CHAPTER 1.0 PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

1.1 Project Objectives

The Proposed Project objectives are as follows:

1. Provide a subdivision that maintains the integrity of the current Williamson Act contract by continuing agricultural use on the site.
2. Preserve the rural character of the area by providing large lots that are consistent with the Julian Community Character.
3. Provide for preservation of the Project Site's significant environmental resources, including biological habitats and rare species, archaeological sites, Orinoco/Temescal Canyon Creek, and landform features such as steep slopes and grass lands.
4. Provide appropriate infrastructure so that the Proposed Project would not adversely impact community resources.
5. ~~Provide the community with needed public facilities by dedicating land along SR 78/79to the Julian/Cuyamaca Fire Protection District (JCFPD).~~

1.2 Project Description

1.2.1 Project's Component Parts

The Hoskings Ranch Tentative Map (Proposed Project) encompasses 1,416.5 acres, of which ~~206.9~~201.9 acres would be developed with residential pads and roads. Approximately ~~1,209.8~~1,214.8 acres would be preserved as open space. ~~A 5.0-acre lot would be provided to the JCFPD as a public service. No use for this lot is proposed as part of the Proposed Project. However, a 20 x 40 foot garage is contemplated by the JCFPD and its potential environmental impacts have been assessed in this DEIR.~~ Approximately ~~n additional~~ 14.7 acres are within existing road right of way along Pine Hills Road and SR 78/79.

The Proposed Project would subdivide the Project Site into 24 lots as shown on Figure 1-1, "Project Tentative Map." A California Land Conservation Act (Williamson Act) contract encompasses 1,291.9 acres of the Project Site.[1] The contract was amended on March 24, 1982 to reduce the minimum lot size from 160 to 40 acres. The Proposed Project is consistent with this requirement because it proposes minimum lot sizes of 40 acres.

One modification to the contract is proposed as part of the Proposed Project. Approximately 161.23 acres currently under contract in the southeast part of the site (including all or part of Assessor Parcel Maps 249-06-04 and 249-06-06) were not covered by the March 24, 1982 amendment that reduced minimum lot sizes from 160 to 40 acres. The applicant proposes to include this area in an amendment that would allow 40-acre lots. The amendment would be considered at a hearing of the Board of Supervisors and made a condition of the Final Map for the Proposed Project. The amendment request would be processed by the Legal Property Division of the County

[1] Agricultural Preserve No. 24 executed February 19, 1974.

Department of General Services, in accordance with Board of Supervisors Policy I-38. Upon approval it would be recorded with the County Recorder.

In addition to minimum lot requirements, the Williamson Act contract requires that residential uses, should they occur, be incidental to agricultural uses of the land. Two perspectives are provided as to the incidental nature of agriculture on the site.

Interpretation 1

The Proposed Project as designed does not provide large enough areas for agriculture on all lots to justify defining the residential use as "incidental."

Interpretation 2

The Proposed Project has been designed to accommodate existing grazing/cattle breeding while providing a residential component on each lot.

Agriculture would continue after subdivision in compliance with the Williamson Act contract. Any new lot owners would be informed about the existing grazing/cattle breeding lease and the Williamson Act contract and future property owners would be encouraged to continue using the property for agriculture. A Conceptual Grazing Management Plan (CGMP) has been prepared that provides management of habitats related to grazing. All grazing activities would be subject to monitoring and reporting as well as remedial action, as needed, and would be coordinated with the Resource Management Plan (RMP). A continuation of existing grazing leases is envisioned under a joint grazing/cattle breeding agreement that would be put into place before lot sales take place. The agreement would allow cattle grazing/breeding to continue under professional management.

Should individual owners opt out of the joint lease, they would be required to establish agriculture on their site. If they wish to discontinue agriculture they would have to go through the contract termination process. The most common method of termination is a notice of non-renewal, a process which takes ten years. To expedite the process, property owners may pay a fee equal to 12.5 percent of the assessed value of their property to terminate the contract.

The Proposed Project has minimal off-site impacts. To maintain sight distance along Pine Hills Road at the project entrance, and along SR 78/79 at the Pine Hills Road intersection, some trees would be trimmed. It is anticipated no trees would have to be removed to achieve adequate sight distance. Off-site impacts are depicted in Figure 1-2, "Offsite Impacts."

Open space of ~~1,209.8~~1,214.8 acres is proposed and would be located throughout the site to protect sensitive resources. Open space for biological purposes has been designed to provide protection for the site's most sensitive habitats and preserves important habitat linkages. Signage and/or fencing would be provided where necessary in accordance with an approved signage/fencing plan. A concept plan is provided in Figure 2-1-5, "Open Space, Fencing and Signage Plan." The open space would be managed and maintained by a Habitat Manager as provided in the RMP for the property, included in Appendix A of the biology report for the Proposed Project.

Grazing would also be allowed throughout the site. The grazing density would be kept low so the land is not overgrazed, per the provisions described in the CGMP, included in the agricultural report for the Proposed Project. Grazing would be governed by contract. The CGMP would regulate the number of cattle on the site, fencing requirements, and otherwise provide for good stewardship of the land. The Habitat Manager and grazing

operators would coordinate their activities. Cooperation would be a feature of both the RMP and the CGMP contracts.

The project site includes extensive eenvironmental resource overlays and open space eeasements. Most of the existing overlays and easements occur in areas proposed for open space, with two exceptions. These areas are not available to be claimed as open space credits and are instead considered "impact neutral".

The Proposed Project would modify two easements to allow for access to selected lots and to improve the open space preserve design. The total area of modification is 5.3 acres. The specific areas of modification are indicated on the tentative map. Details of the proposed modifications are discussed below. Details of the areas of open space vacation are shown on Figure 1-3, "Close-up of Proposed Open Space Vacations on Primary Project Design." Impacts to the sensitive habitat areas within the biological easement must be mitigated at twice the accepted mitigation ratio.

Easement locations are included on the Tentative Map:

- Lots 12, 13 and 14 (APN 289-062-07): Vacate or otherwise modify an easement granted in favor of George and Janet Smith for road, utility, and incidental purposes. A 1.82-acre area of the easement would be vacated to allow for the main access road that traverses the easement. Portions of the easement not developed would be incorporated into the adjacent open space easement.
- Lots18, 21, 22, 23 and 24 (APNs 289-470-38 and 289-030-12): Vacate or otherwise modify a portion of an easement granted for open space and incidental purposes and recorded March 27, 1986 as instrument 86-118542 of official records. A 3.5-acre area would be vacated to allow for access roads to these lots. A larger open space easement is proposed in the area that would encompass the remainder of the easement and additional areas deemed in need of protection.

~~A 5.0-acre lot would be dedicated to the Julian/Cuyamaca Fire Protection District (JCFPD) as a public service. The site is located along SR 78/79 approximately 1,400 feet west of Pine Hills Road. The site would be given to the District as a condition of the Final Map. No action to design or permit the facility is being undertaken as part of the Proposed Project. However, a single 20 x 40 foot garage is contemplated for the site. A well would be required to provide water. A septic system has been designed although permanent, full-time staffing of the site is not anticipated.~~

Law enforcement services would be provided by the San Diego County Sheriff's Office. School service would be available from the Julian Union School District and the Julian Union High School District. Students would attend Julian Elementary, Julian Junior High School and Julian High School. The schools are within two to four miles of the proposed site.

The Proposed Project Site is outside the County Water Authority line, and the site is not within the boundary of a water or sewer district. Therefore these services would be provided by wells and septic systems installed by each lot owner. Extensive water-well testing has verified that well water is available on the property, as detailed in Appendix K. Septic system designs and percolation tests have been reviewed and approved by the County Department of Environmental Health (DEH). A tentative map has been prepared for the Proposed Project. As required by the County of San Diego, residential pads are shown, although no pads are proposed at this time. Figure 1-1, "Project Tentative Map," shows the overall project configuration while the grading plan provides

details. The proposed on-site roadway would be graded as part of the project. Total grading of 103,127 cubic yards (CY) of balanced cut and fill would be required. Manufactured slopes are a maximum of 30 feet in height along the roadway. Slopes do not exceed a maximum fill slope ratio of 1.5:1, or a maximum cut slope ratio of 1:1. All manufactured slopes above three feet in height would be landscaped with fire-safe plants in conformance with County ordinances. One drainage crossing would be necessary to provide access to lots and accommodate a 100-year flood event. The biological impacts of this crossing are detailed in the biological report for the Proposed Project and the biological summary in the EIR.

Access to the Proposed Project is provided from Pine Hills Road via SR 78/79, as shown on Figure 1-1. A second access would be provided via Daley Flat Road north to Hoskings Ranch Road and east to SR 78/79. The road would meet current fire code requirements as related to width and weight-bearing capacity. On-site roads are planned as private two lane roads. These consist of Tenaya Road, Orinoco Drive, Daley Flat Road, Bear Run Lane, Deer Run Lane and Ute Peak Lane. Details of the local circulation system are shown in Figure 2-3-1, “Existing Circulation Network.”

Access to some lots would be provided by streets which branch off the main roads, as described below; these would be improved to a paved width of 24 feet on a 28-foot graded width, within a 40-foot easement.

Pine Hills Road, along the Proposed Project’s eastern boundary, would serve lots 5 and 8. This existing roadway is a public road classified as a Rural Collector.

Tenaya Road would provide the main project entry and would begin at Pine Hills Road on the property’s eastern boundary, and would proceed in a westerly direction to Orinoco Drive, an existing private east/west roadway. Tenaya Road would be paved to a width of 24 feet on a 28 foot graded width within a 40-foot easement. It would generally follow an existing dirt road and would serve lots 7, 9, 10, and 11.

Orinoco Drive extension would provide a continuation of Tenaya Road from the Orinoco/Tenaya intersection west to Daley Flat Road, an existing private roadway. Orinoco Road would be improved to a paved width of 24 feet on a 28 foot graded width within a 40-foot easement. The road would generally follow an existing dirt road and would serve lots 12, 13, and 14.

Daley Flat Road is an existing paved private road that would provide service from the Daley Flat/Orinoco intersection west, serving lots 22 through 24. Daley Flat Road connects to Hoskings Ranch Road to the north, which in turn connects to SR 78/79. Daley Flat Road to Hoskings Ranch Road provides the secondary access to the Proposed Project (see Figure 1-4, “Secondary Access”). The Proposed Project has rights to the use of this route. Ute Peak Lane would serve lots 1 through 4 and Lot 6, trending north from Tenaya Road. Bear Run Lane would serve lots 18 through 21 trending south from Daley Flat Road. Deer Run Lane would serve lots 15 through 17, trending south from Orinoco Drive.

Sight distances for County or State roads affected by the Proposed Project have been evaluated using approved County of San Diego methodology. This encompasses evaluations performed at the:

- existing Pine Hills Road/SR 78/79 intersection;
- existing Hoskings Ranch Road/SR-78/79 intersection;

- proposed Tenaya Road/Pine Hills Road intersection; and
- ~~proposed fire station driveway/SR 78/79 intersection , and;~~
- the proposed driveways for lots 5 and 8 at Pine Hills Road.

Sight distance is met for all roadways with minor trimming of vegetation at specific locations. This consists of trimming trees in the following locations:

- the south side of the SR 78/79 immediately east of the Pine Hills intersection;

A biological assessment of these sites was conducted. The trees affected would experience minor trimming and would not be otherwise disturbed. This action is reviewed in detail in the biological section of the ~~DEIR~~FEIR (Section 2.1.2).

1.2.2 ~~DEIR~~FEIR Technical, Economic, Environmental Characteristics

1.2.2.1 *Technical Characteristics*

The Proposed Project is designed to be compatible with surrounding land uses, sensitive biological and cultural resources, and the continuation of agriculture. Figure 1-5, "USGS Quadrangle Map," shows the land uses in the vicinity. The Proposed Project includes uses such as residential and agricultural, which are consistent with the category, designations, and zoning of the Historic General Plan (HGP). On August 3, 2011, the Board of Supervisors adopted a new General Plan. However, the Board's Pipeline Policy permits subdivision projects whose applications were deemed complete on or before August 6, 2003 to have pipelined status. The Proposed Project meets this requirement and therefore the ~~DEIR~~FEIR evaluates the Proposed Project under the provisions of the HGP.

There are one regional category and one designation on the site. Hoskings Ranch is in the Environmentally Constrained Areas (ECA) regional category in the Land Use Element of the HGP because the site is within an agricultural preserve and part of the site is within the Cleveland National Forest (CNF). Approximately 680 acres fall into this category.

The Proposed Project is designated (19) Intensive Agricultural in the GP, which allows parcel sizes of 2, 4, or 8 acres. Parcel sizes are larger than the minimum requirement.

The site is zoned A72 (8), which allows one dwelling unit per eight acres. The zone is intended to allow for the compatibility of residential and agricultural land uses. The Proposed Project maintains this compatibility by proposing agricultural lots that can accommodate residential uses and by proposing lot that exceed the minimum lot size.

1.2.2.2 *Economic Characteristics*

Hoskings Ranch is currently under contract to allow grazing/cattle breeding. The site has been used for this purpose in the past. The Proposed Project would provide economic value by preserving the potential for agriculture on each of its 24 lots. The agricultural acreage averages 17.7 acres per lot. This compares favorably with farm

sizes in San Diego County, where the median farm size is five acres, and 63 percent of farms fall within the 1- to 9-acre range.[2]

1.2.2.3 *Environmental Characteristics*

The Proposed Project has been designed to avoid sensitive resources. Chapter 7.0, "List of Mitigation Measures and Environmental Design Considerations," lists the proposed design measures.

Habitat on the site is characterized by chaparral, scrub, oak woodlands, herbaceous uplands, wetlands, and unvegetated habitats. The Proposed Project has been designed to preserve as much of the sensitive habitat as possible through the creation of open space encompassing a total of ~~1,209.8~~1,214.8 acres, as shown on Figure 1-1. Protective fencing and/or signage would be installed as necessary to prevent encroachment into protected areas. The open space would be managed by an approved Habitat Manager in accordance with the RMP. More details are provided in Section 2.1, Biology.

Approximately 680 acres on the Project Site fell within the FCI. The initiative sunsetted at the end of 2010 and no longer applies.

The Resource Protection Ordinance (RPO) provides for the protection of sensitive resources in the County of San Diego. Specific provisions protect steep slopes, sensitive habitats, wetland, floodplains, unique topographic features, and cultural resources. Steep slopes occur on the site, but potential graded areas generally avoid all steep slopes. The four exceptions are within the encroachment allowances of the RPO.

The RPO generally defines sensitive habitat lands as those that include unique vegetation communities and habitat that is necessary to support sensitive species. The Proposed Project has avoided these areas whenever possible by locating potential pads and agricultural areas away from sensitive habitats and by creating a large area of protected open space.

RPO wetlands are present in several locations throughout the site. Impacts to RPO wetlands have been avoided or minimized as part of the Proposed Project's design, and wetland buffers of a minimum of 50 feet up to 200 feet have been incorporated into the design. In one case where the main entrance is proposed, an RPO crossing is necessary which impacts the wetlands in that location. Four RPO buffers would also be impacted: in lots 6, 7, and 9 due to the Project's main access, in lot 6 due to the driveway for that lot. These are shown in Figure 2-1-6, "Proposed Project – RPO Encroachments."

The cultural resources study noted the presence of 45 cultural resource sites on the site, 38 of which are considered RPO-significant. All of these have been avoided in designing the Proposed Project. In addition, formation of a Rural Landscape District has been recommended to recognize and protect onsite historical resources. Open space protections and monitoring have been provided, which includes buffers. More details are provided in Chapter 2.2, Cultural Resources.

[2] Department of Agriculture Weights and Measures*, 2007 Crop Statistics and Annual Report*, page 3

In summary, the Proposed Project complies with the RPO through a series of design features that avoid impacts to protected resources. These consist of avoidance, open space protection, and ongoing management of protected resource lands.

The potential for controlled or polluted runoff has been addressed through design measures in the drainage study, hydromodification study, and the Stormwater Management Plan (SWMP). The SWMP specifies a range of Best Management Practices (BMPs) that would be used in the design of Project drainage. Examples of these are grassy bio retention techniques that would act as natural filtering features for pollutants. Chapter 3.1.7 provides more details about these measures. A Construction Management Plan would be used to minimize construction dust and vehicle emissions.

The site is bounded on the north by SR 78/79. SR 78 is designated as a Third Priority Scenic Highway in the San Diego County Scenic Highway Element of the General Plan. SR 79 is designated as a Second Priority Scenic Highway. For purposes of this review, the designation of SR 79 takes priority, and SR 78/79 has been evaluated as a Second Priority Scenic Highway.

Hoskings Ranch would avoid significant effects on visual resources along SR 78/79 by retaining large lots along the roadway and by siting pads away from the highway where they would be screened by the existing topography. The Proposed Project's design leaves a majority of the site undisturbed. Additionally, the agricultural component of the Proposed Project would be consistent with the agricultural vistas elsewhere in the viewshed. The Proposed Project would not create a visual impact to the viewshed from the highway or from other surrounding viewsheds. Details are discussed in Chapter 3.1.1, Visual Resources.

1.3 Project Location

Hoskings Ranch is located in an unincorporated area of east-central San Diego County, approximately one mile southwest of the unincorporated town of Julian. It lies immediately south of SR 78/79 and west of Pine Hills Road. The intersection of SR 78/79 and Pine Hills Road forms the northeast corner of the site. The general site location can be found in The Thomas Guide (2004) – San Diego County, pages 1135 and 1155. Primary access to the site would be from Pine Hills Road to the proposed Tenaya Road. A second access to the site would be from SR 78/79 to Hoskings Ranch Road to Daley Flat Road. See Figure S-1, "Regional Vicinity Map," for the general location in the County. Figure 1-1, "Project Tentative Map," shows the access points, and Figure 2-3-1, "Existing Circulation Network," shows the Project site's circulation system.

1.3.1 Regional Setting

Hoskings Ranch is situated on the south-facing foothills of the Volcan Mountains at elevations ranging from 3,100 to 4,200 feet AMSL. The site is approximately 60 miles northeast of downtown San Diego and 20 miles east of Ramona. It is located within the Julian region of the Peninsular Ranges Province, a 300-mile long California geomorphic province. This portion of the province lies near the geographic center of San Diego county.

The region's mountainous topography is characterized by forested hillsides and intervening small valleys, many of which support cattle grazing or other agricultural activities. Steep canyons are common and are usually accompanied by water courses. The San Diego River has its origins in this area. The site is located within the Temescal

Canyon/Orinoco watershed, which encompasses the generally south-facing slopes west and south of Julian. Figure 1-5 shows the topography on the site and in the vicinity.

Hoskings Ranch is situated in the San Diego Air Basin. The terrain and geographical features of the basin determine the distinctive climate of the region. The basin is bounded on the west by the Pacific Ocean and on the east by mountains and canyons. The region is within the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate with cool sea breezes. This mild pattern is subject to infrequent periods of hot weather, winter storms, or Santa Ana winds.

Local climate data can be estimated from data compiled from nearby Julian. The region has some of the highest rainfall in San Diego County, averaging 25.89 inches, generated by the west-facing mountain elevations along the interior mountain range where sea-borne moisture is trapped by desert high pressure systems, resulting in high levels of rainfall. Average annual high and low temperatures are 70.8 degrees Farenheit (º F) and 41.7º F, respectively. Average January high and low temperatures are 55.6º F and 34.5º F, while average July high and low temperatures are 90.1º F and 53.0º F, respectively.

The site is located approximately three miles west of the Elsinore Fault zone, one of the largest in the state. This fault zone has not been active since a magnitude 6 earthquake recorded in 1910. The Proposed Project, like all of San Diego County, is located in Seismic Zone 4, indicating it is subject to ground shaking. Therefore, the Proposed Project would conform to provisions of the Uniform Building Code as they relate to earthquake safety.

Unique natural features in this region include the large plateau below and to the west of Hoskings Ranch, Dye Mountain to the west, and the Volcan Mountains to the north. The plateau is characterized by open rolling country which is devoted largely to agricultural uses such as grazing, viniculture, stables, and hay production. Population density is moderate, with large areas of low density and a few higher-density suburban-type developments closer to the town of Ramona. The mountain region is characterized by steep terrain, rolling hills, and small valleys that tend to be developed with farms that support cattle grazing and small-scale orchards. The region is generally undeveloped, in part because large areas are publically owned, such as the Cleveland National Forest and Cuyamaca State Park. Population density is low. Julian is, the only town in immediate the area.

Biological resources in the region are characterized by oak woodland, hillsides of chaparral, and native and non-native grasslands. Riparian habitats are located in the area and are associated with many of the water courses in the region.

The Proposed Project is in an area that has potential pre-historic and historic significance. Records indicate that the San Dieguito culture occupied the area between 9,030 years Before the Present (BP) ± 350 to 7,500 BP. Migrants from the desert to the east gradually moved into the area beginning around 3,000 BP. The expeditions of Cabrillo in 1542 brought contact between the native population and the Spanish. At the time of contact with European culture, the area was primarily settled by the ancestors of the modern-day Kumeyaay (Southern Diegueno) Indians, who occupied southern San Diego County.

Between the 1860s and the early 1900s, the discovery of gold in the Julian area accelerated the settlement of San Diego's mountainous east county. The development of Julian and the surrounding area followed closely thereafter. Following the end of the

gold boom, agriculture, largely cattle grazing, and tourism gradually developed to support the economy. Agri-tourism is now a mainstay of the local economy.

The Julian Town Center, which is characterized by a mixture of predominantly residential and commercial uses, is approximately one mile east of the proposed site. The Town Center is designated as the Julian Historic District and was established to "preserve what remains of Julian City which was created in 1870 to provide goods, services and housing for a population spawned by a gold rush …"[3] The Historic District of Julian is renowned for retaining the architectural authenticity of the original town.~~early settlement.~~ Its commerce is based on tourism, which is in large part driven by the mountain setting, historic preservation, and agri-tourism. The region is served by one major roadway, SR 78/79, which connects Julian and the Ramona area with population centers along the coast, and the desert areas to the east.

1.3.2 Environment On-site and in the Immediate Vicinity

The Proposed Project Site is approximately 40 miles inland from the coast in central San Diego County. It lies within the mountain foothills east of the coastal plain and west of the low desert.

Figure 1-6, "Surrounding Land Uses," shows uses in the area surrounding Hoskings Ranch. Land uses in the immediate vicinity include open land, scattered large residential lots, and agriculture. Land to the west and northwest is undeveloped and consists of forested land and grassland. Areas north and central to the Proposed Project consist of residences on lots that range in size from 8 to 60 acres, a baseball field, and large open tracts with scattered tree cover and some agricultural use consisting of pastureland. Many of these lots are within an agricultural preserve which allows 15-acre minimum lot sizes.

SR 78/79, a second priority scenic highway, runs along the north east boundary of the proposed site. Uses along the highway consist of scattered residences, grazing land, a sewage treatment facility, and forested land. The community of Wynola, located 1.5 miles northwest of the site, supports a strip of commercial markets catering to the agricultural economy of the area, restaurants, orchards, and residences. The town of Julian is located one mile east of the site and consists of a concentrated commercial district based on the historic and agricultural identity of the town. Residences are scattered throughout the area and represent a mix of rural, town, and suburban home types. Agriculture is common in the area and consists of vineyards, orchards, cattle breeding, grazing, berry growing, and apiary activity.

Pine Hills Road runs parallel to most of the eastern site boundary. Scattered large residential lots and agricultural operations ranging in size from two to 50 acres are located east of the site. Cattle breeding and pasture are the agricultural uses in this area. The area directly south of the eastern portion of Hoskings Ranch consists of small-scale agricultural and residential lots ranging in size from four to 120 acres. Fruit orchards occur in the area adjacent to the site on the southeast. Pine Hills, a residential mountain community, is approximately 1.25 miles south of the southeast corner of the site. Lot sizes in Pine Hills range from one-half to 17 acres in size. As one travels west along Hoskings' southern boundary, the topography becomes very steep. This area is largely undeveloped and consists of undisturbed native habitats.

[3] Julian Community Plan, page 51

Orinoco/Temescal Canyon Creek parallels the Proposed Project's southern boundary as it flows east to west toward the San Diego River. This 7.2-mile long creek originates approximately a mile southeast of Julian and flows south and west, passing north of the community of Pine Hills and south of Hoskings Ranch. The creek name changes to Temescal Canyon Creek near a waterfall located offsite and before it flows to the San Diego River, located less than a mile west of the site. Land offsite to the west consists of steep slopes associated with Dye Mountain. Privately owned lots are located within the Cleveland National Forest west of the Proposed Project's boundary. They range in size from 40 to 120 acres and are largely undeveloped.

The Proposed Project Site has four distinct topographic regions. The northeastern area of the site consists of rolling hills characterized by grazing land with scattered oaks. The central area is relatively flat in the north and falls off steeply to the south. The southwest area is relatively flat and is at a lower elevation than the northern and eastern portions of the site. The southern boundary follows Orinico Creek. The southern part of Hoskings Ranch is within the Cleveland National Forest, which extends beyond the site boundaries to the south and west.

The Proposed Project Site is located in a drainage shed approximately of 8.0 square miles that consists of 12 major drainage basins. The land generally drains from north to south via a series of unnamed courses that vary in width from inches to several feet. The largest drainages are in the central and western part of the property. Runoff from ten of the site's basins discharges directly or indirectly into Temescal Canyon Creek. One basin in the northwest corner of the site discharges directly into the San Diego River, and a second in the eastern part of the site discharges into Sentenac Creek, which flows westerly to the San Diego River.

The property supports six broad categories of plant communities: Chaparral (approximately 214.4 acres), Scrub (150.3 acres), Woodland (545.4 acres), Herbaceous Uplands (452.1 acres), Wetland (53. 73 acres), and Unvegetated habitats (less than an acre). Many of these habitats are also found offsite in the immediate vicinity of the property. Detailed descriptions of the existing biological conditions on the site are discussed in Chapter 2.1, Biology.

1.4 Intended Uses of the ~~DEIR~~FEIR

This is a project ~~DEIR~~EIR because it examines the environmental impacts of a single project. The ~~DEIR~~EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effects of the Proposed Project, identify possible ways that significant effects can be minimized, and describe reasonable alternatives to the Proposed Project. The ~~DEIR~~FEIR will also be used to evaluate the impacts of amending the Proposed Project's Williamson Act Contract to allow reclassification of those areas onsite currently requiring a 160-acre lot minimum to a minimum of 40 acre lots.

1.4.1 Matrix of Project Approvals/Permits

Discretionary Approval/Permit	Approving Agency
Tentative Map	County of San Diego (CSD)
Habitat Loss Permit	CSD
Grading Permit	CSD
Final Subdivision Map	CSD
County Right-of-Way construction, Excavation and Encroachment Permit	CSD, Caltrans
Amendment of Williamson Act Contract per Board Policy I-38	CSD
Vacate Easements per Board Policy I-103	CSD
1603 Streambed Alteration Agreement	CDFG

1.4.2 Related Environmental Review and Consultation Requirements

Wildlife Agencies have visited the Project Site and have commented on the ~~DEIR~~FEIR as part of their role in administering the Natural Community Conservation Planning (NCCP) program. The U.S. Forest Service may comment on the plans for use of Proposed Project lands in the Cleveland National Forest. Caltrans has been consulted as related to possible work in their right of way to improve sight distance at SR 78/79 and Pine Hills Road.

1.5 Project Inconsistencies with Applicable Regional and General Plans

The Proposed Project has been evaluated in relation to the applicable elements of the County of San Diego General Plan (GP), the Julian Community Plan, County of San Diego Zoning Ordinance, Regional Housing Allocation Plans, Regional Air Quality Strategy (RAQS), San Diego County Air Pollution Control District (APCD), the Regional Water Quality Control Board's Basin Plan for the San Diego area, SANDAG's Growth Forecast and Congestion Management Plan, and Caltrans' Regional Transportation Plan. No inconsistencies with the above-listed regional and general plans have been found.

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

The cumulative projects list consists of past, present, and reasonably expected projects in the region that could contribute to a cumulative impact. The general study area was determined using County maps of recent and active projects. The study area was defined geographically as the areas on the west facing slopes of the Volcan Mountain in the vicinity of Julian on the east and Santa Ysabel on the southwest. It includes the Pine Hills Community and Daley Flat as well as areas east and south of Julian. This area was chosen because the western slopes of the mountain share a similar climate and because the area shares a similar land use pattern of mixed rural and agricultural uses that are a response to agricultural tourism common in the Julian vicinity. Study areas for each subject discussed in the ~~DEIR~~FEIR are further defined within that subject area discussion. Ninety projects were reviewed for potential impacts. The cumulative impact of each subject area is discussed in

Chapters 2 and 3. Projects are listed in Table 1-1, “Cumulative Projects.” A map is provided showing the cumulative projects in relation to the subject property. See Figure 1-7, “Master Cumulative Impacts Map,” and subsequent detail maps 1-8A through 1-8E.

1.7 Energy Conservation

Appendix F of the CEQA Guidelines provides guidance for analyzing significant energy implications of a project. The introduction states that “[t]he goal of conserving energy implies the wise and efficient use of energy.” Three means of achieving this goal are provided:

1. Decreasing overall per capita energy consumption;
2. Decreasing reliance on fossil fuels such as coal, natural gas, and oil; and
3. Increasing reliance on renewable energy sources.

Emphasis in the discussion should be on “avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.”

1.7.1 Consumption and Effect on Energy Resources

The Project proposes 24 residential lots and biological open space on a 1,416.5-acre site. It will depend on groundwater for potable water needs and septic systems for wastewater disposal. Heating would be generated from natural gas delivered to the site via San Diego Gas and Electric (SDGE) pipelines. Grazing/cattle breeding will continue as a component of the Project.

Energy will be used in three forms: electricity, gas, and fuels. The following table lists the ways in which these forms of energy will be used by the Project:

Table 1-2 Project Energy Use by Energy Type and Use Categories

Use Type	Electricity	Gasses Related to Building Use(1)	Transportation Fuels(2)
Construction			
Vehicles			X
Materials(3)	X	X	X
Machinery	X	X	
Transportation			X
Operation			
Home operation	X	X	
Irrigation	X		
Agriculture	X		X
Transportation	X		X

(1) Primarily natural gas for home operation.
(2) Primarily gasoline and diesel fuel
(3) Includes embodied energy, or energy needed to manufacture and transport materials.

Energy use during construction will include operation of construction vehicles such as excavators, scrapers, forklifts, and rollers. Energy used to fabricate, finish, and transport building materials is embodied in the material used. Electricity would be used for construction lighting, field services (trailers), and electrically driven construction equipment such as air compressors, drills, saws, and pumps, among other equipment. Fuel use would be associated with gasoline- and diesel-powered mobile construction equipment and commuting of workers to and from the construction site. Full details of energy use are provided in the air quality and global climate change reports associated with this DEIR (Appendices H and I respectively).

The major energy use during operations would be for heating and cooling of houses, followed by lighting. Energy will also be required to operate pumps that will supply water to residents for home use and agriculture. Energy will also be expended by the on-going grazing/cattle breeding operation. This will be in the form of feed and transportation for cattle and vehicle operation by ranchers. Finally a small amount of fuel will be expended by biologists and grazing managers inspecting the site.

Most residential functions such as lighting and cooling will use electricity. Heating is typically generated from natural gas, discussed below. Grazing/cattle breeding currently exists over the entire 1,416.5-acre site, although only approximately 750 acres are ideally suitable for grazing due to steep slopes and impenetrable and unpalatable vegetation. Grazing contracts allow for 160 head to be grazed on the site. Current use for grazing is approximately 80 head. Overall grazing numbers will be reduced on the site to approximately 60 head under the Conservation Grazing Management Plans proposed for the Project. Energy use for cattle grazing can be estimated based on the number of head being raised. A *Dairy and Livestock* research report for the California Daily Energy Project (C. Collar et al.) estimated that dairy cattle on the California farms studied amounted to 516 kWh per year per cow. The use of dairy farm data represents a conservative approach to grazing energy use due to the greater amount of machinery involved. Using this measure, the Project will result in a decrease of electrical energy use for cattle grazing/breeding of approximately 51,600 kWh or 63 percent from allowed levels and 10,320 kWh or 25 percent from current levels. Therefore energy demand associated with cattle grazing/breeding is not included in the analysis due to this reduction in current demand.

A single family home in California is expected to use 7,605 kWh of electricity per year (*2009 California Appliance Saturation Study, Executive Summary*, Figure ES-1 and Table ES-2, (California Energy Commission (CEC) document # 200-2010-004-ES, 2009). The Project's electrical energy use would therefore be 182,520 kWh of electricity per year. Overall annual residential energy use in San Diego County in 2013 was 6,775.22 million kWh (Department of Conservation, ecdms.energy.ca.gov/elecbycounty.aspx). The Project represents less than a hundred

thousandth of the total County residential electricity use. It will therefore have a minimal effect on overall energy use in the County. Nevertheless, the Project incorporates energy efficiency measures which are discussed below in Section 1.7.6.

Average household natural gas use in California in 2012 was 373 Therms per year. For the 24 lot Project this amounts to 8,952 Therms annually. (http://www.energyalmanac.ca.gov/naturalgas/residential_natural_gas_consumption.html). In contrast the California Energy Commission estimates San Diego County's total residential usage at 311,180,000 Therms in 2012. (Department of Conservation, ecdms.energy.ca.gov/gasbycounty.aspx). Project use is less than a hundred thousandth of total California residential consumption. Impacts to County of San Diego natural gas use would therefore not be significant. However, proposed conservation measures are proposed for the Project and discussed in Section 1.7.6. They are summarized as design measures in Section 7.6.1

1.7.2 Effect on Energy Supplies

San Diego Gas and Electric (SDGE) is the electricity supplier for San Diego County. For 2012, SDGE reported available and planned resources of 16,614 GWh, balanced against the same amount of energy requirements. The year 2016 is projecting as an excess of 205 GWh of electricity after accounting for existing and planned sources. Total Project electricity demand of 143,600 kWh of electricity, or 0.14 GWh is well within the projected excess capacity. Therefore the Project would not require construction of additional electrical generation capacity.

1.7.3 Effect on Peak and Base Demand for Electricity

Peak demand for electricity occurs when so much electrical equipment is in use at one time that it places a strain on the entire electric grid system. This generally occurs in California during summer heat waves in the weekday afternoon, hours when air conditioners at both homes and businesses are running at full strength.

The Project would operate during peak energy demand periods, and so would constitute a new source of peak demand usage. Residential construction will fall under stringent 2013 Title 24 regulations unless new regulations are adopted. These regulations include extensive requirements for more sustainable and energy efficient construction practices that will affect both the types of materials used and the way in which finished systems will be tested. Title 24 provisions are detailed below. The Project's overall demand will be reduced from historic "business and usual" levels of residential energy use due to compliance with Title 24 changes.

1.7.4 Transportation Energy Use

Energy will also be expended in the daily trips made by residents. The Project has been estimated to have 288 Average Daily Trips (ADT) related to residential traffic based on the traffic impact Analysis, Appendix D. Agriculturally related traffic is estimated by the traffic engineers to be approximately 2 ADT per day, as stated in Appendix D,

Attachment E. Approximately 35 percent of traffic will make local trips of 1-3 miles while 65% will travel toward Santa Ysabel (6 miles away), Ramona (22 miles away), or points beyond. Energy use in the form of gasoline will therefore increase as a result of the Project. However, several factors will combine to moderate this increase. The town of Julian is a mile from the project site and provides basic services such as grocers, restaurants, lodging, gas stations, auto repair, banking, hair salons, and computer services, among others. New title 24 regulations requires the inclusion of electrical vehicle hookups in new homes, enabling a reduction in gasoline consumption for transportation. Electric vehicle use is also projected to increase significantly statewide in the coming years, and it is reasonable to conclude that some residents would incorporate electric vehicles into their driving mix. The combination of proximity of services and a more fuel efficient vehicle mix will moderate the Project's transportation energy demand.

1.7.5 Water Use and Wastewater Disposal

An average residence is estimated to use 0.5 AFY of water according to the County of San Diego Groundwater Ordinance. It takes approximately 1.37 kWh to lift an acre foot of water one foot if the pump is 75 percent efficient. A well with an average depth to groundwater of 500 feet will therefore use 1.37 kWh X 500 ft X 0.5 k annual usage to pump 0.5 AFY of water to a residence, or 343 kWh of energy per year. Water pumping for the 24 residences would be approximately 8,220 kWh. Water tanks with a capacity of 10,000 gallons will be installed on each lot to facilitate fire control. It will take an additional 0.73 AF of water to fill these tanks. The energy cost for this effort will be 500 kWh. There are four holding ponds on the site used for cattle, but these are fed from runoff and do not constitute a drain on energy resources. Additional water may come from existing natural drainage features. There are no wells dedicated to watering cattle. Total energy use related to water use is therefore estimated at 8,720 kWh.
Wastewater will be disposed of in septic systems. These systems usually rely on gravity to move wastewater, and therefore do not constitute an energy drain.

1.7.6 Energy Conservation

The State of California controls building standards throughout the state through Title 24. The 2013 standards have undergone a significant revision that mandate greater energy conservation in the construction and operation of all buildings. The California Energy Commission expects the new standards to reduce annual electricity consumption by 613 gigawatts (GWh) and natural gas consumption by 10 million Therms per year (CEC, Title 24, 2013). These changes affect all aspects of the building and operation of buildings. Construction management is required and will be utilized to reduce vehicle idling times, ensure vehicles are running efficiently, and promote the recycling of construction materials. In particular single family residential development standards mandate new energy efficiency in windows, building envelope, insulation, and heating, ventilation, and air conditioning (HVAC) systems. There are new building simulation tools that interface with Title 24 and that allow builders to make tradeoffs between energy saving devices. Several of the new features are outlined in the following table.

Table 1- 3 Title 24 2014: Selected Energy Efficiency Requirements

Improved heating and cooling controls
Control air leaks at windows and doors
Double pained windows to provide better insulation against energy loss windows
Greater efficiency of joint seals
Automatic timing switches on all lighting such as dimmers, daylight controls, occupant sensing controls, part-night sensing controls
Solar ready construction
Improved wall insulation efficiencies
Mandatory reduction in indoor and outdoor water use
Recycling of construction waste
Lower Volatile Organic Compound content in paints, sealants, and similar materials
Increased efficiency of appliances

It is estimated that it takes 13,022 kWh to import each million gallons of potable water into the region (*Green House Gas Analysis*, Ldn Consulting, and May 13, 2014). The energy required to pump a comparable amount of water on the site would be 2,102 kWh. The energy cost of water use by the project is therefore lower than a comparable project within the County Water Authority Line using imported water.

Finally, SDGE is expanding its portfolio of renewable energy sources such as wind, solar, and geothermal energy. Energy from these sources will be fed into the electricity grid and distributed to customers. As SDGE customers The Project residents will indirectly participate in the increased use of renewable energy.

1.7.7 Conclusions

The proposed project will consume energy in the construction and operation of 24 residential homes. Construction energy use will be limited in scale and the construction management plan for the Project will include measures to prevent the waste of energy. The Project will incorporate measures to increase energy efficiency and prevent waste through 2013 Title 24 requirements. Operational aspects represent a very small fraction of overall electrical and natural gas energy use in San Diego County. SDGE has the capacity to serve the Project without the construction of new facilities. Transportation energy will not be wasted because destinations that can meet residents' needs for services already exist in the area. Alternative energy use will take place in the form of a projected increase in use of electric vehicles, and reliance on SDGE's expanding portfolio of alternative energy sources. Although the Project will increase energy usage in the County, this increase is small. The Project reduces its energy use over and above

a historic "business as usual" approach by adhering to sustainable building practices such better insulation, solar energy ready construction, and improved controls in buildings for lights and heating/air conditioning.

~~1.7~~1.8 Growth-Inducing Effects

The Proposed Project was analyzed for its potential to induce growth in the area. A project can foster economic or population growth, directly or indirectly, when it leads to the construction of additional housing. Removing obstacles to growth, for example by extending utilities to a project, could also be growth inducing.

The Proposed Project could foster economic growth because the subdivided lots are designed to promote agricultural uses. However, Julian has been an agricultural region for decades with an active and successful agri-tourism industry. The absorption of the lots is expected over a 10 to 14 year period. The addition of these sites would gradually support the existing economy in the area but would not introduce a new or dramatically expanded component to the economic picture of the area.

Population growth would be gradual, as would absorption of the proposed lots into the local economy. Total additional population expected over the next ten years in Julian is approximately 1,093 people, an increase of approximately 3.5 percent per year. The Proposed Project would potentially introduce approximately 72 people to the area in this time, an increase of less than 0.1 percent per year, well below the predicted rate. Therefore the Proposed Project would not induce population growth over and above rates that are already projected.

The Proposed Project would not remove obstacles to growth. New infrastructure would include ~~a 5.0-acre site for a fire station,~~ access roads, and lateral lines for electric and gas service. Each lot would provide its own water supply and septic system. No additional infrastructure capacity would be provided. ~~The fire station site would be provided to the Julian/Cuyamaca Fire Protection District as a public service and is not required as mitigation for project impacts. The station site is being provided at the request of the Julian/Cuyamaca Fire Protection District as part of their effort to have a training facility and locate a fire protection facility closer to areas that were burned in 2003. As evidenced by the Cedar and Witch Creek fires, the area is vulnerable to fire and additional fire service facilities are needed to meet existing needs. This is an expansion of fire service to meet the existing needs of the community and the Project Site. The Proposed Project simply provides a public service in this respect. Other infrastructure is provided solely for the Proposed Project.~~

The Proposed Project does not foster rapid economic or population growth, or provide infrastructure that could promote growth in surrounding areas. As a result, the Proposed Project is not growth-inducing.

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NOTE:
PERMANENT SIGNS WILL BE REQUIRED ALONG THE BOUNDARY BETWEEN OPEN SPACE EASEMENT AND THE LIMITED BUILDING ZONE. THEY WILL BE INSTALLED AT INTERVALS OF 200 FEET. THE SIGNS WILL BE CORROSION RESISTANT AND 8"x9" MINIMUM SIZE, ON POSTS NOT LESS THAN THREE FEET IN HEIGHT FROM THE GROUND SURFACE. SIGNS MAY BE ATTACHED TO FENCING IN LIEU OF ATTACHING THEM TO A SEPARATE POST. THE SIGNS WILL STATE THE FOLLOWING.

SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT IS RESTRICTED BY EASEMENT.

FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE REF. 99-08-032A

LEGEND

- PROPOSED OPEN SPACE EASEMENT
- (70) EXIST. O.S. EASEMENTS AND ENVIRONMENTAL OVERLAY ZONES PER PM 12619
- (7) EXISTING FLOOD CONTROL EASEMENT PER DOC. # 83-044221 / 02-10-1983
- RPO = WETLANDS

EXIST. DALEY FLAT RD. PM# 12619

PROJECT BOUNDARY

DALEY FLAT ROAD

ORINOCO DRIVE

HIGHWAY 78/79

PINE HILLS ROAD

UTE PEAK LN

TENAYA ROAD

BEAR RUN LN

DEER RUN LN

LOT 1 40.38 AC. GR.
LOT 2 40.43 AC. GR.
LOT 3 40.27 AC. GR.
LOT 4 52.79 AC. GR.
LOT 5 49.86 AC. GR.
LOT 6 46.17 AC. GR.
LOT 7 40.27 AC. GR.
LOT 8 52.14 AC. GR.
LOT 9 46.17 AC. GR.
LOT 10 40.91 AC. GR.
LOT 11 40.53 AC. GR.
LOT 12 40.96 AC. GR.
LOT 13 67.16 AC. GR.
LOT 14 40.73 AC. GR.
LOT 15 40.10 AC. GR.
LOT 16 89.55 AC. GR.
LOT 17 40.77 AC. GR.
LOT 18 43.23 AC. GR.
LOT 19 77.20 AC. GR.
LOT 20 43.76 AC. GR.
LOT 21 196.02 AC. GR.
LOT 22 41.47 AC. GR.
LOT 23 185.62 AC. GR.
LOT 24 84.78 AC. GR.

FUEL MODIFICATION EASEMENT

FIRST FLOOR NOISE CONTOUR PER FIG. 2-A LDN NOISE STUDY

SECOND FLOOR NOISE CONTOUR PER FIG. 2-A LDN NOISE STUDY

PROJECT BOUNDARY

ORINOCO CREEK

TEMESCAL CANYON CREEK

SCALE IN FEET
GRAPHIC SCALE
400 200 0 400 800 1200
1" ~ 1066'

N

EXISTING EASEMENT LEGEND

(1) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SAN DIEGO COUNTY HIGHWAY COMMISSION JULIAN ROAD NO. 3-B AS DISCLOSED BY MAP ON FILE IN THE OFFICE OF THE COUNTY ASSESSOR OF SAN DIEGO COUNTY, PER FIRST AMERICAN TITLE ORDER NUMBER DIV-813863 DATED FEBRUARY 25, 2003.

(2) SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3254, PAGE 421 OF OFFICIAL RECORDS.

(3) AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3254, PAGE 423 OF OFFICIAL RECORDS.

(4) AN EASEMENT GRANTED TO GEORGE W. SMITH AND JANET W. SMITH, HUSBAND AND WIFE FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, AS INSTRUMENT NO. 79-019729 OF OFFICIAL RECORDS.

(5) AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR RIDING AND HIKING TRAIL AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044220 OF OFFICIAL RECORDS.

(6) AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR COUNTY HIGHWAY TOGETHER WITH GRANT OF THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF HIGHWAY 78 WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044221 OF OFFICIAL RECORDS.

(7) AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT ZONE 2 FOR FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044222 OF OFFICIAL RECORDS.

(8) AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1983 AS INSTRUMENT NO. 83-050388 OF OFFICIAL RECORDS.

(9) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM PARCELS F, G, J AND J IN AND TO STATE HIGHWAY 78 AND PINE HILLS ROAD, EXCEPT ACCESS OPENINGS, ADJACENT THERETO HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 8, 1983 AS INSTRUMENT NO. 83-073449 OF OFFICIAL RECORDS.

(10) ENVIRONMENTAL RESOURCE OVERLAY AREA PER PM 12619.

(11) AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 12619 AS REFERRED TO IN THE LEGAL DESCRIPTION FOR PROPOSED 60 FOOT PRIVATE ROAD AND PUBLIC UTILITY EASEMENT AND INCIDENTAL PURPOSES.

(12) ENVIRONMENTAL RESOURCE OVERLAY AREA PER PM 12619.

(13) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT FOR ROAD ACCESS" RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-247178 OF OFFICIAL RECORDS. EXECUTED BY AND BETWEEN CALIFORNIA FIRST BANK, A STATE BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT NOS. 1508 AND 6499 AND GORDON PETRY AND ELSA MARSTON PETRY, HUSBAND AND WIFE AS JOINT TENANTS.

(14) AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS AS RESERVED IN SAID DOCUMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-247180 OF OFFICIAL RECORDS.

(15) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1986 AS INSTRUMENT NO. 86-118541 OF OFFICIAL RECORDS.

(16) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1986 AS INSTRUMENT NO. 86-118542 OF OFFICIAL RECORDS.

(17) AN EASEMENT FOR ROAD AS RESERVED IN SAID DOCUMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 28, 1988 AS INSTRUMENT NO. 88-067213 OF OFFICIAL RECORDS.

(18) AN EASEMENT GRANTED TO JOHN TELLAK, A SINGLE MAN, FOR INGRESS AND EGRESS OVER AN EXISTING DIRT ROAD AS IT EXISTED SEPTEMBER 1, 1988 AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1988 AS INSTRUMENT NO. 88-0468738 OF OFFICIAL RECORDS.

NOTE: EXISTING EASEMENT INFORMATION TAKEN FROM PRELIMINARY TITLE REPORT UNDER NUMBER DIV-813863-22 DONE BY FIRST AMERICAN TITLE DATED MARCH 14, 2003.

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Project Tentative Map

Figure 1-1

Conceptual Layout of Clear Sight Triangle Existing = 400 feet

Tree trimming north from the project entrance on Pine Hills Road

Conceptual Layout of Clear Sight Triangle Existing = 535 feet

Tree trimming east from the intersection of Pine Hills Road with SR78/79

TRS CONSULTANTS	Offsite Impacts	Figure 1-2

North

1"~ 250'

Existing Open Space to Remain

Existing Open Space to be Vacated

LOT 24
85.41 AC. GR.

DALEY FLAT ROAD

LOT 22
41.47 AC. GR.

LOT 23
154.99 AC. GR.

LOT 21

BEAR RUN LN.

30'

100'

TRC CONSULTANTS

Close-up of Proposed Open Space Vacations on Primary Project Design

Figure 1-3

Secondary Access

NOTE:
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FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE REF. 99-08-032A

HOSKINGS RANCH RD.

Hoskings Ranch Road

SR78/79 a Public Road

DALEY FLAT RD. SECONDARY ACCESS

PROJECT BOUNDARY

LOT 24 85.41 AC. GR.

LOT 22 41.47 AC. GR.

LOT 23 154.99 AC. GR.

LOT 21 196.02 AC. GR.

LOT 20 43.73 AC. GR.

LOT 18 43.27 AC. GR.

LOT 17 40.16 AC. GR.

LOT 19 77.20 AC. GR.

LOT 16 69.53 AC. GR.

LOT 14 40.16 AC. GR.

LOT 15 40.10 AC. GR.

LOT 13 67.18 AC. GR.

LOT 12 40.98 AC. GR.

LOT 11 40.53 AC. GR.

LOT 10 40.91 AC. GR.

LOT 9 40.19 AC. GR.

LOT 7 40.31 AC. GR.

LOT 8 40.14 AC. GR.

LOT 6 46.07 AC. GR.

LOT 5 49.85 AC. GR.

LOT 4 42.75 AC. GR.

LOT 3 40.27 AC. GR.

LOT 2 40.42 AC. GR.

LOT 1 40.36 AC. GR.

DALEY FLAT ROAD

ORINOCO DRIVE

BEAR RUN LN

DEER RUN LN

PEAK LN

UTE

TENAYA ROAD

HIGHWAY 78/79

PINE HILLS ROAD

PROJECT BOUNDARY

ORINOCO CREEK

TEMESCAL CANYON CREEK

LEGEND

PROPOSED OPEN SPACE EASEMENT

EXIST. O.S. EASEMENTS AND ENVIRONMENTAL OVERLAY ZONES PER PM 12619

EXISTING FLOOD CONTROL EASEMENT PER DOC. # 83-044221 / 02-10-1993

SCALE IN FEET
GRAPHIC SCALE
1" ~ 1125'

N

EXISTING EASEMENT LEGEND

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NOTE: EXISTING EASEMENT INFORMATION TAKEN FROM PRELIMINARY TITLE REPORT ORDER NUMBER DIV-813663-22 DONE BY FIRST AMERICAN TITLE DATED MARCH 14, 2003.

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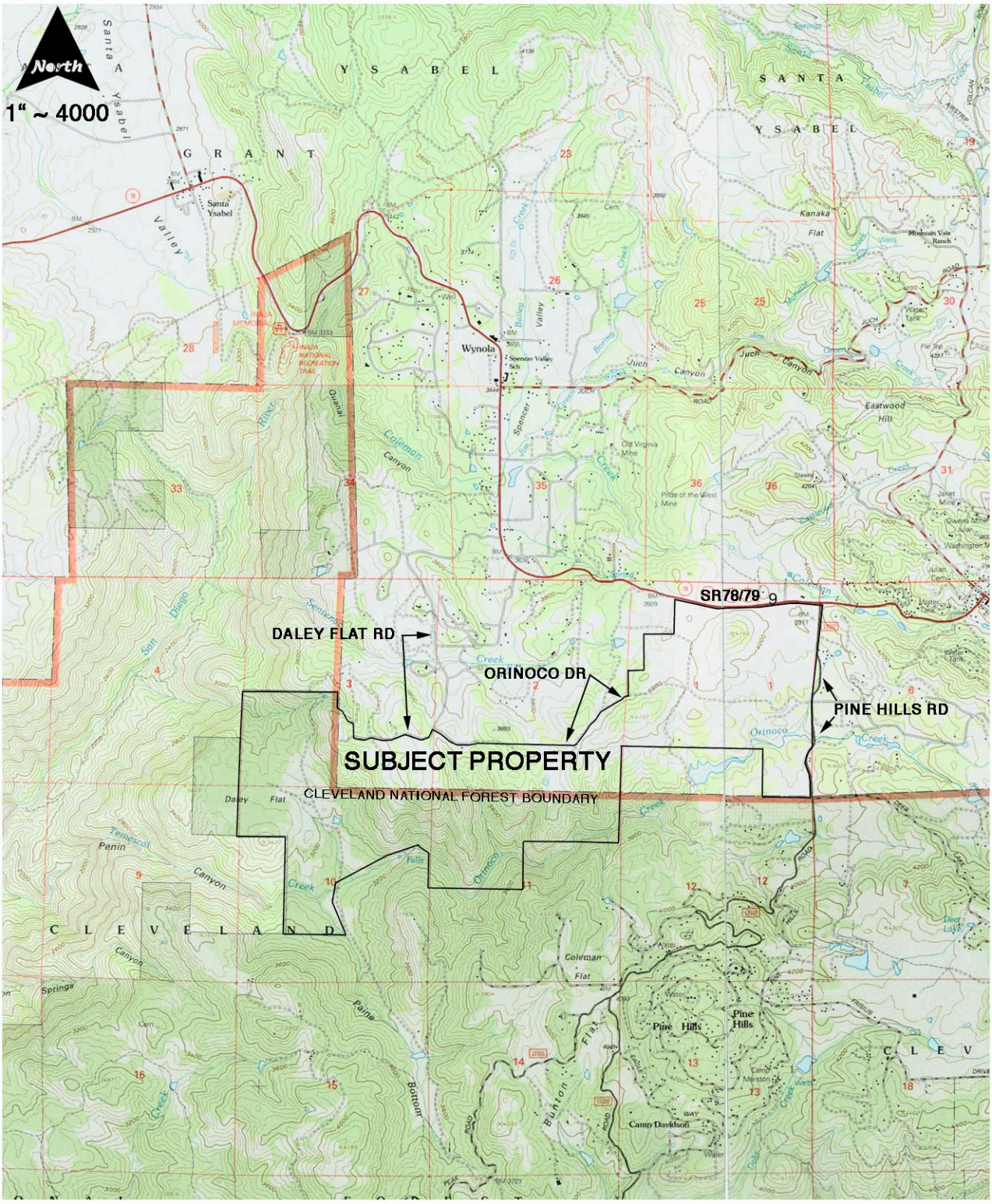
Secondary Access

Figure 1-4



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USGS Quadrangle Map

Figure 1-5

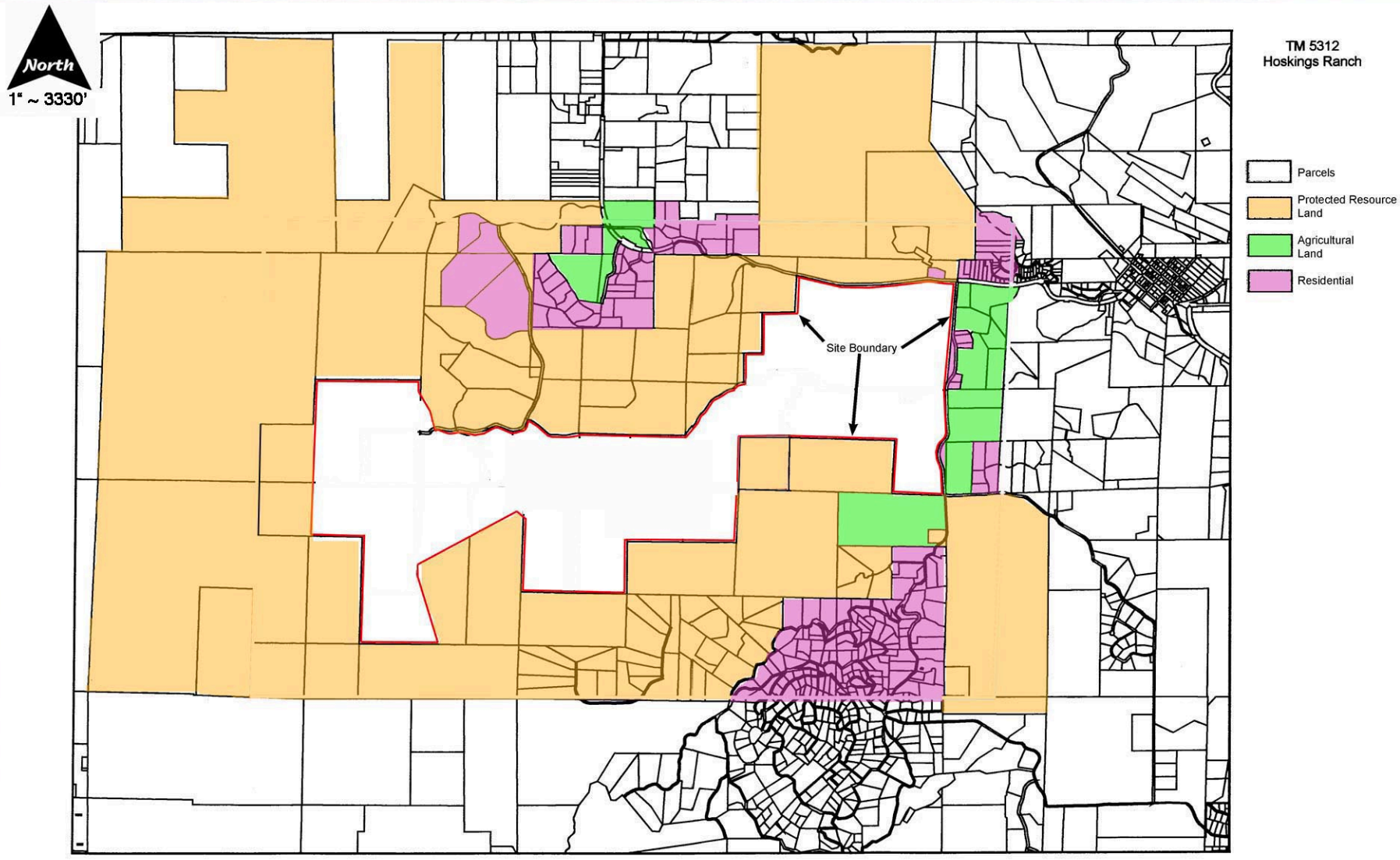

Figure 1-6

Surrounding Land Uses

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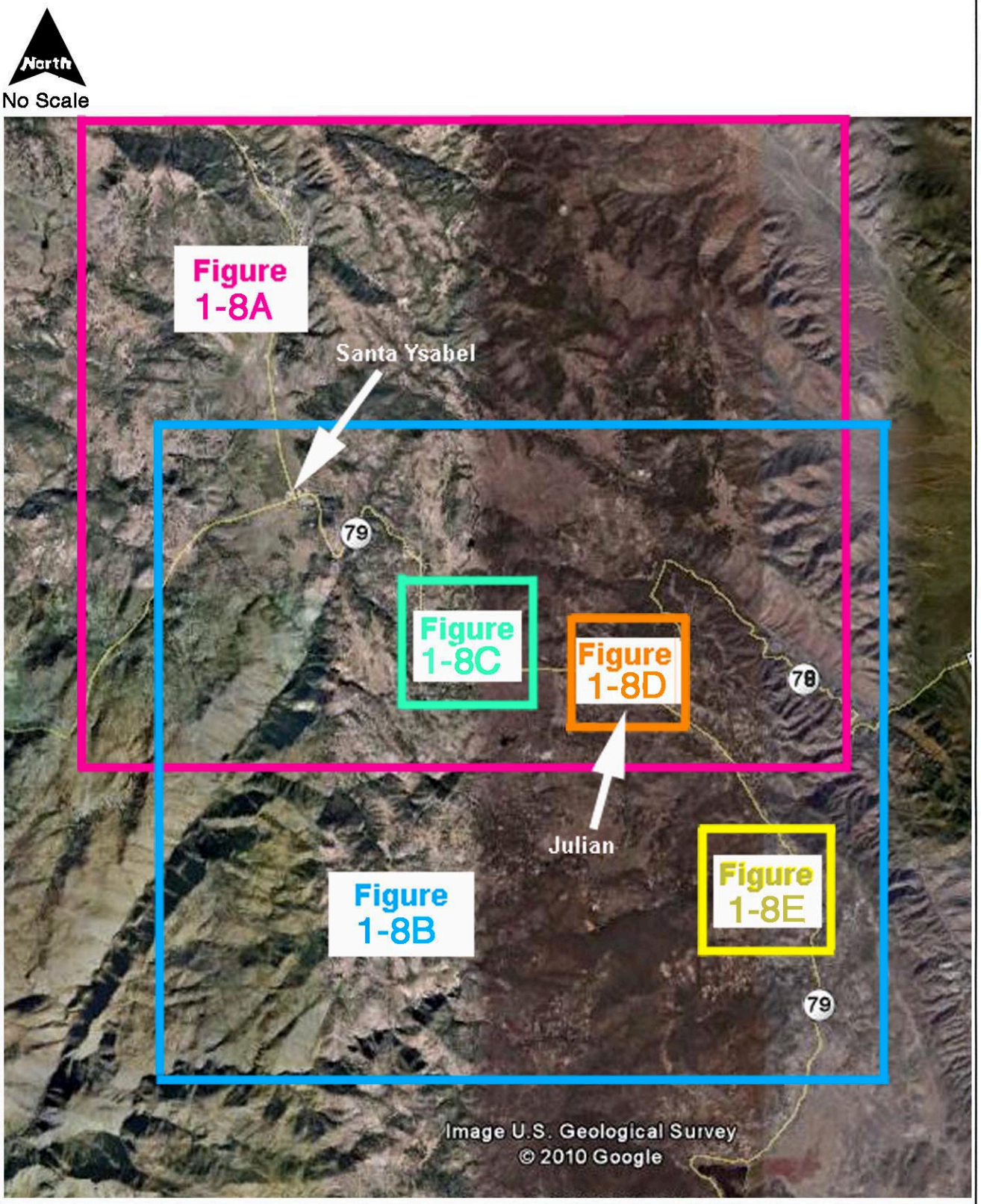

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Master Cumulative Impacts Map

Figure 1-7

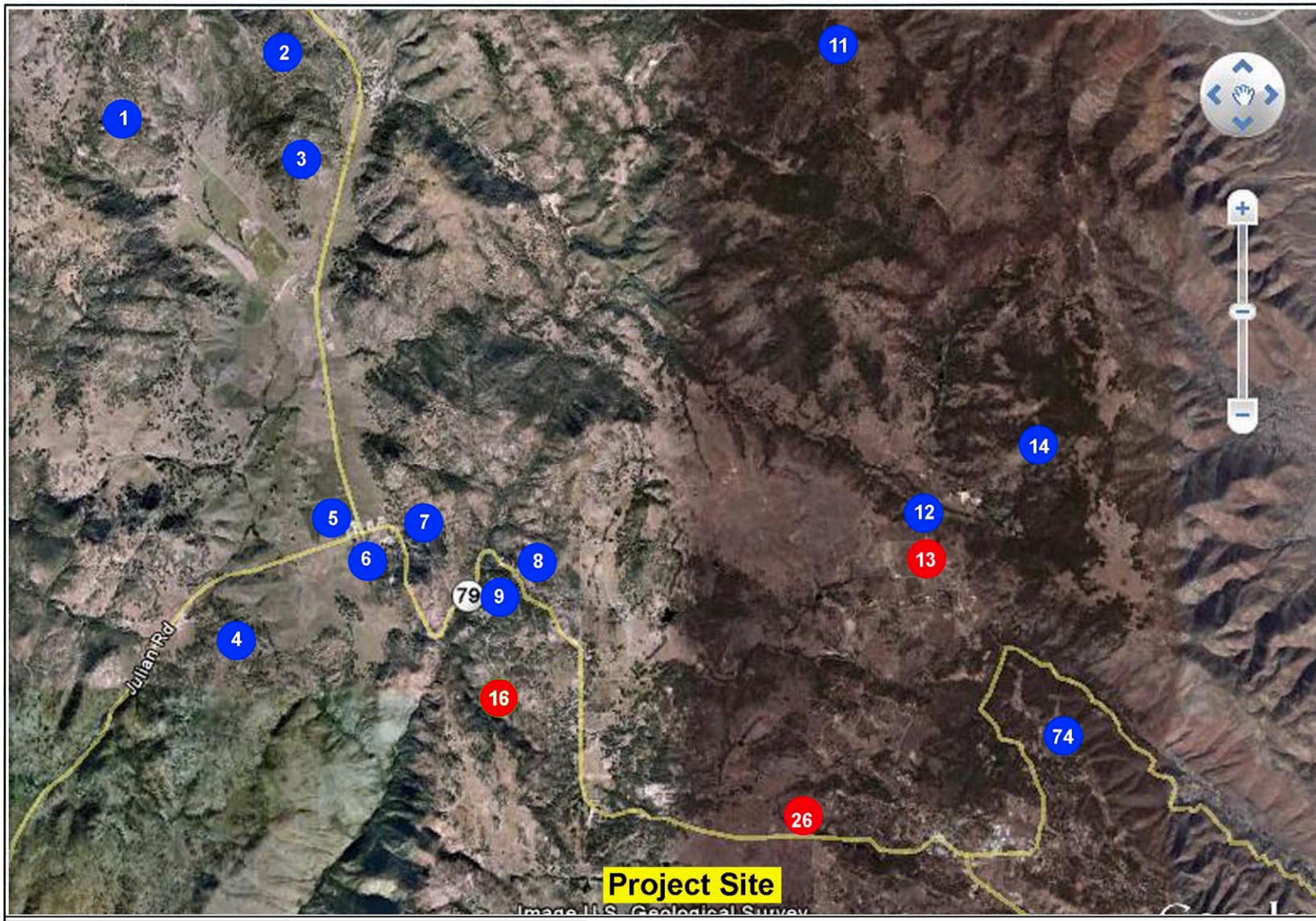

Figure 1-8A

Cumulative Impacts Map

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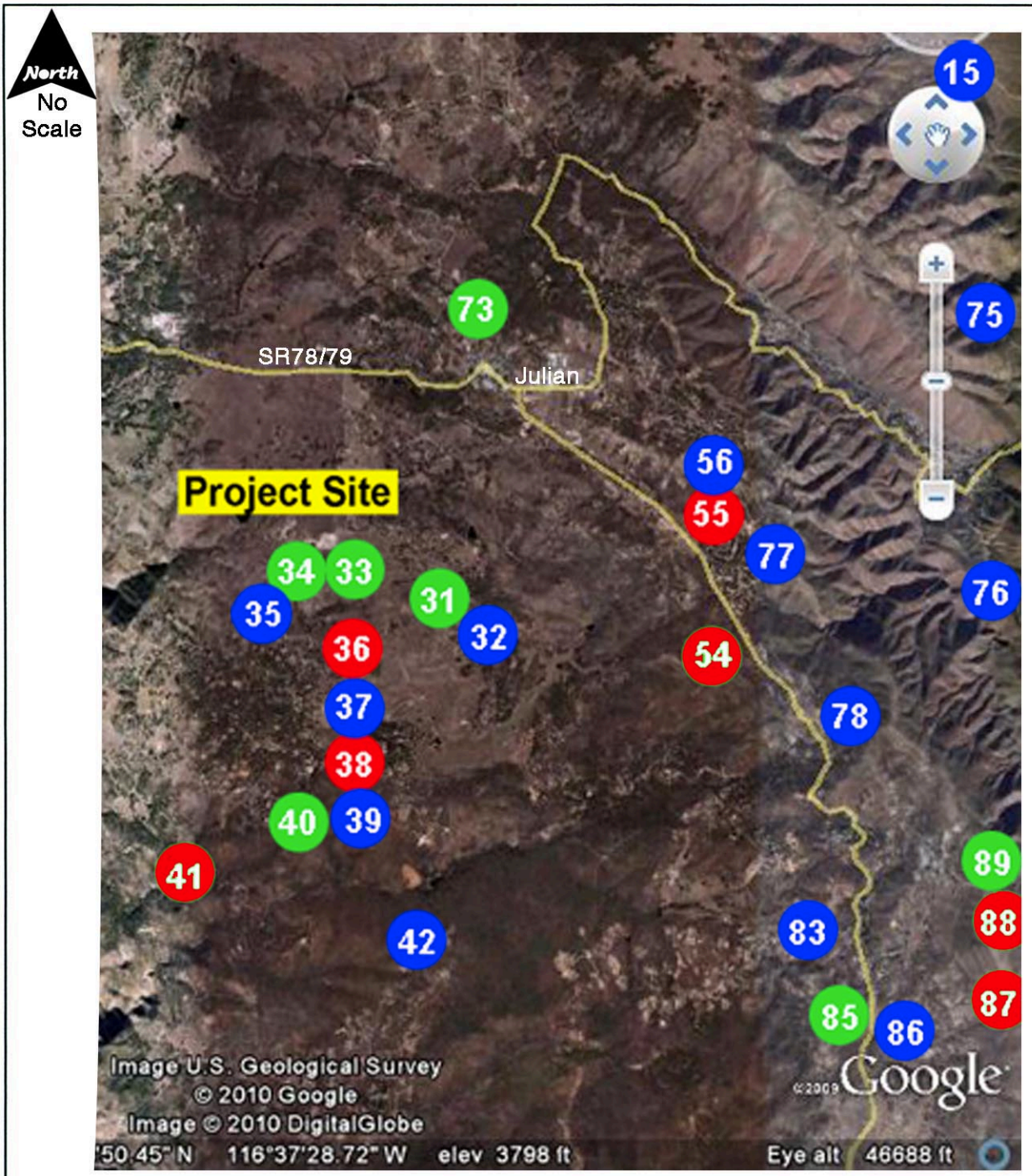

LEGEND

NO IMPACT

POSSIBLE CUMULATIVE IMPACT

NO CUMULATIVE IMPACT

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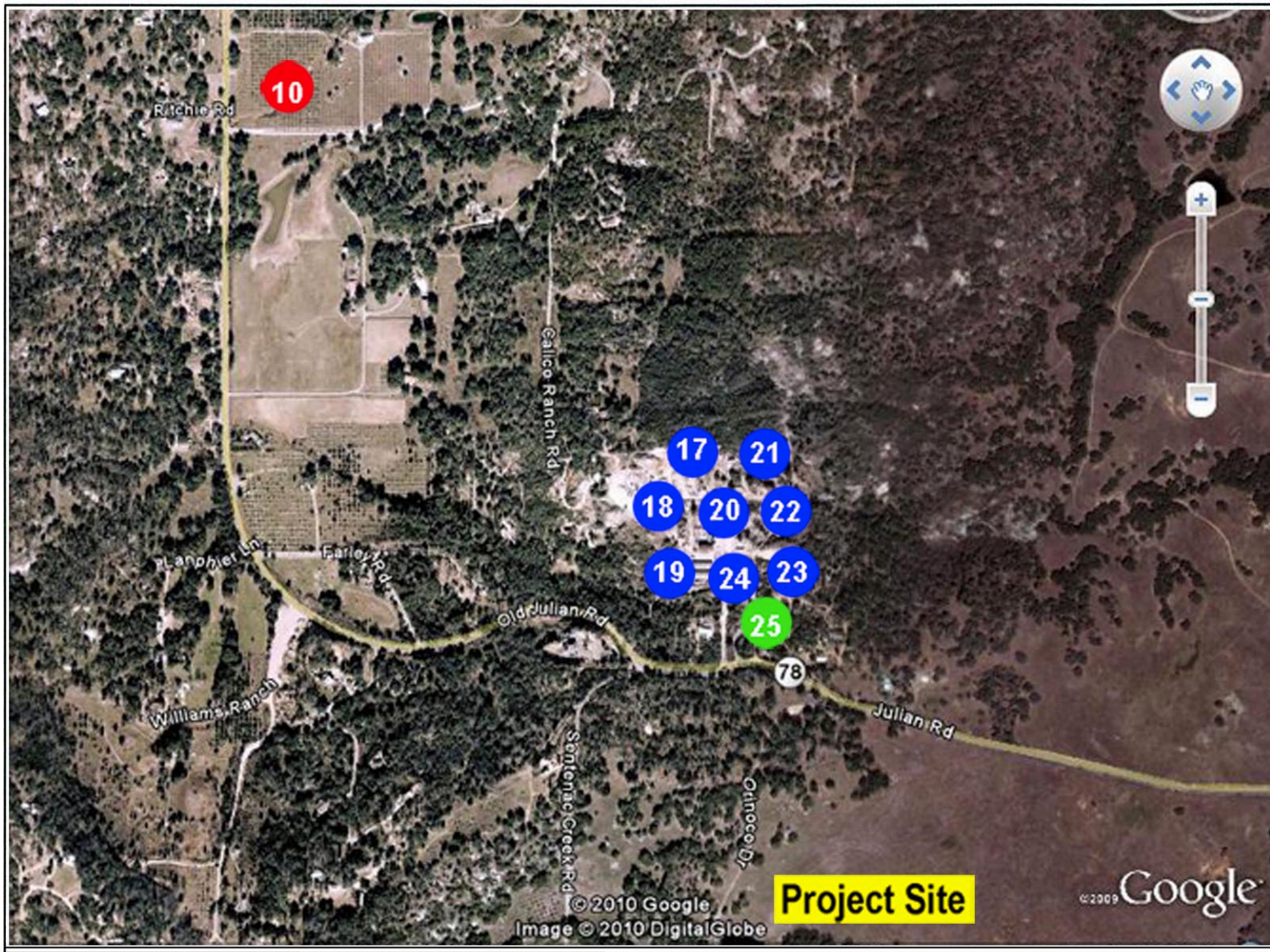
Cumulative Impacts Map

Figure 1-8B



LEGEND

No Impact

Possible Cumulative Impact

No Cumulative Impact

North

No Scale

Figure 1-8C

Cumulative Impacts Map

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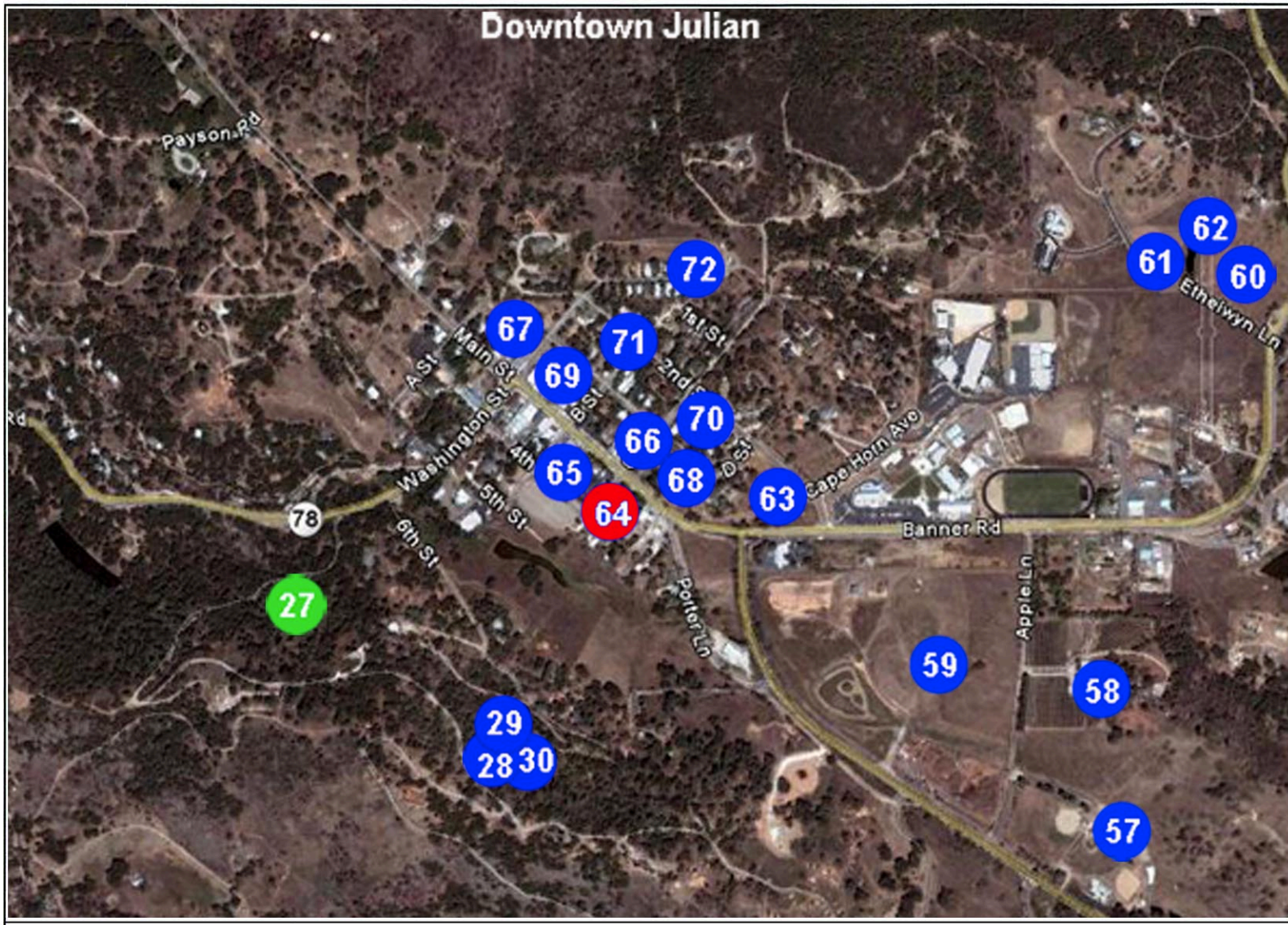

Figure 1-8D

Cumulative Impacts Map

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Figure 1-8E

Cumulative Impacts Map

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Fig.** #	Project Number – Name - Description	Impact/Mitigation
1	TM 5526 – Los Robles Rch	Withdrawn
2	MUP 06-096 – Mesa Grande/Vista Towers- Wireless facility (accessory use)	
3	MUP 06-036 – Santa Ysabel/Nextel- Wireless facility (accessory use)	
4	Santa Ysabel Vista Towers Wireless Facility- Wireless facility (accessory use)	
5	Site Plan 88-152 – Julian Pie Company in town center	
6	R 99-014 – Dudley's Bakery	
7	BA 99-0117 – Vedova- Boundary adjustment	
8	MUP 06-065 – Durbin Residence- Wireless facility (accessory use)	
9	AD 10-007 – Robinson 2nd Dwelling Unit	Withdrawn
10	MUP 98-003-Spencer Winery-add'l winery bldg. - 19.86 acres. Expands agricultural operation, adds fruit stand	Scoped for noise, groundwater, and traffic. Impacts not significant. Negative Declaration 9/05/03
11	MUP 08-046 – Rutherford Peak Cell- Wireless facility (accessory use)	
12	MUP 06-054 – SS706 Farmers Road- Wireless facility (accessory use)	
13	MUP 98-011-Jenkins Winery-change roof style	
14	MUP 72-490-05 – Camp Cedar Glen- Replace existing old cabins and bldgs	
15	BA 00-0245 – Edwards/Thompson- Boundary adjustment	
16	TPM 20863-Hoskings Rch Rd-, 3 lots on 150 ac.	Scoped for studies to biology, fire safety, agriculture, visual, archaeology. Idle status
17	ZAP 06-017 – ATC Julian West	Withdrawn
18	ZAP 05-023-01 – American Tower Corp.- Boundary adjustment	No Impacts, Exempt
19	ZAP 01-029 – SBA ZAP	Withdrawn
20	ZAP 00-032 – SBA ZAP	Withdrawn
21	MUP 06-016 – Verizon Witch Creek- Wireless facility (accessory use)	Scoped for visual, noise. No impacts.
22	ZAP 05-023 - Orinoco Creek- Wireless facility (accessory use)	
23	MUP 03-059 – Golden Chariot Towing- Located in Jacumba but appears on Julian map	Withdrawn
24	MUP 05-037 – Julian Radio Tower	Withdrawn
25	MUP 77-138-Julian Propane- screen storage yard 12.5 acres	No impact. Negative Declaration
26	MUP 77-113-Julian Sanitation Dist. 31 ac spray field	Impact: Agriculture- 2 ac. direct impact to FSI; Archaeology- No impact Biology- Oaks and riparian; Surface& Groundwater- runoff. Mitigation: Open space to protect oaks and riparian; 100' buffer around drainages. Surface runoff avoided. Approved 2/17/98
27	Site Plan 00-018-Straub	None. Notice of Exemption, 8/02/00
28	MUP 00-090-04 – AT&T Mobility LLC- Modification of existing cell tower	
29	ZAP 00-090 – SBA Julian- Wireless facility (accessory use)	Negative Declaration 8/02/00
30	ZAP 00-090-30 mod/dev – T-Mobile Monopine- Modification of existing cell tower	No impacts. Negative Declaration 4/02/01
31	ZAP 05-014-Austin 2nd Dwelling- replaces home lost in Cedar Fire	No Impacts
32	ZAP 02-034 – Kenneth Gray	Withdrawn

Abbreviations: AD-Administrative Permit; B&B-Bed and Breakfast; BA-Boundary Adjustment; CDF-California Department of Forestry; DU-Dwelling Unit; FSI-Farmland of Statewide Importance; MUP-Major Use Permit; PF-Prime Farmland; R-Rezone; SFD-Single Family Dwelling; TM- Tentative Map; TPM-Tentative Parcel Map; ZAP-Minor Use Permit

Table 1-1

Cumulative Projects

TRS CONSULTANTS

33	ZAP 07-010-Sloan Star Oaks B&B- establish B&B in existing home	No impact
34	AD 99-022-Fisch	No impact
35	AD 09-021 – Seger 2nd Dwelling Unit- Replace 2nd dwelling lost in 2003 Cedar Fire	
36	TPM 19932-Ortega, 9.39 acres, 4 parcels	Impact: Agriculture- 3 ac. Direct impact to FSI; Biology- potential impacts to Velvet False-Lupine. Mitigation: Open space protection
37	BA 01-0042 – Daniels- Boundary adjustment	
38	MUP 75-083-YMCA Camp Marston- replace existing some existing facilities	Impact: Agriculture- 4 ac. Direct impact to PF. Approved 6/02/03
39	ZAP 08-002 – Pine Hills Water Co.	Withdrawn
40	MUP 68-084-Lakeside Presbyterian, MUP Modification	No impact
41	MUP 72-460- and -460-72 Girl Scout Camp. Winacka. MUP Modification	Impact: Archaeology. Mitigation: Open space
42	AD 10-016 – Sentre Partners- Administrative permit - agricultural clearing	
43	Site Plan 02-029-Behen SFD in Julian Estates	Impact: 20 oaks removed. Mitigation: Open space
44	AD 03-040 – Brown Family Trust- Administrative permit	
45	Site Plan 03-034-Brown Family Trust SFD and driveway	No impact
46	Site Plan 03-059-Rose Steadman SFD in Julian Estates	No impact
47	Site Plan 07-017-Edinger Family- SFD in Julian Estates	No impact. Addition of 5 trees to screen from park
48	Site Plan 01-028-Brown Residence. 4.3 acres in Julian Estates	No impact
49	Site Plan 01-049-Gallo Modification, 5.4 acres in Julian Estates	No impact
50	Site Plan 02-043-Ruffel & Morris- SFD in Julian Estates	No impact
51	Site Plan 02-045-Jones- SFD in Julian Estates	No impact
52	Site Plan 07-045-Wardle- SFD in Julian Estates	Withdrawn
53	Site Plan – Drewery Residence- Modification -- minor deviation to add basement to existing residence	
54	TPM 20253-Sauter- 29 acres, 5 parcels	Impact: Biology- impacts 2.54 ac. Oak chaparral, 3.65 ac. Mixed montane chaparral. Mitigation: Open space over 17.48 ac.
55	Site Plan 10-004-Julian/Cuy. Fire Sta.	Impact: Agriculture- 2 ac. direct impact to FSI
56	AD 05-029 – Hallahan Barn- Oversize barn to replace original bldg lost in 2003 Cedar Fire	
57	MUP 01-023- Jess Martin Co. Park- in downtown area of Julian, 9600 sq ft.	No impact. Negative Declaration 1/09/02
58	Site Plan 07-032 – JCFPD Fire Station	Withdrawn
59	Site Plan 99-017- Mushet in downtown area of Julian- SFD, barn and living quarters	No impact
60	BA 02-0083 – Boundary Adjustment, Julian Union Sch. Dist.	No Impact
61	MUP 90-034- Church in downtown area of Julian	
62	MUP 02-003 – Library in downtown area of Julian	No impact. Negative Declaration 3/06/02
63	Site Plan 01-053 – Duplex in downtown area of Julian	Notice of Exemption 1/24/02
64	Site Plan 03-015 – Leroux residence in downtown area of Julian	Studied for noise, cultural resources, drainage, and traffic. Mitigated with TIF
65	Site Plan 96-032-01- Campbell in downtown area of Julian	
66	ZAP 01-010- Leroux in downtown area of Julian	Noise study- no impact. Notice of Exemption 8/17/00

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Table 1-1

Cumulative Projects

TRS CONSULTANTS

67	Site Plan 79-053 in downtown area of Julian	
68	ZAP 02-010 in downtown area of Julian, B&B, no construction	Notice of Exemption 7/23/02
69	ZAP 00-031 – Dawkins Gift Shop in downtown area of Julian	No impact. Approved 6/20/00
70	Site Plan 00-077- Eddington in downtown area of Julian	Notice of Exemption 3/28/01
71	ZAP 00-044 – Verizon in downtown area of Julian	No impact. Notice of Exemption 8/17/00
72	ZAP 92-005- JM Consulting in downtown area of Julian	No impact. Approved 6/15/00
73	MUP 72-469-Manley Minor Deviation- move site for house reconstruction to area burned/bulldozed by CDF	None
74	ZAP 00-58-02,03 – Nextel Banner- Wireless facility (accessory use modification)	Notice of Exemption 3/23/01
75	BA 00-0245 – Edwards/Thompson	No impact
76	MUP 06-046 – Banner/Nextel- Wireless facility (accessory use)	Biology study. No impact
77	ZAP 02-080 – Siem	Withdrawn
78	MUP 01-15 – Compass Telecom Hwy 79- Wireless facility (accessory use)	
79	Site Plan 03-046-NailZone Cingular	No impact
80	Site Plan 02-041-Brown Family Trust	No impact
81	Site Plan 05-011-Page Residence- single family dwelling	No impact
82	MUP 85-078-Catholic Conf. Site. Modification- relocate cabin	No impact. Negative Declaration 8/27/01
83	MUP 06-097 – Sprint-Nextel Picacho- Wireless facility (accessory use)	
84	MUP 97-005-Red Horse Winery- winery & accessory bldgs- 28.32 acres	Mitigation: Open space to protect oak, conifers, archaeology. Negative Declaration 10/02/97More recent application withdrawn
85	ZAP 01-102-Lundie 2nd DU- above 2-car garage	No impact. Exempt under CEQA
86	BA 97-0069 – Wynn/Peterman/McVicker Eng.- Boundary adjustment	
87	TPM 20571-Learn Subdivision- 111 acres, 5 lots	Impact: Biology- impacts to 1.85 ac. Jeffrey Pine Forest, 15.57 ac. mixed Montane Chaparral, 0.8 ac. Symphoricarpos/Eriogonum. Mitigation: Open space over 40.38 ac. Negative Declaration 7/03/03
88	TPM 20474-Klucewich Trust- 85.5 acres, 4 lots	Impact: 21.5 acres of Chaparral, 5.4 acres of Dry Montane Meadow, 9.1 acres of Mixed Oak Woodland, 0.3 acres of Open Water Habitat, Cultural Resources Mitigation: Open space easement to protect biology and archaeology. Mitigated Negative Declaration 7/03/03
89	MUP 82-081-Great Outdoor American Adv.	No impacts. Approved 12/20/90
90	TM 4489-Julian Estates- 41 lots	Impacts: traffic, community character, geology, biology, visual, grading. Mitigation: open space. Approved 9/06/85

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Table 1-1

Cumulative Projects

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