004
SKANES TPM	TPM20930
MCKINNON RANCH ZAP 2ND DWELLING	ZAP 06-020
CONROY LOT SPLIT/TPM	TPM 21041
WARD TENNIS COURT AD OVERSIZED FENCE	AD07-027

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 biology, traffic and hazards. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes dedication of permanent open space easements, dedication of Limited Building Zone Easements, temporary construction fencing adjacent to open space easements when construction activities are within 100 or 180 feet, evidence of a Section 401/404 permit and Streambed Alteration Agreement, migratory bird breeding season avoidance, which is between February 15 and August 31, payment of the transportation impact fee prior to issuance of building permits and provision for onsite water storage**.** 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?

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

Discussion/Explanation:

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 traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of the transportation impact fee prior to issuance of building permits and provision for onsite water storage. 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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Stormwater Management Plan for Priority Projects, prepared by Crew Engineering & Surveying, dated August 29, 2008

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