



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

June 28, 2012

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

LILAC HILLS RANCH MASTER PLANNED COMMUNITY; 3800 12-001 (GPA), 3810 12-001 (SP), 3100 5571 (TM), 3100 5572 (TM), 3600 12-003 (REZ), 3300 12-005 (MUP), 3940 12-001 (VAC), LOG NO. 3910 12-02-003. The Lilac Hills Ranch project is a proposed Master Planned Community in the Valley Center and Bonsall Community Plan areas, within the unincorporated San Diego County. The proposal is for a maximum of 1,746 dwelling units, including multi-family, commercial, parks, trails, a school, aged restricted community, waste recycling and collection facility and other associated civic uses. The project consists of a General Plan Amendment, Specific Plan, Rezone, two Tentative Maps, a Major Use Permit and an Open Space Vacation. The approximate 608 acre project site is located south and west of West Lilac Road, generally east of Old Highway 395 and north of Mountain Ridge Road. The site is subject to the General Plan Regional Category Semi Rural, Land Use Designations Semi-Rural 4 and 10. Zoning for the site is RR, Rural Residential and Limited Agricultural (A70), with a 2 acre-minimum lot size.

The applicant proposes a General Plan Amendment to change the Regional Category to Village and the Land Use Designation to Village Residential 2.9 and Village Core Mixed Use (C-5). The applicant also proposes a Rezone to change the Zoning Use Regulations to Urban Residential (RU) and General Commercial/Residential (C34). The site contains existing single family residential structures that would be removed and two that would remain. Access would be provided by a new alignment of Mobility Element Road West Lilac Road and a new proposed public road, Lilac Hills Ranch Road. Access to the 350 residential lots proposed by the Implementing Tentative Map would be by private roads connected to the new alignment of West Lilac Road. The project would be served by an on-site wastewater treatment plant, imported water from the Valley Center Municipal Water District. On-site groundwater wells and recycled water would be used for irrigation. The extension of sewer and water utilities would be required by the project. Earthwork for the entire project would consist of cut and fill of 4,400,000 cubic yards of material. The project would include off-site improvements. The project would be implemented in phases, with 350 dwelling units occurring in the first phase, and the remaining proposed uses occurring in subsequent phases with subsequent Tentative Maps and Site Plans/Major Use Permits.

The project site is located a quarter mile east of Interstate 15 and Old Highway 395 and south and west of West Lilac Road within the Valley Center Community Planning area within the unincorporated area of San Diego County. A small portion is within the south-eastern portion of the Bonsall Subregional Plan Area. Comments on this Notice of Preparation document must be received no later than **July 30, 2012 at 4:00 p.m.** (a 30 day public review period). This Notice of Preparation can also be reviewed at the Valley Center Library, located at 29200 Cole Grade Rd. Valley Center, CA 92082, and the Fallbrook Branch Library, located at 124 S. Mission Road, Fallbrook, CA 92028.

For additional information, please contact Mark Slovick at (858) 495-5172 or by e-mail at Mark.Slovick@sdcounty.ca.gov.



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June 20, 2012

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

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

PROJECT NAME: LILAC HILLS RANCH MASTER PLANNED COMMUNITY;
CASE NUMBERS: 3800 12-001 (GPA), 3810 12-001 (SP), 3100 5571 (TM),
3100 5572 (TM), 3600 12-003 (REZ), 3300 12-005 (MUP), 3940 12-001 (VAC);
ENVIRONMENTAL LOG NO.: 3910 12-02-003 (ER).

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 majority of the proposed project site is located in the westernmost portion of the Valley Center Community Plan area of the unincorporated portion of the County of San Diego. A small portion is within the south-eastern portion of the Bonsall Subregional Plan area. The project site is located a quarter mile east of Interstate 15 and Old Highway 395 and south and west of West Lilac Road. State Route 76 is to the North and the downtown Valley Center is to the east.

Thomas Brothers Coordinates: Page 1049, Grid B/7

5. Project Applicant name and address:

Accretive Investments, Inc.
Attn: Jon Rilling

12275 El Camino Real, Suite 110
San Diego, CA 92130

6. General Plan
Community Plan: Valley Center and Bonsall
Land Use Designation: Semi-Rural 4 (SR-4) and Semi-Rural 10 (SR-10)
7. Zoning
Use Regulation: Rural Residential (RR)/Limited Agricultural (A70)
Minimum Lot Size: 1 du/2 acres
Special Area Regulation: None
8. Description of project:

The Lilac Hills Ranch project is a proposed Master Planned Community in the Valley Center and Bonsall Community Plan areas, within the unincorporated San Diego County. The proposal is for a maximum of 1,746 dwelling units, including multi-family, commercial, a school, aged restricted community, waste recycling and collection facility and other associated civic uses. In addition, several recreational opportunities are being proposed consisting of several parks and trails to be located within the project site. The project consists of a General Plan Amendment, Specific Plan, Rezone, two Tentative Maps, a Major Use Permit for the proposed Water Reclamation Facility and an Open Space Vacation. The Water Reclamation Facility will be studied as one of the alternatives subject to the discretion and approval of the Valley Center Municipal Water District. In the event the Water Reclamation Facility is not approved or is not needed to service the project, the site would be developed with residential lots, but the overall number of dwelling units of 1,746 for the project will not be increased. The approximate 610 acre project site is located south and west of West Lilac Road, generally east of Old Highway 395 and north of Mountain Ridge Road. The site is subject to the General Plan Regional Category Semi Rural, Land Use Designations Semi-Rural 4 and 10. Current Zoning for the site is RR, Rural Residential and Limited Agricultural (A70), with a 2 acre-minimum lot size.

The applicant proposes a General Plan Amendment to change the Regional Category to Village, the Land Use Designation to Village Residential 2.9 and Village Core Mixed Use (C-5). The applicant also proposes a Rezone to change the Zoning Use Regulations to Urban Residential (RU) and General Commercial/Residential (C34). The site contains existing single family residential structures of which some would be removed and others would remain. Access would be provided by a new alignment of Mobility Element Road West Lilac Road and the addition of new onsite roads to serve the community and provide adequate connections to the new alignment of West Lilac Road. Access to the 350 residential lots proposed by the Implementing Tentative Map would be by new onsite roads connected to the new alignment of West Lilac Road. The project would be served by an on-site Water Reclamation Facility and imported water subject to the discretion and approval of the Valley Center Municipal Water

District. On-site groundwater wells and recycled water would be proposed to be used for irrigation, subject to the discretion and approval of the Valley Center Municipal Water District. The extension of sewer and water utilities may be required by the project, subject to the discretion and approval of the Valley Center Municipal Water District. Earthwork for the entire project would consist of cut and fill of 4,400,000 cubic yards of material. The project would include off-site traffic management and roadway improvements. The project would be implemented in phases, with 350 dwelling units occurring in the first phase, and the remaining proposed uses occurring in subsequent phases with subsequent Tentative Maps and Site Plans/Major Use Permits.

9. Surrounding land uses and setting:

The area surrounding the site is characterized as rural residential with a mixture of agricultural uses. Also in proximity to the project site are commercial and office developments, an industrial rock manufacturing and concrete batch plant. The topography of the project site and adjacent land consists of a series of rolling hills dissected by drainage courses and a valley bottom that drain primarily to the south and southwest. Elevations across the project site range from 960 feet MSL at the highest, to 590 feet MSL at the lowest.

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

Permit Type/Action	Agency
General Plan Amendment	County of San Diego
Habitat Loss Permit	County of San Diego
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Open Space Easement Vacation	County of San Diego
Rezone	County of San Diego
Specific Plan	County of San Diego
Tentative Map	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
Water Well Permit	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB

Waste Discharge Requirements Permit	RWQCB
Water District Approval	Valley Center Water District
Sewer District Approval	Valley Center Sewer District
Fire District Approval	Deer Springs Fire Protection 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
- Greenhouse Gas Emissions
- Land Use & Planning
- Population & Housing
- Transportation/Traffic
- Agriculture and Forest Resources
- Cultural Resources
- Hazards & Haz. Materials
- Mineral Resources
- Public Services
- Utilities & Service Systems
- Air Quality
- Geology & Soils
- Hydrology & Water Quality
- Noise
- Recreation
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



 Signature

6/26/12

 Date

Mark Slovic

 Printed Name

Land Use/Environmental Planner

 Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS -- Would the project:

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed Master Planned Community is for a maximum of 1,746 dwelling units, including multi-family, commercial, parks, trails, a school, aged restricted senior citizen community, waste recycling and collection facility and other associated civic uses. Current land uses on the project site and surrounding the project site are primarily agricultural land with a scattered mixture of rural residential. A detailed visual analysis will be included in the EIR to determine if the proposed development will have significant impacts to a scenic vista.

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

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

Discussion/Explanation:

Potentially Significant Impact: 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.

The proposed Master Planned Community is for a maximum of 1,746 dwelling units, including multi-family, commercial, parks, trails, a school, aged restricted community, waste recycling and collection facility and other associated civic uses. Current land uses on the project site and surrounding the project site are primarily agricultural land with a scattered mixture of rural residential. A detailed visual analysis will be included in the EIR to determine if the proposed development will substantially damage scenic resources within a state scenic highway.

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

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

Incorporated

Discussion/Explanation:

Potentially Significant Impact: The proposed Master Planned Community is for a maximum of 1,746 dwelling units, including multi-family, commercial, parks, trails, a school, aged restricted senior citizen community, waste recycling and collection facility and other associated civic uses. Current land uses on the project site and surrounding the project site are primarily agricultural land with a scattered mixture of rural residential. A detailed visual analysis will be included in the EIR to determine if the proposed development will substantially degrade the existing visual character of the project site and surrounding area.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes the use of outdoor lighting and an alternative energy development (solar panels) which include building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project may create new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area. A detailed visual analysis will be included in the EIR to determine if the proposed development will substantially create light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Potentially Significant Impact: The project site is in an area that has a varied mixture of agricultural uses. The project site may contain Prime Farmland Soils and Statewide Significant Soils as defined by the NRCS and FMMP. Due to the potential loss

of agricultural resources on the project site, an Agricultural Impact Analysis will be prepared and discussed within the context of the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The existing zoning for the site is RR (Rural Residential) and A70 (General Agricultural). An Agricultural Impact Analysis will be prepared and discussed within the context of the EIR in order to evaluate the conversion of agricultural resources to residential and commercial uses and any associated impacts upon surrounding parcels.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

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

Discussion/Explanation:

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Discussion/Explanation:

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project

implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

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

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

Discussion/Explanation:

Potentially Significant Impact: The introduction of urban type uses could result in additional similar development in the surrounding rural area. An agricultural analysis would be required in order to evaluate the conversion of agricultural lands to residential and commercial uses. The project must evaluate the potential impact that could occur to surrounding agricultural properties and operations as a result of the land uses proposed on the project site. An Agricultural Impact Analysis will be prepared and discussed within the context of the EIR to consider land use compatibility of the proposed uses with the viability of ongoing agricultural uses on-site and in the surrounding area.

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

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

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

Discussion/Explanation:

Potentially Significant Impact: The project has the potential to significantly contribute to the violation of an air quality standard or significantly contribute to an existing or projected air quality violation, primarily related to traffic and construction activities related to the proposed 1,746 dwelling units and commercial areas. Therefore, because the proposed project may conflict with either the RAQS or the SIP, an Air Quality Analysis of project-generated emissions would be prepared and discussed in the EIR. Likewise, the analysis shall address the project's contribution to a cumulative air quality impact.

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

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

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

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

The project has the potential to significantly contribute to the violation of an air quality standard or significantly contribute to an existing or projected air quality violation, primarily related to traffic, construction activities and grading operations. Therefore, the project is required to discuss the project's potential impacts to air quality in the context of the Draft EIR and in an air quality analysis.

- 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 Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Potentially Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project has the potential to significantly contribute to the violation of an air quality standard or significantly contribute to an existing or projected air quality violation, primarily related to traffic, construction activities and grading operations. Therefore, the project is required to discuss the project's potential impacts to cumulative air quality in the context of the Draft EIR and in an air quality analysis.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

Potentially Significant Impact: 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 project proposes a school on-site and senior housing. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly. The project has the potential to significantly contribute to the violation of an air quality standard or significantly contribute to an existing or projected air quality violation, primarily related to traffic, construction activities and grading operations. Therefore, the Draft EIR and air quality analysis shall include a discussion of the project's potential to expose sensitive receptors to substantial pollutant concentrations.

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project would include a waste water treatment plant. The requested air quality analysis shall address odors and any impact upon existing/proposed on-site uses and existing surrounding uses. Therefore, the air quality analysis and Draft EIR shall evaluate the potential for the Proposed Project to produce objectionable odors.

IV. BIOLOGICAL RESOURCES -- Would the project:

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

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

Incorporated

Discussion/Explanation:

Potentially Significant Impact: The project site consists of non-native grasslands, riparian woodlands, Diegan coastal sage scrub and Southern Cottonwood-willow Riparian Forest. Pursuant to the CEQA and the Resource Protection Ordinance (in addition to state and federal laws), impacts to listed, or otherwise rare species must be minimized and often avoided entirely.

Therefore, based on the fact that the site has the potential to support several endangered, threatened, or rare plant or animal species or their habitats the project may have a potentially significant impact on biological resources. As such any potentially significant adverse effects, including noise from construction or the project, to endangered, threatened, or rare plant or animal species or their habitats must be addressed in the context of the Biological Resources Report and the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The site supports a number of wetland habitats and wetland buffers within the project site. These wetlands and wetland buffers may be significantly impacted by the proposed project and as proposed the project may not conform to the wetland and wetland buffer regulations within the Resource Protection Ordinance. Therefore, impacts to wetlands and wetland buffers and conformance with the Resource Protection Ordinance must be demonstrated and discussed in the context of a Biological Resources Report and the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The site contains a number of drainages and wetland habitats, which if impacted may result in significant alterations to known watersheds or

wetlands that may be considered California Department of Fish and Game and/or Army Corps of Engineers jurisdictional wetlands or waters, and would potentially require a Section 1603 "Streambed Alteration Agreement" and/or 404 Permit. Therefore, all significant drainages and wetlands must be defined and impacts identified in a Biological Resources Report and in the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: Potential wildlife corridors areas exist throughout the project site. Wildlife corridors potentially exist along natural drainages through various sensitive habitat types on-site, including: Diegan coastal sage scrub; riparian areas and wetlands. The current project design may potentially impact these corridors and may create additional indirect impacts through increased noise and activity. Therefore, any potentially significant impacts to wildlife dispersal corridors must be discussed in the Biological Resources Report and the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project would be required to comply 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), and Habitat Loss Permit (HLP). Potential conformance issues will be addressed in the Biological Resources Report and incorporated into the EIR.

V. CULTURAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Potentially Significant Impact: The presence of water sources, plentiful food resources and large relatively flat valleys indicate a very high potential for extensive historic and prehistoric cultural resources. Therefore, an evaluation of historical resources within the area of potential effect will be conducted with the findings presented in a cultural resources report and in the Draft EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The presence of water sources, plentiful food resources and large relatively flat valleys indicate a very high potential for extensive prehistoric cultural resources. There is no evidence that the project area has ever been surveyed for cultural resources. Therefore, a cultural resources report will be prepared to document cultural resources on the site and to assess their significance. A discussion of the findings and recommendations will be included in the Draft EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County. The project proposes to grade approximately 4.4 million cubic yards; therefore, there is potential that excavations could impact significant unique geologic features. Accordingly, documentation of the site's potential to support significant geologic features will be assessed and discussed in the Draft EIR.

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

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

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

No Impact: A review of the County's Paleontological Resources Maps indicates that the project is located entirely on Cretaceous Plutonic 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:

Potentially Significant Impact: The presence of water sources, plentiful food resources and large relatively flat valleys indicate a very high potential for extensive prehistoric cultural resources. Therefore, the potential for impacts to archaeological resources, including human remains, will be evaluated in the Cultural Resources Report and discussed in the context of the EIR.

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?

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

Discussion/Explanation:

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

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

Less Than Significant Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

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

Discussion/Explanation:

Potentially Significant Impact: 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). The measures would also be discussed in the context of the EIR to be prepared for the project.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes a residential and commercial development that may result in unprotected erodible soils and may alter topography and drainage patterns. According to the Soil Survey of San Diego County, the soils on-site are identified as Chino fine sandy loam, La Posta rocky loamy coarse sandy loam, Mottsville loamy coarse sandy loam, La Posta loamy coarse sandy loam, Tollhouse rock coarse sandy loam, Acid igneous rock land, and Calpine coarse sandy loam 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. A Storm Water Pollution Prevention Plan (SWPPP) must be prepared as part of the project to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP will outline measures to control erosion. The measures would also be discussed in the context of the EIR to be prepared for the project.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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

Discussion/Explanation:

Potentially Significant Impact: A Storm Water Pollution Prevention Plan (SWPPP) must be prepared as part of the project to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP will outline measures to control erosion. The measures would also be discussed in the context of the EIR.

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

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

Discussion/Explanation:

Potentially 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 are Chino fine sandy loam, La Posta rocky loamy coarse sandy loam, Mottsville loamy coarse sandy loam, La Posta loamy coarse sandy loam, Tollhouse rock coarse sandy loam, Acid igneous rock land, and Calpine coarse sandy loam. 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, ensure suitable structure safety in areas where expansive soils are found. In order to assess that these soils would not create substantial risks to life or property, a Geotechnical Report will be required. The measures will also be discussed in the context of the EIR.

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

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

Discussion/Explanation:

No Impact: The project proposes to utilize a waste water treatment facility for most of the proposed residential and commercial uses. The project does not propose any septic tanks or alternative wastewater disposal systems for disposal of human waste.

VII. GREENHOUSE GAS EMISSIONS – Would the project

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Discussion/Explanation:

Potentially Significant Impact: Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from “business-as-usual” emissions to achieve 1990 emissions levels by the year 2020. “Business-as-usual” refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region’s Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper² that covers methods for addressing greenhouse gas emissions under CEQA.

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

² See CAPCOA White Paper : “CEQA & Climate Change: *Evaluating and Addressing Greenhouse*

The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

GHG emissions from the project will be generated from vehicle trips, water consumption, disturbance of soils, consumption of fossil fuels to run various equipment, and construction operations. The project will complete a GHG emissions analysis including an inventory of GHG emissions. This information will be presented in the technical report and EIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

Discussion/Explanation:

Potentially Significant Impact: In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

GHG emissions from the project will be generated from vehicle trips, water consumption, disturbance of soils, and consumption of fossil fuels to run various equipment, and construction operations. The project will complete a GHG emissions

analysis including an inventory of GHG emissions to determine whether it would impede the implementation of AB 32 GHG reduction targets. This information will be presented in the technical report and EIR.

VIII. 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?

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes a waste water treatment plant and water treatment facility which would involve the routine use and storage of hazardous materials. A Risk Management Plan (RMP) would be required in order to assess the impacts of regulated substances such as chlorine gas and ammonia, which are used in these types of facilities. The RMP would also include a hazard assessment program, an accidental release prevention program, and an emergency response plan. The analysis would also be discussed in the context of the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project may include the development of a new school. Additionally, the proposed project may include a wastewater treatment facility which would involve the storage and handling of hazardous substances. The proposed project would include a major use permit for the business, operation and/or facility that will handle regulated substances (i.e. waste water treatment plant, water treatment facility) subject to California Accidental Release Prevention (CalARP) Requirements and is located within one-quarter mile of one of the potential school sites. A Risk Management Plan (RMP) would be required in order to assess the impacts of regulated substances such as chlorine gas and ammonia, which are used in these types of facilities. The RMP would include a hazard assessment program, an accidental release prevention program, and an emergency response plan. The analysis would also be discussed in the context of the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: A Phase I Environmental Site Assessment (ESA) must be completed for the subject parcel. If the submitted Phase I ESA indicates that a potentially hazardous condition may exist onsite, further soil testing associated with a Limited Phase II ESA will be required to identify whether site conditions represent a human health or environmental hazard. A Phase I Environmental Site Assessment (ESA) will be required and discussed within the context of the EIR.

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

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

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

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

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

Potentially 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's potential interference with this plan will be discussed within the context of the EIR.

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?

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

Discussion/Explanation:

Potentially Significant Impact: The Department of Planning and Land Use has completed review of the project design and has determined that the project may expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project is adjacent to and within wildlands that have the potential to support wildland fires. A Fire Protection Plan (FPP) shall therefore be prepared for the project. The Fire Protection Plan shall follow the Guidelines for Determining Significance for Wildland Fire and Fire Protection and the County's Report Format and Content Requirements for Wildland Fire and Fire Protection. Fire management and defensible space would be further discussed within the requested Fire Protection Plan and EIR to be prepared for this project.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project does involve or support uses that will produce or collect waste, such a sewer package treatment plant facility. Therefore, the project may expose people to significant risk of injury involving vectors. A Vector Management Plan must be developed and approved by the County Department of

Environmental Health, Vector Surveillance Program, to ensure people will not be exposed to vectors. The Vector Management Plan will be developed for inclusion in the EIR and analyses

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes a residential and commercial development which would require waste discharge permits (NPDES permits for discharges of storm water associated with construction activities, etc.). Permits regulating industrial stormwater runoff include NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities. One of the requirements through the Industrial Storm Water Permit, which is obtained from the State Water Resources Control Board, is the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit controls and allows for the discharge of stormwater associated with industrial activities and is needed for industrial businesses falling within certain categories or that conduct business under certain Standard Industrial Classification codes. Compliance with these regulations relating to waste discharge will be analyzed within the context of the EIR and supporting technical documents.

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

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

Discussion/Explanation:

Potentially Significant Impact: A Stormwater Management Plan for Priority Projects is required to address the potential increase in pollutants and should include BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. The proposed project must demonstrate that Low Impact Development (L.I.D.) and Hydromodification criteria are satisfied. Therefore, the EIR and supporting technical documents would discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that would be employed as required by the Watershed Protection Ordinance (WPO).

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

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

Discussion/Explanation:

Potentially 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. To ensure adequate maintenance of the recharge project, the County would require a Groundwater Monitoring and Mitigation Plan (GMMP), which would specify ongoing groundwater monitoring and reporting requirements. Groundwater investigation work and the preparation of a GMMP would be conducted by a qualified hydrogeologist. This technical study would be discussed in the context of the EIR along with the SWPPP requirements to address any potential degradation of beneficial uses.

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

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

Discussion/Explanation:

Potentially Significant Impact: Based on the potential impacts the project may have on groundwater resources, a groundwater investigation is required to evaluate the significance of potential impacts. The groundwater investigation report must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements. The project is also subject to the Groundwater Ordinance. The investigation must meet the requirements of the SAN DIEGO COUNTY GROUNDWATER ORDINANCE NO. 9826 (NEW SERIES). The impacts to groundwater resources on and around the site would be analyzed and discussed within the Groundwater Investigation Report, the requested EIR and as part of the Groundwater Monitoring and Mitigation Plan (GMMP).

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

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

Discussion/Explanation:

Potentially Significant Impact: A Stormwater Management Plan is required and shall outline BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. The SWMP should specify L.I.D. compliant project design features and include Hydromodification calculations as required for projects greater than 50 acres. Therefore, the project may result in significantly increased erosion or siltation on- and off-site, and impacts will be analyzed within the context of the EIR and a hydrology/drainage study.

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

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

Discussion/Explanation:

Potentially Significant Impact: A drainage study is required and shall outline adequate mitigation for any increase of surface runoff. The hydrology/drainage study will analyze whether the project may have peak flows that would increase over existing conditions. Potential effects would be analyzed within the context of the EIR and the preliminary hydrology study.

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

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

Discussion/Explanation:

Potentially Significant Impact: The hydrology/drainage study will be prepared to determine if the project has the potential to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems and whether the project would result in the conversion of previously pervious land to impervious surfaces. This amount of conversion to impervious surfaces without mitigation may affect downstream properties. A drainage study is required to demonstrate that runoff water would not exceed the capacity of planned storm water drainage systems.

Therefore, the drainage study and EIR must analyze and address the project's affect on surface runoff in relation to existing and planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes the following potential sources of polluted runoff: residential development, commercial development, infrastructure, roadways, parking lots, and construction activities. A Stormwater Management Plan is required to address 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. The project will have several potential sources of polluted runoff primarily from, but not limited to, on-site equipment, maintenance, and trucking activities. Therefore, the EIR/SWMP must analyze and discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed. Also, the EIR/SWMP would need to demonstrate how potential pollutants will be reduced in any runoff to the maximum extent practicable, in a manner that would not result in any substantial additional sources of polluted runoff.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes to place structures with a potential for human occupancy within a watershed greater than 25 acres. A drainage study is required to demonstrate that runoff water would not result in a hazard to future occupants of the proposed housing. Therefore, the drainage study and EIR must analyze and address the project's affect on drainage patterns in relation to future occupants of the proposed housing.

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

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

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site or off-site improvement locations; therefore, no impact will occur.

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

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

Discussion/Explanation:

No Impact: The project site 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?

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

Discussion/Explanation:

No Impact: The project site 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?

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

Discussion/Explanation:

i. SEICHE

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

ii. TSUNAMI

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

iii. MUDFLOW

Potentially Significant Impact: Mudflow is type of landslide. A Geotechnical Report and Hydrology Report have been requested in order to determine if the area shows evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity or exposed soils. The analysis will be incorporated into the EIR.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes to introduce either new infrastructure such major roadways or water supply systems, or utilities to the area. However, the proposed project will not significantly disrupt or divide the established community for the following reasons: the proposed project is located along the western portion of the community of Valley Center and would not create a physical division.

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

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

Discussion/Explanation:

Potentially Significant Impact: The site is subject to the General Plan Regional Category Semi Rural, Land Use Designations Semi-Rural 4 and 10. Current Zoning for the site is RR2, Rural Residential and Limited Agricultural (A70), with a 2 acre-minimum lot size.

The project proposes to amend the General Plan to replace the Semi-Rural Category with the Village Category and change the Land Use Designation to Village Residential 2.9 and Village Core Mixed Use (C-5). The proposed project would need to demonstrate consistency with the policies of the Valley Center Community Plan, Bonsall Community Plan, the County of San Diego Zoning Ordinance and the County of San

Diego General Plan based upon the project's amended regional category. The analysis will be included in the EIR.

XI. MINERAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Less Than Significant Impact: The 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). However, the project site is not underlain by Alluvial Deposits or on a known sand gravel mine, quarry, or gemstone deposit.

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

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

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

Discussion/Explanation:

No Impact: The project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands. Therefore, the proposed project would not result in the loss of availability of locally important mineral resource(s).

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.

XII. NOISE -- Would the project result in:

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

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

Discussion/Explanation:

Potentially Significant Impact: The project site is adjacent to West Lilac Road, Old Highway 395 and Interstate Highway 15, and may be impacted by noise from these roads/highways. The project would include residential and commercial uses that could include noise generating uses. The project will include "noise sensitive" uses that may be impacted by road noise levels that could exceed the applicable sound limits of the County Noise Ordinance and the Noise Element of the General Plan without site specific noise mitigation measures. Potential effects would be analyzed and discussed in the Acoustical Analysis and EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project site is adjacent to West Lilac Road, Old Highway 395 and Interstate Highway 15, and may be impacted by noise from these roads/highways. The project would include residential and commercial uses that could include noise generating uses. The project will include "noise sensitive" uses that may be impacted by road noise levels that could exceed the applicable sound limits of the County Noise Ordinance and the Noise Element of the General Plan without site specific noise mitigation measures. Potential effects would be analyzed and discussed in the Acoustical Analysis and EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project site is adjacent to West Lilac Road, Old Highway 395 and Interstate Highway 15, and may be impacted by noise from these roads/highways. The project would include residential and commercial uses that could include noise generating uses. The project will include “noise sensitive” uses that may be impacted by road noise levels that could exceed the applicable sound limits of the County Noise Ordinance and the Noise Element of the General Plan without site specific noise mitigation measures. Potential effects would be analyzed and discussed in the Acoustical Analysis and EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project site is adjacent to West Lilac Road, Old Highway 395 and Interstate Highway 15, and may be impacted by noise from these roads/highways. The project would include residential and commercial uses that may include noise generating uses. The project will include “noise sensitive” uses that may be impacted by road noise levels that exceed the applicable sound limits of the Noise Element of the General Plan without site-specific mitigation measures. Potential effects would be analyzed and discussed in the Acoustical Analysis and EIR.

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

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

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

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

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

Discussion/Explanation:

No Impact: The proposed project is not located within a 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.

XIII. 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)?

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project includes the following aspects which may be considered to be growth inducing: new infrastructure, public facilities, new commercial facilities, large scale residential development, a general plan amendment, and a zone reclassification. Growth induction can result in a wide variety of potential impacts, which must be discussed in the context of the EIR.

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

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

Discussion/Explanation:

Less Than Significant Impact: The site contains existing single family residential structures that would be removed and two that would remain. However, the proposed project is a residential development and would not displace existing housing because a maximum of 1,746 dwelling units would be constructed.

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

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

Discussion/Explanation:

Less Than Significant Impact: The site contains existing single family residential structures that would be removed and two that would remain. However, the proposed project is a residential development would not displace existing housing because a maximum of 1,746 dwelling units would be constructed.

XIV. PUBLIC SERVICES

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

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

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

Discussion/Explanation:

Potentially Significant Impact: Based on the service availability forms previously received for the project, the proposed project may result in the need for significantly altered services or facilities in relation to schools, water, fire and sewer. The expansion and construction of which will be discussed in the EIR.

XV. RECREATION

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

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

Discussion/Explanation:

Potentially Significant Impact: The project involves a residential subdivision that would increase the use of existing neighborhood and regional parks or other recreational facilities if not mitigated. 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. The Department of Parks and Recreation will review the proposed project and identify the appropriate requirements to avoid deterioration of local recreational facilities. Several recreational opportunities are being proposed consisting of several park and trails to be located within the project site. An analysis of the potential impacts to recreation will be evaluated in the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project involves new recreational facilities. The new facilities include a public park and trails. An analysis of the potential impacts of the proposed park and trails will be evaluated in the EIR.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

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

Discussion/Explanation:

Potentially Significant Impact: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Public Facilities Element (PFE), the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

A Traffic Impact Study is required to be prepared that will be used as a basis for evaluating potential traffic and circulation issues anticipated by the proposed project. The study will identify the total ADT that would result from the project, and if necessary, describe the distribution to the roadway network and whether the project will have an impact related to a conflict with policies establishing measures of the effectiveness for the

performance of the circulation system. The Traffic Study will utilize SANDAG modeling and will include a number of development year scenarios. The results of the Traffic Impact Study will be included in the EIR along with the phasing of road improvements to mitigate the project's impacts

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

Discussion/Explanation:

Potentially Significant Impact: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

A Traffic Impact Study is required to be prepared that will identify the total ADT that would result from the project, and if necessary, describe the distribution to CMP designated facilities. If direct and/or cumulative impacts are identified for CMP roadways, mitigation measures will be proposed and discussed to determine whether those impacts can be reduced to less than significant levels. The results of the Traffic Impact Study will be included in the EIR.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project will take access directly off of West Lilac Road. Adequate sight distance will be required for the proposed project based on County requirements. A sight distance study is required for the project for all roadway entrances. The results of the sight distance study shall also be discussed in the EIR.

e) Result in inadequate emergency access?

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project will be required to demonstrate adequate emergency access (including secondary access). Additionally, on-site roads and any off-site road improvements would be required to be improved to the appropriate County standards for such improvements. This analysis will be included in the EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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

Discussion/Explanation:

Potentially Significant Impact: A Traffic Impact Study is required to be prepared that will identify the total ADT that would result from the project. The Study will address whether road improvements or new road design features will be required and whether there might be any potential interference with public transit, bicycle or pedestrian facilities. The results of the Traffic Impact Study will be included in the EIR.

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

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project intends on implementing a waste water treatment plant. 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.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project involves the evaluation of new water and wastewater treatment facilities, subject to approval from the Valley Center Municipal Water District such as a wastewater treatment plant and associated facilities or as otherwise approved by the Valley Center Municipal Water District. In addition, the project will require additional water supply infrastructure. The construction of such facilities will be analyzed within the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project involves new storm water drainage facilities. The new facilities include detention basins, culverts, swales, biofilters, curb and gutter, etc. The construction of such facilities will be analyzed within the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project is proposing to rely upon imported water and groundwater, for the project's water supply demand. For imported water, the water district supplier must provide a Water Availability Assessment to determine if there is available water supply to serve the project. In addition, the project will conduct a groundwater investigation to determine if there is available groundwater supply to serve the project. Both assessments will be included and analyzed within the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project is within the Valley Center Municipal Water District (VCMWD) for wastewater service. The project will conduct a wastewater service review and require service availability commitments from the VCMWD. Service requirements will be analyzed and discussed in the EIR.

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

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

Discussion/Explanation:

Less than Significant Impact: 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.

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

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | 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.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

Discussion/Explanation:

Potentially Significant Impact: 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. As a result of this evaluation, the project was determined to have potential significant effects related to sensitive species and habitat modification, impacts to riparian habitat and wetlands, wildlife corridors, historical and archaeological resources, interred human remains, and paleontological resources. While mitigation has been proposed in some instances that reduce these effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to

potentially meet this Mandatory Finding of Significance and would require discussion and analysis of the above issues in the EIR.

- 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)?

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

Discussion/Explanation:

Potentially Significant Impact: 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 XVII 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 aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards, hydrology and water quality, noise, transportation/traffic, utilities and service systems. While mitigation may be proposed that could reduce these cumulative effects to a level below significance, the specific mitigation measures and effectiveness of the mitigation to clearly reduce the impact to a level below significance is unknown. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance. A list of past, present, and future projects will be provided and a detailed analysis will be included in the context of the EIR to address the above potentially significant cumulative impacts.

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

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

Discussion/Explanation:

Potentially Significant Impact: 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. Greenhouse Gas Emissions, VIII. Hazards and Hazardous Materials, IX. Hydrology and Water Quality, XII. Noise, XIV. Public Services, XVI. Transportation and Traffic, and XVII. Utilities and Service Systems. As a result of this evaluation, there were determined to be potentially significant effects related to the above listed issues. As stated above, in response to XVIII(a) and (b), this project has

been determined to potentially meet the Mandatory Findings of Significance and would require discussion and analysis of the above issues in the context of the EIR.

XIX. 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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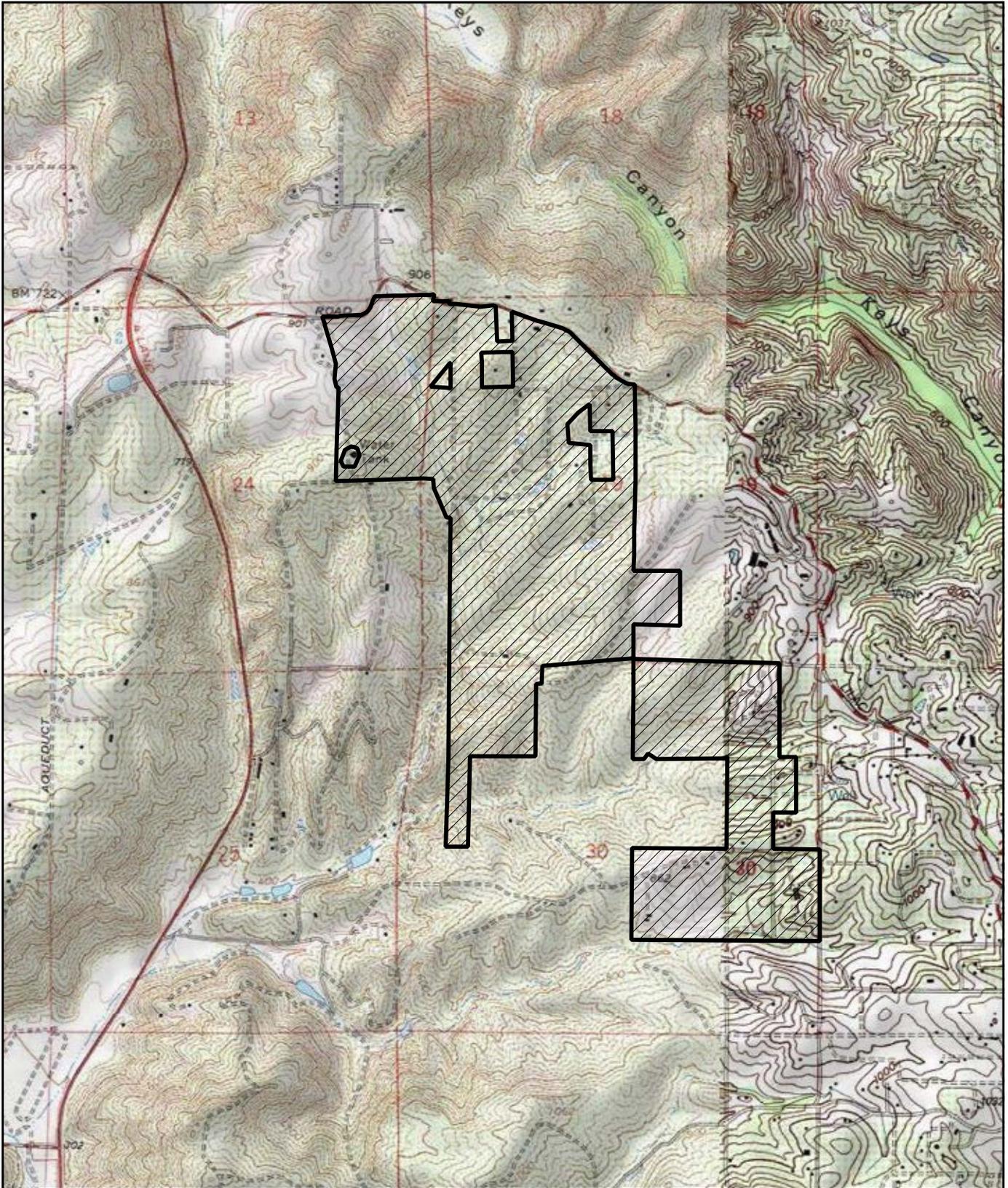
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 Project Boundary

Specific Location Map





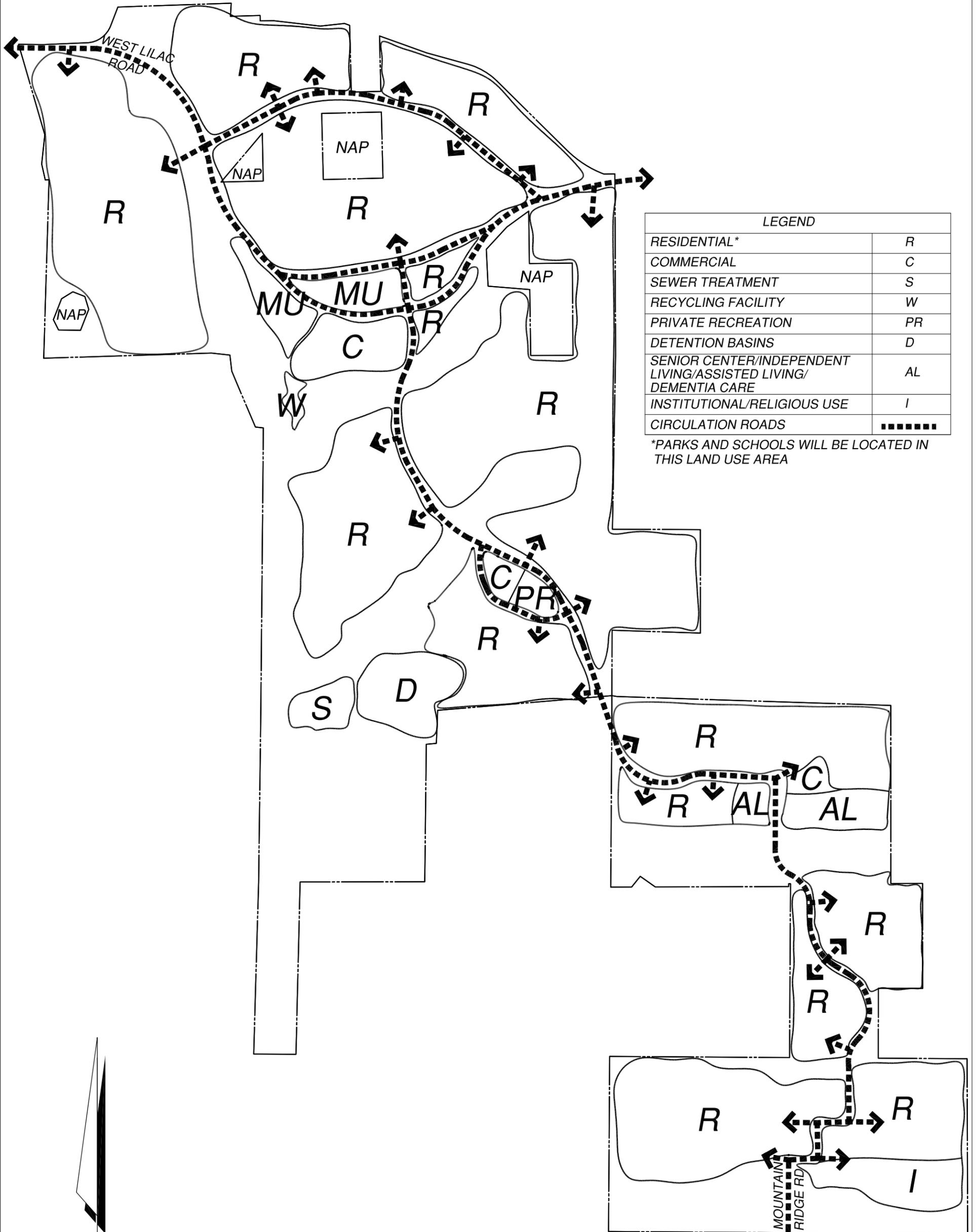
 Project Location

Regional Location Map

RECON

Lilac Hills Ranch Notice of Preparation/
ENVIRONMENTAL LOG NO.: 3910 12-02-003 (ER)

LILAC HILLS RANCH



LEGEND	
RESIDENTIAL*	R
COMMERCIAL	C
SEWER TREATMENT	S
RECYCLING FACILITY	W
PRIVATE RECREATION	PR
DETENTION BASINS	D
SENIOR CENTER/INDEPENDENT LIVING/ASSISTED LIVING/ DEMENTIA CARE	AL
INSTITUTIONAL/RELIGIOUS USE	I
CIRCULATION ROADS	-----

*PARKS AND SCHOOLS WILL BE LOCATED IN THIS LAND USE AREA

