

NOTICE OF PREPARATION DOCUMENTATION

DATE: April 21, 2004

PROJECT NAME: Meadowood Specific Plan

PROJECT NUMBER(S): GPA04-02; SP04-1; R04-004; TM5354; S04-005; S04-006; S04-007

PROJECT APPLICANT: William Pankey/ Pardee Homes
12626 High Bluff Drive, Suite 100
San Diego, CA 92130

ENV. REVIEW NUMBER: ER04-02-004

PROJECT DESCRIPTION:

The proposed project is a residential community with an overall residential density of 3.2 dwelling units per acre and a maximum of 1,244 dwelling units. The purpose of the (21) Specific Planning Area land use designation and the required Specific Plan is to assure a planned development that is sensitive to topographical and biological restraints. Other discretionary approvals required for the project include a General Plan Amendment, Vesting Tentative Map, Rezone, and Site Plans.

This proposed development is intended to accommodate planned growth in Fallbrook area by providing a residential development and a school site on approximately 205-acres of the 390-acre site. The Specific Plan includes development of 393 single-family detached, 124 single-family alley, 83 multi-family cluster and 644 multi-family residential dwelling units. Residential density within the planning areas ranges from 3.5 dwelling units per acre to 19.9 dwelling units per acre. The higher density planning areas are clustered in the flatter, western portions of the property.

Additional elements of the proposal include an elementary school, six private parks, 4 miles of trails, associated community facilities and infrastructure as well as permanent preservation of 125.3-acres of natural open space lands and 56.8-acres of agricultural

lands. Groundwater may be used for the citrus groves. The proposed site design does not include trails in open space area; however, existing trails will be maintained by improving their current conditions. The proposed project incorporates pocket parks and neighborhood parks as part of the development features. Small parcels will be used as pocket parks. These parks will provide active and passive recreational opportunities for the community.

The proposed grading for the project is approximately 2,500,000 cubic yards. Grading would also be required for the off-site extension of water and/or sewer lines as well as roadway improvements.

Primary access to the project site is from Pala Road east of Interstate 15/State Route 76 interchange onto proposed Meadowood Boulevard. Secondary access would be provided through the project site to the west.

The project will require annexation to the Rainbow Municipal Water District service area for the provision of water and sewer service will be necessary. Fire service would be provided through the North County Fire Protection District.

PROJECT LOCATION:

The proposed Meadowood Specific Plan is a 390-acre site is located in the unincorporated area of the county of San Diego within the Fallbrook Community Plan area. The site is north of State Route 76 (SR-76) and the San Luis Rey River, and east of Interstate 15 (I-15). Lands to the north and east are undeveloped and consist of citrus and avocado orchards, and natural open space.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a summary of the subject areas to be analyzed in the EIR and the particular issues of concern:

Aesthetics; Biological Resources; Hazards; Mineral Resources; Public Services; Utilities and Service Systems; Agricultural Resources; Cultural Resources; Hydrology and Water Quality; Noise; Recreation; Air Quality; Geology; Land Use and Planning; Population and Housing; Transportation/ Traffic.

These issues, along with an analysis of project alternatives, cumulative impacts, and potential for growth inducement, will be discussed in the EIR for the Meadowood project (ER04-02-004).

PUBLIC SCOPING MEETING:

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on Wednesday, May 27, 2004 at the DPLU Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 5:00pm.

Attachments:

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study

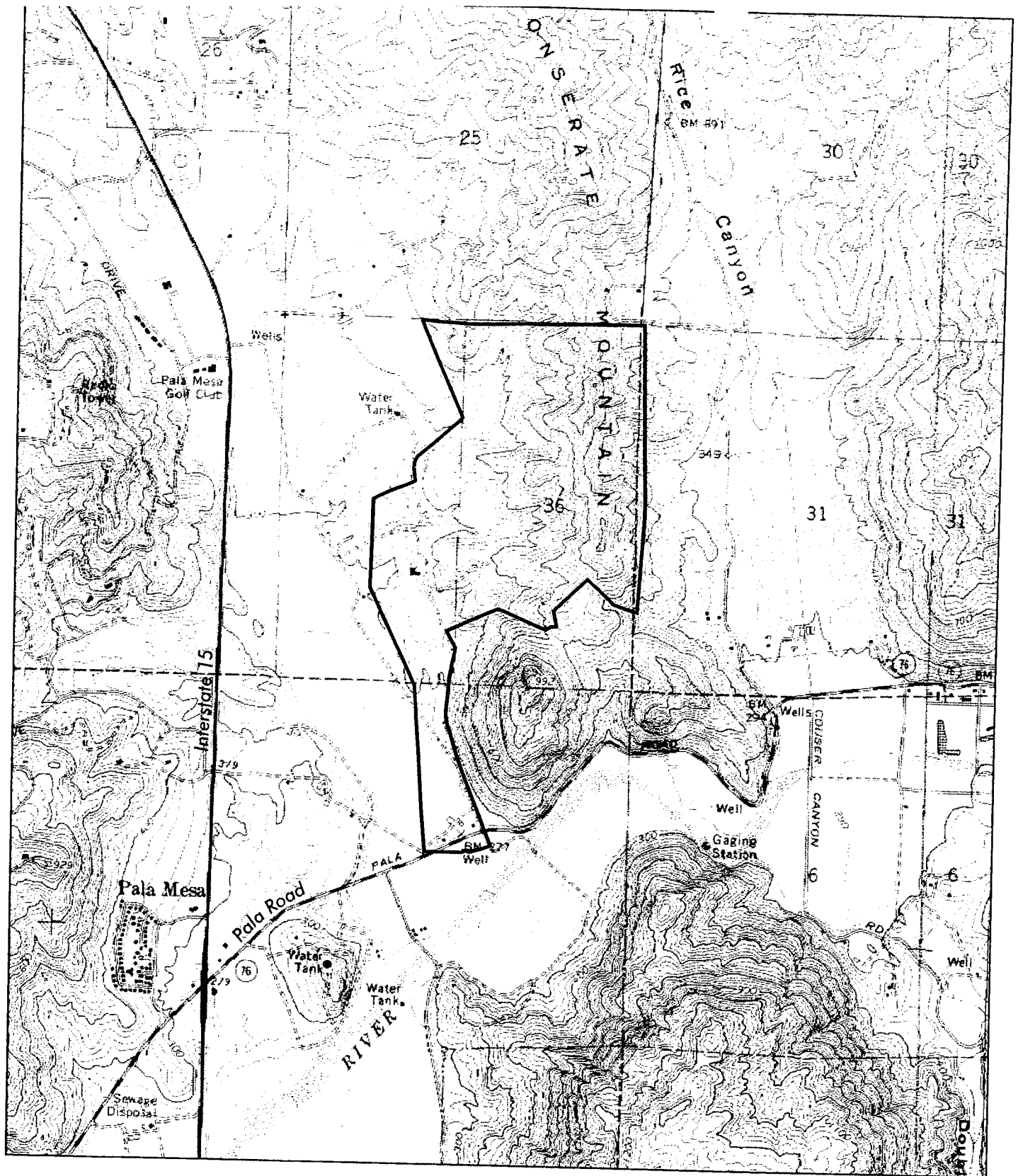
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

May 6, 2004 through June 7, 2004

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 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.

GPA04-02; SP04-01; R04-004; TM5354; S04-005; S04-006; S04-007, LOG

NO. ER04-02-004. The Meadowood Specific Plan, is a proposed residential development. The project proposes a community with an overall residential density of 3.2 dwelling units per acre and a maximum of 1,244 dwelling units 136 residential lots developed on approximately 390-acre site with preservation of approximately 125.3-acres. Project development will require approval by the County of San Diego of a General Plan Amendment (GPA 04-02), Specific Plan (SPA 04-01), Rezone (R 04-004), Tentative Map (TM 5354), Site Plans (S 04-005, S 04-006, S 04-007), as well as associated ministerial permits and discretionary reviews such as grading permits and landscape plan reviews. The project is located in the unincorporated area of the county of San Diego within the Fallbrook Community Plan area. The site is north of State Route 76 (SR-76) and the San Luis Rey River, and east of Interstate 15 (I-15). Comments on this Notice of Preparation document must be received no later than June 7, 2004 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the San Diego County Public Library, Fallbrook Branch, located at 124 South Mission Road, Fallbrook, CA 92028. A Public Scoping Meeting will be held to solicit comments on the EIR. This meeting will be held on May 27, 2004 at the DPLU Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 5:00pm. For additional information, please contact Lori Spar at (858) 694-8838 or by e-mail at lori.spar@sdcounty.ca.gov.

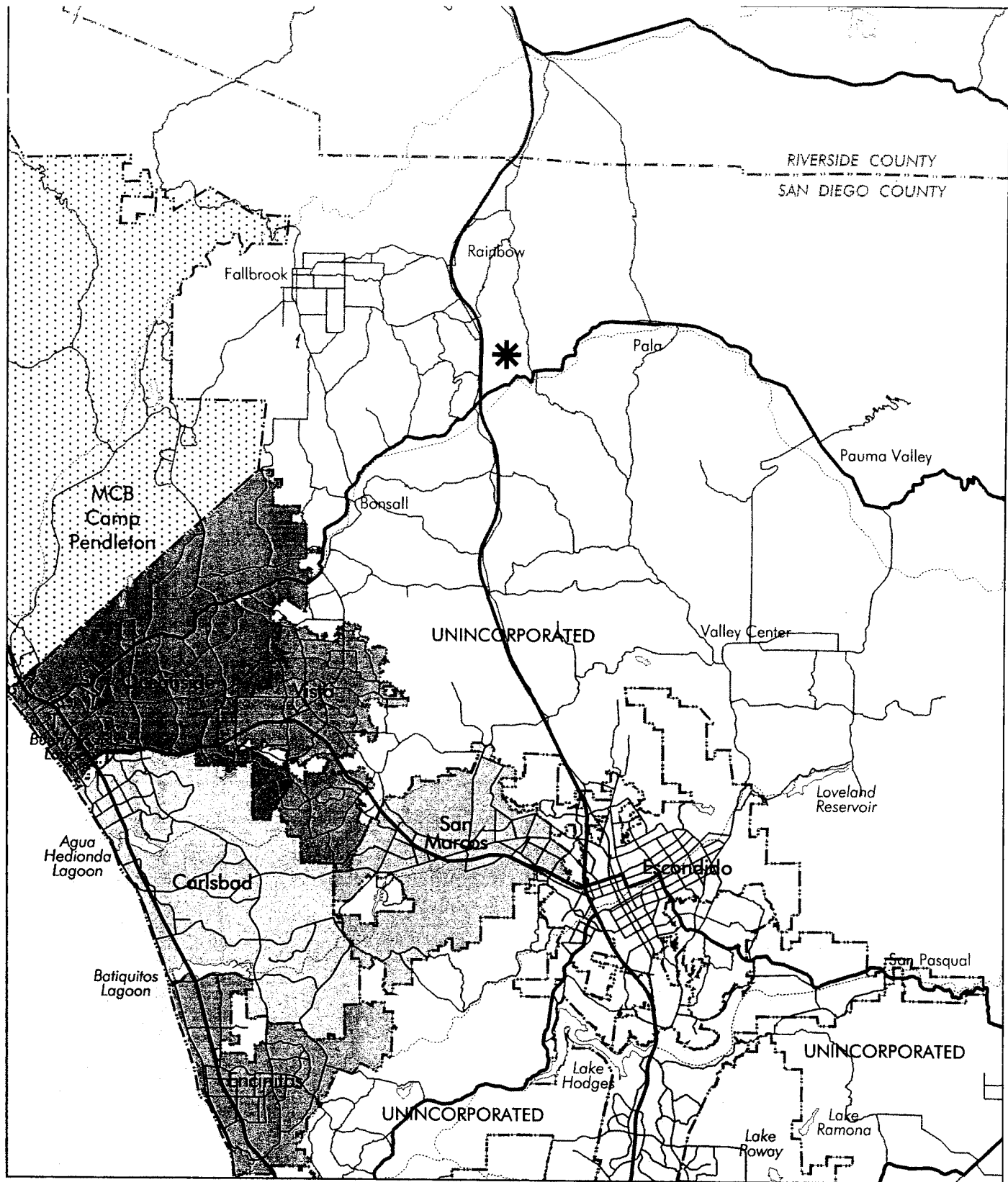


Project location

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APR 12 2004

Project Location on USGS Map

San Diego County
DEPT. OF PLANNING & LAND USE



* Project location

RECEIVED
APR 12 2004

San Diego County
DEPT. OF PLANNING & LAND USE

Regional Location



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Jan Boel
Acting Director

Notice of Preparation

May 6, 2004

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MAY 14 2004

To: Reviewing Agencies

Re: Meadowood Specific Plan
SCH# 2004051028

San Diego County
DEPT. OF PLANNING & LAND USE

Attached for your review and comment is the Notice of Preparation (NOP) for the Meadowood Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Lori Spar
San Diego County Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2004051028
Project Title Meadowood Specific Plan
Lead Agency San Diego County Department of Planning and Land Use

Type NOP Notice of Preparation
Description The Meadowood Specific Plan is a proposed residential development with an overall residential density of 3.2 dwelling units per acre and a maximum of 1,244 dwelling units. 136 residential lots developed on approximately 390 acre site with preservation of approximately 125.3 acres. Additional elements include an elementary school, six private parks, 4 miles of trails, associated community facilities and infrastructure as well as agricultural land.

Lead Agency Contact

Name Lori Spar
Agency San Diego County Department of Planning and Land Use
Phone 858-694-8838 **Fax**
email
Address 5201 Ruffin Road, Suite B
City San Diego **State** CA **Zip** 92123-1666

Project Location

County San Diego
City Fallbrook
Region
Cross Streets I-15 and SR-76
Parcel No. 108-120-52, 53, 54; 108-122-03, 08, 09, 10, 11; 125-061-04, 05; 125-062-02
Township 3W **Range** 9S **Section** **Base** SBB&M

Proximity to:

Highways 76
Airports
Railways
Waterways San Luis Rey
Schools
Land Use Land Use: Multiple Rural - 1 du per 4, 8, 20 acres
Zoning: A70 - .5/.125 du per acre

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Forest Land/Fire Hazard; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Caltrans, Division of Aeronautics; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Office of Emergency Services; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 11; State Water Resources Control Board, Division of Water Quality; Regional Water Quality Control Board, Region 9

Date Received 05/06/2004 **Start of Review** 05/06/2004 **End of Review** 06/04/2004

FOR DISTRIBUTION LIST

COUNTY: San Luis

COUNTY: San Luis

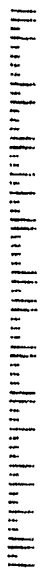
☐ <u>Resources Agency</u> Nadell Gayou	☐ <u>Dept. of Fish & Game 3</u> Robert Fierke Region 3	☐ <u>Public Utilities Commission</u> Ken Lewis	☐ <u>Dept. of Transportation 8</u> Linda Grimes, District 8	☐ <u>Regional Water Quality Control Board (RWQCB)</u>
☒ <u>Resources Agency</u> Nadell Gayou	☐ <u>Dept. of Fish & Game 4</u> William Laudermilk Region 4	☒ <u>State Lands Commission</u> Jean Sarino	☐ <u>Dept. of Transportation 9</u> Gayle Rosander District 9	☐ <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
☐ <u>Dept. of Boating & Waterways</u> Suzi Betzler	☒ <u>Dept. of Fish & Game 5</u> Don Chadwick Region 5, Habitat Conservation Program	☐ <u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	☐ <u>Dept. of Transportation 10</u> Tom Dumas District 10	☐ <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
☐ <u>California Coastal Commission</u> Elizabeth A. Fuchs	☐ <u>Dept. of Fish & Game 6</u> Gabrina Gatchel Region 6, Habitat Conservation Program	☐ <u>Business, Trans & Housing</u>	☒ <u>Dept. of Transportation 11</u> Bill Figge District 11	☐ <u>RWQCB 3</u> Central Coast Region (3)
☐ <u>Colorado River Board</u> Gerald R. Zimmerman	☐ <u>Dept. of Fish & Game 6 I/M</u> Tammy Allen Region 6, Inyo/Mono, Habitat Conservation Program	☐ <u>Caltrans - Division of Aeronautics</u> Sandy Hesnard	☐ <u>Dept. of Transportation 12</u> Bob Joseph District 12	☐ <u>RWQCB 4</u> Jonathan Bishop Los Angeles Region (4)
☐ <u>Dept. of Conservation</u> Roseanne Taylor	☐ <u>Dept. of Fish & Game M</u> George Isaac Marine Region	☐ <u>Caltrans - Planning</u> Ron Helgeson	☐ <u>Cal EPA</u>	☐ <u>RWQCB 5S</u> Central Valley Region (5)
☐ <u>California Energy Commission</u> Environmental Office	☐ <u>Other Departments</u>	☒ <u>California Highway Patrol</u> John Olejnik Office of Special Projects	☐ <u>Air Resources Board</u>	☐ <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
☐ <u>Dept. of Forestry & Fire Protection</u> Allen Robertson	☐ <u>Food & Agriculture</u> Steve Shaffer Dept. of Food and Agriculture	☐ <u>Housing & Community Development</u> Cathy Creswell Housing Policy Division	☐ <u>Transportation Projects</u> Kurt Karperos	☐ <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
☒ <u>Office of Historic Preservation</u> Hans Kreutzberg	☐ <u>Dept. of Parks & Recreation</u> B. Noah Thighman Environmental Stewardship Section	☐ <u>Dept. of Transportation</u>	☐ <u>Industrial Projects</u> Mike Tollstrup	☐ <u>RWQCB 6</u> Lahontan Region (6)
☐ <u>Dept. of Reclamation Board</u> Lori Buford	☐ <u>Dept. of General Services</u> Robert Sleppy Environmental Services Section	☐ <u>Dept. of Transportation 1</u> Mike Eagan District 1	☐ <u>California Integrated Waste Management Board</u> Sue O'Leary	☐ <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
☐ <u>Santa Monica Mountains Conservancy</u> Paul Edelman	☐ <u>Dept. of Health Services</u> Wayne Hubbard Dept. of Health/Drinking Water	☐ <u>Dept. of Transportation 2</u> Don Anderson District 2	☐ <u>State Water Resources Control Board</u> Jim Hockenberry Division of Financial Assistance	☐ <u>RWQCB 7</u> Colorado River Basin Region (7)
☐ <u>S.F. Bay Conservation & Dev't. Comm.</u> Steve McAdam	☐ <u>Independent Commissions, Boards</u>	☐ <u>Dept. of Transportation 3</u> Jeff Pulverman District 3	☒ <u>State Water Resources Control Board</u>	☐ <u>RWQCB 8</u> Santa Ana Region (8)
☒ <u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	☐ <u>Delta Protection Commission</u> Debby Eddy	☐ <u>Dept. of Transportation 4</u> Tim Sable District 4	☐ <u>Student Intern, 401 Water Quality Certification Unit</u> Division of Water Quality	☒ <u>RWQCB 9</u> San Diego Region (9)
☐ <u>Fish and Game</u>	☒ <u>Office of Emergency Services</u> John Rowden, Manager	☐ <u>Dept. of Transportation 5</u> David Murray District 5	☐ <u>State Water Resources Control Board</u> Steven Herrera Division of Water Rights	☐ <u>Other</u>
☐ <u>Dept. of Fish & Game</u> Scott Flint Environmental Services Division	☐ <u>Governor's Office of Planning & Research</u> State Clearinghouse	☐ <u>Dept. of Transportation 6</u> Marc Blimbaum District 6	☐ <u>Dept. of Toxic Substances Control</u> CEQA Tracking Center	
☐ <u>Dept. of Fish & Game 1</u> Donald Koch Region 1	☒ <u>Native American Heritage Comm.</u> Debbie Treadway	☐ <u>Dept. of Transportation 7</u> Stephen J. Buswell District 7		
☐ <u>Dept. of Fish & Game 2</u> Banky Curtis Region 2				

State of California

Governors Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044



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**Notice of Completion and Environmental
Document Transmittal Form**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044--916/445-0613

See NOTE Below

SCH # _____

1. **Project Title:** Meadowood Specific Plan
2. **Lead Agency:** San Diego County, DPLU
3a. **Street Address:** 5201 Ruffin Road, Suite B
3b. **County:** San Diego County

3. **Contact Person:** Lori Spar, Environmental Planner II
3b. **City:** San Diego
3d. **Zip:** 92123-1666 3e. **Phone:** (858) 694-8838

Project Location: The site is north of State Route 76 and east of Interstate 15

4. **County:** County of San Diego
4b. **Assessor's Parcel Nos.** 108-120-52, 53, 54; 108-122-03, 08, 09, 10, 11; 108-121-11; 125-061-04, 05; 125-062-02

4a. **City/Community:** Fallbrook Community Planning Area

4c. **Section:** 09S **Twp:** 03W

Range: San Bernardino Meridian

5a. **Cross Streets:** I-15 and SR-76

5b. **For Rural, Nearest Community:** _____

6. **Within 2 Miles:** a. **State Hwy #:** 76
c. **Railways:** None

b. **Airports:** _____
c. **Waterways:** San Luis Rey

7. Document Type

CEQA: 01. ☒ NOP 05. ☐ Supplemental/Subsequent EIR
02. ☐ Early Cons (Prior SCH No.: _____)
03. ☐ Neg Dec 06. ☐ NOE
04. ☐ Draft EIR 07. ☐ NOC
08. ☐ NOD

NEPA: 09. ☐ NOI
10. ☐ FONSI
11. ☐ Draft EIS
12. ☐ EA

OTHER: 13. ☐ Joint Document
14. ☐ Final Document
15. ☐ Other _____

8. Local Action Type

01. ☐ General Plan Update 05. ☐ Annexation 09. ☒ Rezone 12. ☐ Waste Mgmt Plan
02. ☐ New Element 06. ☒ Specific Plan 10. ☒ Land Division (Subdivision, 13. ☐ Cancel Ag Preserve
03. ☒ General Plan Amendment 07. ☐ Community Plan Parcel Map, Tract Map, etc.) 14. ☐ Reclamation Plan
04. ☐ Master Plan 08. ☐ Redevelopment 11. ☐ Use Permit

9. Development Type

01. ☒ Residential: Units 1244 Acres 60
02. ☐ Office: Sq. Ft. _____ Acres _____ Employees _____
03. ☐ Shopping/Commercial Sq. Ft. _____ Acres _____
04. ☐ Industrial: Sq. Ft. _____ Acres _____ Employees _____
05. ☐ Water Facilities: MGD _____
06. ☐ Transportation: Type _____

07. ☐ Mining: Mineral _____
08. ☐ Power: Type _____ Watts _____
Employees _____
09. ☐ Waste Treatment: Type _____
10. ☐ OCS Related
11. ☒ Other: Elementary School

10. **Total Acres** 390

11. **Total Jobs Created** Unknown

12. Project Issues Discussed in Document

01. ☒ Aesthetic/visual 09. ☒ Geologic/Seismic
02. ☒ Agricultural Land 10. ☐ Jobs/Housing Balance
03. ☒ Air Quality 11. ☒ Minerals
04. ☒ Archaeology/Historical 12. ☒ Noise
05. ☐ Coastal Zone 13. ☒ Public Services
06. ☐ Economic 14. ☐ Schools
07. ☒ Fire Hazard 15. ☐ Septic Systems
08. ☒ Flooding/Drainage 16. ☒ Sewer Capacity

17. ☐ Social 25. ☒ Wetland/Riparian
18. ☒ Soil Erosion 26. ☒ Wildlife
19. ☐ Solid Waste 27. ☒ Growth Inducing
20. ☐ Toxic/Hazardous 28. ☒ Incompatible Land Use
21. ☒ Traffic/Circulation 29. ☒ Cumulative Effects
22. ☒ Vegetation 30. ☒ Dark Skies
23. ☒ Water Quality 31. ☒ Public Health and
24. ☒ Water Supply Safety

13. **Funding (approx.)** Federal \$ None

State \$ None Total \$ None

14. **Present Land Use and Zoning:** Land Use: Multiple Rural- 1 du per 4, 8, 20-acres; Zoning: A70- .5/.125 du per acre

15. **Project Description:** The Meadowood Specific Plan, is a proposed residential development with an overall residential density of 3.2 dwelling units per acre and a maximum of 1,244 dwelling units 136 residential lots developed on approximately 390-acre site with preservation of approximately 125.3-acres. Additional elements include an elementary school, six private parks, 4 miles of trails, associated community facilities and infrastructure as well as agricultural land.

16. **Signature of Lead Agency Representative** Lori Spar

Date 5/4/04

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Reviewing Agencies

- | | |
|---|--|
| ☒ Resources Agency | ☒ Caltrans District <u>11</u> |
| ☐ Boating & Waterways | ☒ Dept. Of Transportation Planning |
| ☐ Conservation | ☐ Aeronautics |
| ☒ Fish and Game | ☐ California Highway Patrol |
| ☐ Forestry | ☒ Housing and Community Dev't |
| ☐ Colorado River Board | ☐ Statewide Health Planning |
| ☐ Dept. Water Resources | ☐ Health |
| ☐ Reclamation | ☐ Food and Agriculture |
| ☐ Parks & Recreation | ☐ Public Utilities Commission |
| ☐ Office of Historic Preservation | ☒ Public Works |
| ☒ Native American Heritage Commission | ☐ Corrections |
| ☐ S.F. Bay Cons & Dev't Commission | ☐ General Services |
| ☐ Coastal Commission | ☐ OLA |
| ☐ Energy Commission | ☐ Santa Monica Mountains |
| ☐ State Lands Commission | ☐ TRPA |
| ☐ Air Resources Board | ☐ OPR - OLGA |
| ☐ Solid Waste Management Board | ☐ OPR - Coastal |
| ☐ SWRCB: Sacramento | ☐ Bureau of Land Management |
| ☒ RWQCB: Region #9 | ☐ Forest Service |
| ☐ Water Rights | ☐ Other: Conservation - Division of Mines and Geology |
| ☒ Water Quality | ☐ Other _____ |

For SCH Use Only:

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes: _____



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San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
www.sandag.org

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MAY 14 2004

San Diego County
DEPT. OF PLANNING & LAND USE

May 12, 2004

Ms. Lori Spar
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Dear Ms. Spar:

Subject: NOP - Meadowood Specific Plan

SANDAG would like the opportunity to comment on the above-referenced project. As the Congestion Management Agency for the San Diego region, SANDAG is responsible for preparing and coordinating the implementation of a Congestion Management Program (CMP) for the region. One of the requirements of the CMP is that local jurisdictions implement a CMP Land Use Analysis Program requiring enhanced California Environmental Quality Act (CEQA) reviews for large projects. A large project is defined as:

a project that upon completion would be expected to generate either an equivalent of 2,400 or more average daily vehicle or 200 or more peak-hour trips

Attached for your use are the most current CMP guidelines for implementing the Land Use Analysis Program, including the enhanced CEQA review. SANDAG would request that when preparing the Environmental Impact Report (EIR) for the above-referenced project, that the City include the CMP requirements in the EIR scope.

Should you have any questions concerning our request or the CMP, please contact me at (619) 699-1954 or mor@sandag.org. We look forward to reviewing a copy of the draft EIR upon completion.

Sincerely,

MARIO R. OROPEZA
Project Manager

MO/TF/sgr

Attachment: CMP Land Use Analysis Program Excerpt

cc: Shelby Tucker, SANDAG

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
P. O. BOX 85406, MS 50
SAN DIEGO, CA 92186-5406
PHONE (619) 688-6954
FAX (619) 688-4299
TTY (619) 688-6670

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MAY 20 2004

San Diego County
DEPT. OF PLANNING & LAND USE

*Flex your power!
Be energy efficient!*

May 13, 2004

11-SD-76
PM 17.9 (28,64)
Pankey Road
SP 04-01, TM 5354
Meadowood
NOP SCH 2004051028

Ms. Lori Spar
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Road, Suite B
Mail Station 0650
San Diego, CA 92123-1666

Dear Ms. Spar:

The California Department of Transportation (Department) has reviewed the May 6, 2004 Notice of Preparation (NOP) for the proposed Meadowood Specific Plan (SP 04-01) to be located east of Interstate 15 (I-15) and adjacent to State Route 76 (SR-76). It should be noted that the Department already was given the opportunity to review and comment on the draft traffic analysis (TA) and therefore we have incorporated those findings into the following NOP comments.

- The draft TA is deficient for a proposed development that will generate over 10,000 Average Daily Trips (ADT). Therefore, a more complete traffic analysis is required in order to determine the development's impact and mitigation to the region's transportation facilities.
- The scope of the TA needs to be more comprehensive, including all State and County transportation facilities with potential traffic impacts. Additional road segments that must be analyzed include the I-15 main lanes, the SR-76 main lanes located between East Vista Way and Valley Center Road, and additional main lane segments of Old 395. Accordingly, the TA must analyze the accompanying intersections, such as, SR-76 and Valley Center Road, SR-76 at South Mission Road, SR-76 at East Vista Way, and all ramp movements at the I-15/SR-76 interchange and the I-15/Old 395 & Mission Road interchange. The TA must include a description of all existing transportation facilities that will be analyzed.
- The TA needs to determine the project's near term and long term impacts. It is also a requirement of the Congestion Management Program (CMP). Long-term impacts should be based on the year 2030 traffic forecast for the region. Caltrans requires Level of Service (LOS) "C" or better at State owned facilities, including intersections. If an intersection is currently below LOS "C", any increase in delay from project generated traffic must be analyzed and mitigated.

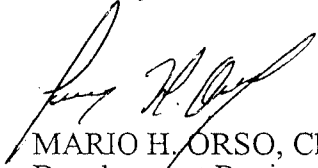
- The TA must be prepared in accordance with Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002 (TIS guide). Minimum contents of the TA are listed in Appendix "A" of the TIS guide (see enclosure). Additionally, all State-owned signalized intersections affected by this project will be analyzed using the intersecting lane vehicle (ILV) procedure from Caltrans Highway Design Manual Topic 406, page 400-21 using year 2030 traffic forecast.
- Figures 3-1 and 3-2 are inaccurate, due to showing roads that currently do not exist. Therefore, this should be corrected so as to accurately reflect the existing road network.
- Signal warrants must be shown for all impacted I-15 ramp intersections and all SR-76 intersections where signals are required or proposed.
- The TA should include a table that identifies the roadway segment and intersection LOS for all conditions (i.e. existing traffic, existing traffic with project traffic, 2030 traffic). The table should include whether the proposed development has a direct or cumulative impact, and the required mitigation for road and intersection improvements.
- The TA must include an intersection sight distance analysis for the proposed project access to SR-76.
- As noted in Appendix E of the TA, the Department is in the process of finalizing plans for the improvement of SR-76, from I-15 to 1.5 miles to the east, to four lanes. The plans do not include the SR-76 and Street M intersection. However, the plans do include an intersection (access to Pankey Ranch) 250 feet west of proposed Street M. Due to spacing considerations Street M would not be allowed to be located this close to the SR-76/Pankey Ranch Road intersection. Additionally, the Meadowood developer needs to coordinate with the Passerelle development regarding the spacing of their proposed access to SR-76. All signalized intersections must have a minimum spacing of 1/2 mile. Therefore, it is strongly advised that the Meadowood developer coordinate with the Department's District 11 Design Branch Project Manager for SR-76, Mr. Duy Ton at (619) 688-6740.
- As noted above, the Department is in the final stages to implement improvements to SR-76, including along the Meadowood frontage. However, it should be realized that the Meadowood developer will be responsible for any additional improvements to SR-76 in order to accommodate the additional vehicle trips generated by this development. Improvements may include, but are not limited to, widening and intersectional improvements to SR-76. Additionally, access to SR-76 will be relinquished along the proposed development's frontage with SR-76, except for a yet to be determined SR-76/Street M intersection.

- Based on our reviews, the Meadowood development will be responsible for major improvements to the I-15/ SR-76 interchange. Therefore, based on a revised TA, potential improvements may include widening and lengthening the existing I-15/SR-76 bridge to six lanes with shoulders, widening the existing ramps, ramp metering, modification to the ramp signals, widening the I-15 with auxiliary lanes, and widening SR-76 to the west of the interchange. Specific requirements will be addressed when the revised traffic study and environmental document are submitted to the Department for review. The Department suggests that the developer pursue a Locally Funded Project through the County of San Diego for the I-15/SR-76 interchange improvements. The locally funded improvement process includes a Project Study Report (PSR), Project Report and Environmental Document, final design, and construction of the interchange improvements..
- The TA must address the widening of Horse Ranch Creek Bridge.
- The plans for the Meadowood development show Pankey Road connecting with Street M. The Department encourages this proposal because it will help reduce the impact to SR-76.
- Further study will be required to determine the additional right of way needed to accommodate future SR-76 improvements. Preserving needed right of way can be accomplished by obtaining from the County of San Diego an Irrevocable Offer of Dedication (IOD). It should be noted that all proposed development improvements, including equestrian trail easements, must be located outside of the right of way IOD.
- It must be determined if grading would modify the existing drainage from this proposed project and cause increased runoff to state facilities. This will not be allowed.
- All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-76.
- All signs visible to traffic on SR-76 need to be constructed in compliance with State regulations.
- The Department is not responsible for any noise impacts to this development. If there is a noise impact, the developer has the responsibility to provide the mitigation.
- Improvement plans for construction within the State right of way must include: typical cross sections, adequate structural section, traffic handling plans and signing and striping plans stamped by a professional engineer.
- Any work performed within Department's right of way will require an encroachment permit. For those portions of the project within Department's right of way, the permit application must be stated in both Metric and English units (Metric first, with English in parentheses). Information regarding encroachment permits may be obtained by contacting our Permits Office at (619) 688-6158. Early coordination with our agency is strongly advised for all encroachment permits.

- If a developer proposes any work or improvements within the Department's right of way, the project's environmental studies must include such work. The developer is responsible for quantifying the environmental impacts of the improvements (project level analysis) and completing all appropriate mitigation measures for the impacts. The developer will also be responsible for procuring any necessary permits or approvals from the regulatory and resource agencies for the improvements.
- The Department strongly encourages close coordination between all interested parties regarding the impacts to both State and County transportation facilities. Consequently, the Department is willing to meet with the County of San Diego and the developers who have proposed projects in this area, to discuss issues such as access to SR-76 and mitigation to transportation facilities.

If you have any questions, please contact Al Cox, Development Review Branch, at (619) 688-6003.

Sincerely,



MARIO H. ORSO, Chief
Development Review Branch

Enclosure



San Diego County Archaeological Society, Inc.
Environmental Review Committee

15 May 2004

To: Ms. Lori Spar
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, California 92123-1666

RECEIVED

MAY 18 2004

San Diego County
DEPT. OF PLANNING & LAND USE

Subject: Notice of Preparation of a Draft Environmental Impact Report
Meadowood Specific Plan
GPA 04-02, SP 04-01, R04-004, TM 5354, S04-006, S04-007,
Log No. 04-02-004

Dear Ms. Spar:

SDCAS was not sent a copy of the subject NOP, as DPLU normally does for such projects, but we obtained access to a copy and have reviewed it..

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the County's environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

**San Diego County
Archaeological Society**

P.O. Box 81106
San Diego, CA 92138-1106



Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

92123-1666



San Diego Local Agency Formation Commission

1600 Pacific Highway • Room 452
San Diego, CA 92101 • (619) 531-5400

Website: www.sdlafco.org

Chairwoman

Patty Davis
Councilmember
City of Chula Vista

May 17, 2004

Vice Chairman

Bud Pocklington
South Bay Irrigation District

TO: Lori Spar, Land Use & Environmental Planner II (O-650)
Department of Planning and Land Use

Members

Donna Frye
Councilmember
City of San Diego

FROM: Local Governmental Analyst (A-216)
Local Agency Formation Commission

Jill D. Greer
Councilmember
City of Lemon Grove

SUBJECT: Notice of Preparation of an Environmental Impact Report:
Meadowood Specific Plan; GPA 04-02; TM 5354

Bill Horn
County Board of
Supervisors

Thank you for the opportunity to review the above-referenced document. As you know, LAFCO is responsible for encouraging the efficient provision of public services and has purview over changes to local government organization. Since changes to local government organization are associated with this project, LAFCO will be a responsible agency for environmental review. We offer the following comments:

Dianne Jacob
County Board of
Supervisors

Andrew L. Vanderlaan
Public Member

Page 2 of the Project Description section of the Notice of Preparation incorrectly states that the North County Fire Protection District will serve the project. The correct language is: "while the project is within the sphere of influence for the North County Fire Protection District, it will require annexation into the District for the provision of fire protection."

Ronald W. Wootton
Vista Fire Protection District

Alternate Members

Greg Cox
County Board of
Supervisors

In addition, this section also indicates that the project is not within the water or sewer service areas of the Rainbow Municipal Water District. The correct wording should be: "the project is not currently served nor within the sphere of influence of the Rainbow Municipal Water District for water or sewer service." The EIR should mention that the project would involve an amendment or update to the Rainbow Municipal Water District's sphere prior to annexation of the affected territory. Additionally, the EIR should mention the necessary detachment of some of the properties (APN's: 108-120-54, 108-121-11, 108-122-03, 108-122-10, 125-061-04, 125-061-05, and 125-062-02) from San Luis Rey Municipal Water District and concurrent annexation to Rainbow Municipal Water District to consolidate service responsibilities for all parcels. The EIR should also indicate that all of the territory proposed for annexation to Rainbow Municipal Water District needs to concurrently annex to the San Diego County Water Authority (CWA) and the Metropolitan Water District of Southern California (MWD).

Harry Mathis
Public Member

Andrew J. Menshek
Padre Dam
Municipal Water District

Betty Rexford
Councilmember
City of Poway

(Vacant)
Councilmember
City of San Diego

Executive Officer

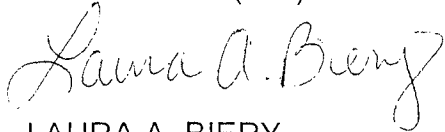
Michael D. Ott

Counsel

William D. Smith

The EIR should list all of these actions as discretionary actions subject to LAFCO review; discuss potential impacts resulting from the extension of water, sewer, and fire protection services; analyze Rainbow Municipal Water District's ability to provide an adequate level of water and sewer service to this project; analyze North County Fire Protection District's ability to provide an adequate level of fire protection service to this project; evaluate potential impacts to existing customers associated with the increased demand of this project on affected district resources; and analyze any growth inducing impacts to surrounding territory.

Please also forward the notice of preparation to CWA and MWD for their comments. Should you have any questions, or if LAFCO may be of any further assistance, please contact me at (619) 531-5400.

A handwritten signature in cursive script that reads "Laura A. Biery".

LAURA A. BIERY
Local Governmental Analyst

LAB:tjc

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



May 20, 2004

RECEIVED
MAY 24 2004

San Diego County
DEPT. OF PLANNING & LAND USE

Ms. Lori Spar
San Diego County Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: Meadowood Specific Plan EIR
SCH # 2004051028

Dear Ms. Spar:

Thank you for the opportunity to comment on the above-referenced Notice of Preparation. To adequately assess the specific related project impacts on cultural resources, the Commission recommends the following actions be taken:

- ☐ Contact the appropriate California Historic Resources Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ☐ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ☐ Contact the Native American Heritage Commission for a Sacred Lands File search of the project area and information on tribal contacts in the project vicinity who may have additional cultural resource information.
 - Please provide U.S.G.S. location information for the project site, including Quadrangle, Township, Section, and Range.
 - We recommend that you contact all tribes listed on the contact list to avoid the unanticipated discovery of sensitive Native American resources after the project has begun.
- ☐ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

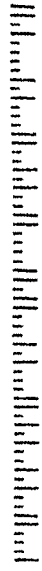
Carol Gaubatz
Program Analyst
(916) 653-6251

CC: State Clearinghouse

State of California
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814



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MAY 28 2004

San Diego County
DEPT. OF PLANNING & LAND USE

Russell Romo, Chairman
San Luis Rey Band of Mission Indians
1889 Sunset Drive
Vista, California 92083

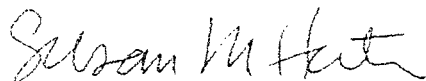
May 26, 2004

Dear Mr. Romo:

ASM has received your letter providing information about sacred and significant sites located at or near the proposed Pankey Ranch project. The "Pankey Site", SDI-682, is not located within the proposed Pardee project area, nor does Pardee own the property where the site is located. Pardee has no plans to purchase the property where the site is located.

Thank you for notifying us of your concerns. Please let us know if we can answer any questions you might have.

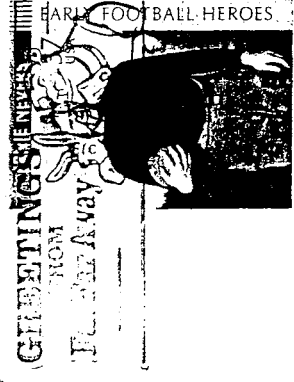
Sincerely,



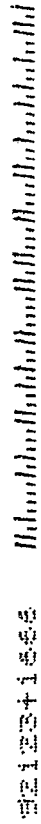
Susan M. Hector, Ph.D.
Senior Archaeologist

cc: Dr. Glenn Russell ✓
Rikki Alberson

ASM Affiliates
543 Encinitas Blvd., Suite 114
Encinitas, CA 92024



Dr. Glenn Russell
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123





DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

RECEIVED
JUN 15 2004

San Diego County
DEPT. OF PLANNING & LAND USE

June 3, 2004

DIVISION OF
LAND RESOURCE
PROTECTION

801 K STREET
SACRAMENTO
CALIFORNIA
95814

PHONE
916/324-0850

FAX
916/327-3430

INTERNET
consrv.ca.gov

ARNOLD
SCHWARZENEGGER
GOVERNOR

VIA FACSIMILE (858) 694-3373

Ms. Lori Spar
San Diego County Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Ms. Spar:

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report
(DEIR) for Meadowood Specific Plan **SCH# 2004051028**

The Department of Conservation's Division of Land Resource Protection (Division) monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. The Division has reviewed the above NOP and offers the following recommendations for the DEIR with respect to the project's potential impacts on agricultural land.

The proposed project involves development of a residential community (1,244 dwelling units) and school on 205 acres of a 390-acre project site. The NOP notes that 250 acres of the project site are agricultural operations; and that adjacent lands are used for citrus and avocado orchards and open space. The NOP also notes that the conversion of agricultural land to non-agricultural uses may result in a potentially significant impact. Therefore, the Division recommends that the agricultural analysis in the DEIR include the following information.

Agricultural Setting of the Project

The NOP indicates that the site includes Farmland of Statewide Importance as well as Prime Farmland. We recommend use of the Division's San Diego County Important Farmland Map for a graphic representation of these farmland types in and adjacent to the project area. In addition, we recommend including the following information in the DEIR.

- Current and past agricultural use of the project area. Include data on the types of crops grown, and crop yields and farmgate sales values.
- To help describe the full agricultural resource value of the soils on the site, we recommend the use of economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional and state economies. State and Federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers.

Project Impacts on Agricultural Land

- Type, amount, and location of farmland conversion resulting directly and indirectly (growth-inducement) from project implementation.
- Impacts on current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, vandalism, etc.
- Incremental project impacts leading to cumulatively considerable impacts on agricultural land. This would include impacts from the proposed project as well as impacts from past, current and probable future projects.

Impacts on agricultural resources may also be quantified and qualified by use of established thresholds of significance (California Code of Regulations Section 15064.7). The Division has developed a California version of the USDA Land Evaluation and Site Assessment (LESA) Model, a semi-quantitative rating system for establishing the environmental significance of project-specific impacts on farmland. The model may also be used to rate the relative value of alternative project sites. The LESA Model is available on the Division's website noted later in this letter.

Mitigation Measures and Alternatives

Feasible alternatives to the project's location or configuration that would lessen or avoid farmland conversion impacts should be considered in the DEIR. Similarly, while the direct conversion of agricultural land is often deemed to be an unavoidable impact by CEQA analyses, mitigation measures must nevertheless be considered.

The Division recommends that the purchase of agricultural conservation easements on land of at least equal quality and size be considered as partial compensation for the direct loss of agricultural land, as well as for the mitigation of growth inducing and cumulative impacts on agricultural land. We highlight this measure because of its growing acceptance and use by lead agencies as mitigation under the California Environmental Quality Act (CEQA).

Mitigation using conservation easements can be implemented by at least two alternative approaches: the outright purchase of conservation easements tied to the project, or via the donation of mitigation fees to a local, regional or statewide organization or agency, including land trusts and conservancies, whose purpose includes the purchase, holding and maintenance of agricultural conservation easements. Whatever the approach, the conversion of agricultural land should be deemed an impact of at least regional significance and the search for mitigation lands conducted regionally, and not limited strictly to lands within or adjacent to the project area.

Information about conservation easements is available on the Division's website, or by contacting the Division at the address and phone number listed below. The Division's website address is:

<http://www.conservation.ca.gov/DLRP/>

Ms. Lori Spar
June 3, 2004
Page 3 of 3

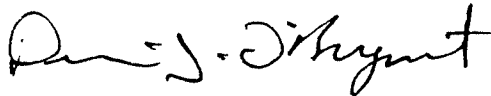
Of course, the use of conservation easements is only one form of mitigation that should be considered. The following mitigation measures could also be considered:

- Increasing home density or clustering residential units to allow a greater portion of the development site to remain in agricultural production.
- Protecting nearby farmland from *premature* conversion through the use of less than permanent long-term restrictions on use such as 20-year Farmland Security Zone contracts (Government Code Section 51296) or 10-year Williamson Act contracts (Government Code Section 51200 et seq.).
- Establishing buffers such as setbacks, berms, greenbelts, and open space areas to separate farmland from incompatible urban uses.
- Investing in the commercial viability of the remaining agricultural land in the project area through a mitigation bank which invests in agricultural infrastructure, water supplies and marketing.

The Department believes that the most effective approach to farmland conservation and impact mitigation is one that is integrated with general plan policies. For example, the measures suggested above could be most effectively applied as part of a comprehensive agricultural land conservation element in the county's general plan. Mitigation policies could then be applied systematically toward larger goals of sustaining an agricultural land resource base and economy. Within the context of a general plan mitigation strategy, other measures could be considered, such as the use of transfer of development credits, mitigation banking, and economic incentives for continuing agricultural uses.

Thank you for the opportunity to comment on the NOP. If you have questions on our comments, or require technical assistance or information on agricultural land conservation, please contact the Division at 801 K Street, MS 18-01, Sacramento, California 95814; or, phone (916) 324-0850.

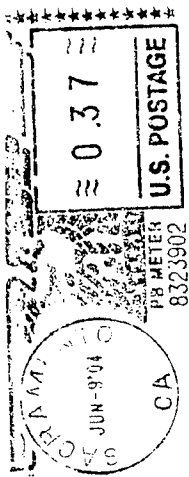
Sincerely,



Dennis J. O'Bryant
Acting Assistant Director

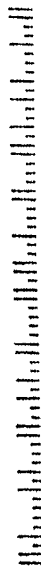
cc: Mission Resource Conservation District
P.O. Box 1777
Fallbrook, CA 92088

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF CONSERVATION
801 K STREET, MS 18-01
SACRAMENTO, CA 95814-3500



Ms. Lori Spar
San Diego County Department of Planning and
Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

32123-1677 23





U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009
(760) 431-9440
FAX (760) 431-5902 + 9618



California Department of Fish & Game
South Coast Regional Office
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4299

In Reply Refer To:
FWS-SDG-4010.1

Ms. Lori Spar
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

RECEIVED
JUN -7 2004 JUN 10 2004
San Diego County
DEPT. OF PLANNING & LAND USE

Re: Notice of Preparation of an Environmental Impact Report for the Meadowood Specific Plan, San Diego County, California (SP 04-01; TM 5354; SCH# 2004 0418 R5)

Dear Ms. Spar:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Game (Department), hereafter referred to as the Wildlife Agencies, have reviewed the above-referenced Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Meadowood Specific Plan, dated May 6, 2004. We have identified potential effects of this project on wildlife and regional conservation planning. The comments in Enclosure 1 are based on the information provided in the NOP and supporting documentation, our knowledge of sensitive and declining vegetative communities, and our participation in regional conservation planning efforts.

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act of 1973, as amended (Act) (16 U.S.C. 1531 *et seq.*). The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), Sections 15386 and 15381, respectively, is responsible for the conservation of the State's biological resources, pursuant to the California Endangered Species Act and California Fish and Game Code, and administers the Natural Community Conservation Planning program.

Approximately 250 acres of the 360-acre project site is currently being used for agricultural operations. On the steeper slopes in the northeastern portion of the site, there are areas of native habitat, including Riversidian sage scrub, chaparral, annual grassland, and a small area of oak woodland. The project site is surrounded by grazed land and undeveloped native habitat to the west, groves and undeveloped native habitat to the east, undeveloped native habitat to the north, and State Route 76 (SR-76) and the San Luis Rey River to the south. The proposed project is the development of 393 single-family detached, 124 single-family alley, 83 multi-family cluster, and 644 multi-family residential dwelling units. Additional elements of the proposed project include an elementary school, six private parks, four miles of trails, associated community facilities, infrastructure, preservation of 125.3 acres of natural open space, and 56.8 acres of agricultural open space.

TAKE PRIDE[®]
IN AMERICA 

Ms. Lori Spar (FWS-SDG-4010.1)

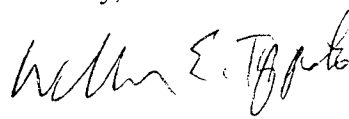
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The Wildlife Agencies appreciate the opportunity to comment on this NOP. If you have any questions, please contact Nancy Frost of the Department at (858) 637-5511, or David Zoutendyk of the Service at (760) 431-9440.



Therese O'Rourke
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Sincerely,



William E. Tippetts
Deputy Regional Manager
California Department of Fish and Game

Enclosures

cc: State Clearinghouse

**WILDLIFE AGENCY
COMMENTS AND RECOMMENDATIONS
ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE MEADOWOOD SPECIFIC PLAN**

Specific Comments

1. During recent discussions between the Wildlife Agencies and County of San Diego (County) staff, the County has indicated that the intersection of State Route 76 (SR-76) and Interstate 15 has been identified as an important development area for future County land use planning efforts. However, this area is identified as having high quality habitat, and is located within a proposed pre-approved mitigation area as part of the County's draft North County Multiple Species Conservation Program Subarea Plan (NCMSCP). We are aware of three large-scale developments, in addition to the Meadowood development, that are proposed on the properties adjacent to the project site. The development of multiple properties within this general area will have a cumulative effect on sensitive species and habitats known to occur on and adjacent to the project site, as well as the preserve design of the NCMSCP. Therefore, the draft EIR should address the cumulative effects to sensitive species and habitats resulting from the Meadowood project and known proposed developments on adjacent properties, as well as cumulative effects to regional conservation planning (i.e., the NCMSCP).
2. Due to the large number of single- and multi-family residences, as well as the elementary school, proposed on the project site, it is anticipated that the proposed project will result in increased traffic volumes on SR-76, thereby further degrading the level of service of SR-76 between the development and Interstate 15. The draft EIR should discuss the need for any improvements to SR-76 that will be necessary to off-set increased traffic volumes resulting from the proposed project and adjacent developments. Furthermore, the draft EIR should identify any on- and off-site impacts to sensitive species or habitats that would result from any proposed improvements to SR-76.
3. The project site currently supports a large agricultural operation. During discussions with the owners of the property immediately west of the project site (i.e., Passarelle), and representatives from the County, it has been suggested that much of the extensive riparian habitat located on the Passarelle property is a result of irrigation run-off from the existing agricultural operation on the project site. The Wildlife Agencies are concerned about potential impacts to this riparian habitat, as well as species known to be utilizing this habitat (i.e., least Bell's vireo [*Vireo bellii pusillus*; vireo]), due to the decrease in irrigation run-off that will result from converting the on-site agricultural operation to urban development. Therefore, we recommend that the draft EIR address the proposed projects' potential impacts to the riparian habitat, and associated species, on the adjacent property.

4. The Wildlife Agencies are concerned about potential impacts to the federally endangered arroyo toad (*Bufo californicus*) resulting from the proposed project. This species has been previously observed within the portion of the San Luis Rey that occurs immediately south of the project site. Arroyo toads have been observed moving approximately 1.6 kilometers (1 mile) within a stream reach and 1 kilometer (0.6 mile) away from the stream, into native upland habitats (Holland 1995, Sweet 1992) or agricultural areas (Griffin *et al.* 1999), such as those which are currently found on the proposed project site. Based on this information, upland habitats on the project site are within the movement range of the known arroyo toad locations on the San Luis Rey River. Therefore, an arroyo toad site assessment should be conducted on the project site and the results of this assessment, and any potential impacts to the arroyo toad should be addressed within the EIR. In addition, the Wildlife Agencies are aware that arroyo toad upland surveys were conducted on the project site by Mr. Ruben Ramirez from April through September 2003; however, to date we have not received the results of these surveys. The results of Mr. Ramirez's upland surveys should be provided to the Wildlife Agencies and included within the draft EIR.
5. To guide project planning to avoid/minimize impacts to listed species, including the coastal California gnatcatcher (*Poliophtila californica californica*; gnatcatcher), we recommend that updated protocol-level surveys for the gnatcatcher and other listed species with the potential to occur within the project area be performed no more than one year prior to an application for a permit from the Wildlife Agencies.
6. The breeding season for nesting birds occurs approximately February 15 through August 31, however raptors may begin breeding as early as January. Because several bird species may nest in the habitat on the project site, we recommend that all clearing and grubbing occur outside the bird breeding season. If sensitive nesting birds (e.g., gnatcatcher) are observed prior to construction, no activity should occur without noise attenuation (e.g., noise barriers) to ensure that noise levels, within habitat occupied by sensitive birds, do not exceed 60 dBA L_{eq} (or documented ambient levels, if above 60 dBA L_{eq}). If project clearing and grubbing is necessary during the bird breeding season, we recommend the following:

Work may occur during the bird breeding season if a qualified biologist conducts a survey for nesting birds within three days prior to the work in the area, and ensures no nesting birds shall be impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 300 feet (500 feet for raptors), shall be delineated by temporary fencing, and shall remain in effect as long as construction is occurring or until the nest is no longer active.

No habitat removal or any other work shall occur within the fenced nest zone, until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. The mapped survey results will be submitted to the Wildlife Agencies for review and approval prior to vegetation removal to ensure full avoidance measures are in place.

7. Temporary fencing should be required in all locations of the project where proposed grading or clearing is within 100 feet of proposed biological open space. Fencing should be placed on the impact side and should result in no vegetation loss within open space. All temporary fencing shall be removed only after the conclusion of all grading, clearing, and construction.
8. Permanent fencing should be installed between the impact area and biological open space and be designed to minimize intrusion into the sensitive habitats from humans and domestic animals, particularly cats. There should be no gates between the residences and biological open space.
9. A management and monitoring plan (MMP), including a funding commitment, should be developed for the on-site biological open space easement, and implemented in perpetuity to protect the existing biological functions and values. The MMP should outline actions that would be taken to manage biological resources on site. A Property Analysis Record, or similar analysis, should be used to estimate initial start-up costs, and ongoing annual costs, of implementing the MMP. A financial mechanism (e.g., a non-wasting endowment) should be established to ensure that adequate funding is available to implement the MMP. The funding mechanism should be established prior to the initiation of construction, and the MMP should be implemented prior to, or concurrent with, the initiation of construction. We recommend that the County take on the implementation of the MMP once the North County MSCP Subarea Plan is finalized.
10. The draft EIR should include the provision for a Wildlife Agency-approved biological monitor to be present during initial clearing, grading, and construction in the vicinity of the biological open space areas to ensure that conservation measures associated with resource agency permits and construction documents are performed. The biological monitor shall have the authority to halt construction to prevent or avoid take of any listed species and/or to ensure compliance with all avoidance, minimization, and mitigation measures. Any unauthorized impacts or actions not in compliance with the permits and construction documents should be immediately brought to the attention of the County and the Wildlife Agencies.
11. The NOP states that proposed project will include four miles of trails. Any existing trails that will be maintained should be designed to avoid or minimize impacts to sensitive habitat areas, such as those used by the gnatcatcher. Any indirect impacts to biological

resources that may result from long-term use should be included in any impact assessment. Increases in indirect effects from pets or feral animals, human encroachment, and noise could disrupt habitat use by sensitive wildlife species, including but not limited to the gnatcatcher. Trails near sensitive species may need to be closed during the breeding season to avoid harassment and nest abandonment. Trails should be well-demarcated, have clearly marked access areas, and have signs discouraging off-trail access and use. The draft EIR should describe the location of any trails, new or existing, and address the Wildlife Agencies' concerns about the impact of these trails on the biological resources. Any new trails planned that would require removal of habitat should be included in the calculation of impacts. We recommend that no new trails be established.

12. Native plants should be used to the greatest extent feasible in the landscape areas adjacent to and/or near mitigation/open space areas and/or wetland/riparian areas. The applicant should not plant, seed or otherwise introduce invasive exotic plant species to the landscaped areas adjacent and/or near the mitigation/open space area and/or wetland/riparian areas. Exotic plant species not to be used include those species listed on Lists A & B of the California Exotic Pest Plant Council's list of "Exotic Pest Plants of Greatest Ecological Concern in California as of October 1999." This list includes such species as: pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. A copy of the complete list can be obtained by contacting the California Exotic Pest Plant Council at 32912 Calle del Tesoro, San Juan Capistrano, California 92675-4427, or by accessing their web site at <http://www.caleppc.org>.
13. Because of its impacts to habitat, the project is not *de minimus* in its effect on fish and wildlife and requires the payment of document filing fees, pursuant to Section 711.4 of the Fish and Game Code.

General Comments

To enable Wildlife Agency staff to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, the following information should be included in the draft EIR:

1. A complete discussion of the purpose, need for, and description of the proposed project, including all staging areas and access routes to the construction and staging areas.
2. A complete list and assessment of the flora and fauna within and next to the project area, with particular emphasis upon identifying State or federally listed rare, threatened, endangered, or proposed candidate species, California Species-of-Special Concern and/or State Protected or Fully Protected species, and any locally unique species and sensitive habitats. Specifically, the draft EIR should include:

- a. A thorough assessment of Rare Natural Communities on site and within the area of impact, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Enclosure 2; revised May 8, 2000).
 - b. A current inventory of the biological resources associated with each habitat type on site and within the area of impact. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
 - c. Discussions regarding seasonal variations in use by sensitive species of the project site and area of impact on those species, and acceptable species-specific survey procedures as determined through consultation with the Wildlife Agencies. Focused species-specific surveys, conducted in conformance with established protocols at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required.
3. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources. All facets of the project should be included in this assessment. Specifically, the draft EIR should provide:
 - a. Specific acreage and descriptions of the types of wetlands, coastal sage scrub, and other habitats that will or may be affected by the proposed project or project alternatives should be included. Maps and tables should be used to summarize such information.
 - b. Discussions regarding the regional setting, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15125(a), with special emphasis on resources that are rare or unique to the region that would be affected by the project. This discussion is critical to an assessment of environmental impacts.
 - c. Detailed discussions, including both qualitative and quantitative analyses, of the potentially affected listed and sensitive species (fish, wildlife, plants), and their habitats on the proposed project site, area of impact, and alternative sites, including information pertaining to their local status and distribution. The anticipated or real impacts of the project on these species and habitats should be fully addressed.
 - d. Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian

ecosystems, and any designated and/or proposed Natural Community Conservation Planning program (NCCP) reserve lands. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated and provided. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.

- e. Discussions regarding possible conflicts resulting from wildlife-human interactions at the interface between the development project and natural habitats. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions.
 - f. An analysis of cumulative effects, as described under CEQA Guidelines, Section 15130. General and specific plans, and past, present, and anticipated future projects, should be analyzed concerning their impacts on similar plant communities and wildlife habitats.
 - g. If applicable, an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under § 2800 - § 2840 of the Fish and Game Code, the Department, through the NCCP program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the City ensure that the development of this project does not preclude long-term preserve planning options, and that this project conforms with other requirements of the NCCP program. Jurisdictions participating in the NCCP program should assess specific projects for consistency with the NCCP Conservation Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system.
4. A thorough discussion of mitigation measures for adverse project-related impacts on sensitive plants, animals, and habitats. These should be measures to fully avoid and otherwise protect Rare Natural Communities (Enclosure 3) from project-related impacts. The Wildlife Agencies consider these communities as threatened habitats having both regional and local significance.

Mitigation measures should emphasize avoidance, and where avoidance is infeasible, reduction of project impacts. The Wildlife Agencies generally do not support the use of relocation, salvage, and/or transplantation as mitigation for impacts on rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

This discussion should include measures to perpetually protect the targeted habitat values where preservation and/or restoration is proposed. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used; (c) a schematic depicting the mitigation area; (d) time of year that planting will occur; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; (j) identification of the entity(ies) that will guarantee achieving the success criteria and provide for conservation of the mitigation site in perpetuity.

Mitigation measures to alleviate indirect project impacts on biological resources must be included, including measures to minimize changes in the hydrologic regimes on site, and means to convey runoff without damaging biological resources, including the morphology of on-site and downstream habitats.

5. Descriptions and analyses of a range of alternatives to ensure that alternatives to the proposed project are fully considered and evaluated. The analyses must include alternatives that avoid or otherwise reduce impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas of lower resource sensitivity where appropriate.
6. The Wildlife Agencies have responsibility for the conservation of wetland and riparian habitats. It is the policy of the Wildlife Agencies to strongly discourage development in or conversion of wetlands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with

substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.

If appropriate, a jurisdictional delineation of lakes, streams, and associated riparian habitats should be included in the draft EIR, including a wetland delineation pursuant to the U.S. Fish and Wildlife Service definition (Cowardin 1979) adopted by the Department. Please note that wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.

The proposed project may require a Lake or Streambed Alteration Agreement (SAA). The Department has direct authority under Fish and Game Code section 1600 *et. seq.* regarding any proposed activity that would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. The Department's issuance of a SAA for a project that is subject to CEQA requires CEQA compliance actions by the Department as a Responsible Agency. As a Responsible Agency under CEQA, the Department may consider the City's (Lead Agency's) CEQA documentation. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the documentation should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. A SAA notification form may be obtained by writing to the Department of Fish and Game, 4949 Viewridge Avenue, San Diego, California 92123-1662, or by calling (858) 636-3160, or by accessing the Department's web site at www.dfg.ca.gov/1600. The Department's SAA Program holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (858) 636-3160.

Literature Cited

- Cowardin, Lewis M., V. Carter, G. C. Golet, and E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. Fish and Wildlife Service, U.S. Department of the Interior. U. S. Government Printing Office, Washington, D.C.
- Griffin, P.C., T.J. Case, and R.N. Fisher. 1999. Radio telemetry study of *Bufo californicus*, arroyo toad movement patterns and habitat preferences. Contract Report to California Department of Transportation Southern Biology Pool. 66pp.
- Holland, D.C. 1995. Sensitive species hydroecological evaluation - Margarita River. Unpublished report.
- Sweet, S. S. 1992. Initial report on the ecology and status of the arroyo toad (*Bufo microscaphus californicus*) on the Los Padres National Forest of Southern California, with management

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recommendations. Contract report to USDA, Forest Service, Los Padres National Forest, Goleta, California. 198 pp.

My comments concern specific resources of archeological, historical, cultural and paleontological significance. I hope they will be investigated and addressed in the EIR and in the physical planning of the projects. The information could be incorporated into plans for open space, parks and trails, street names, etc. and could even be utilized in theme development. I hope that some kind of research design will be developed.

Although this is a response to the Meadowood NOP, my concerns apply also to the Pappas and Passerelle properties, located between Meadowood and I-15. The features I have mentioned (except for the Y. Alvarado adobe) may be found anywhere in the broad valley of this creek that intersects with the alluvial valley of the San Luis Rey River. Please forward my comments to the Environmental Planners for Pappas and Passerelle or let me know how to send my comments to them. I would like to be on the mailing list for future documents or notices for all three properties.

TRAIL.

There was a trail that crossed this area in historic and prehistoric times. It was a major passage used by explorers and missionaries, military men, officials and land seekers. It is mentioned in letters of the 1840's and 1850's and in newspapers of the time. It is probably mentioned in the Franciscan records archived at Santa Barbara. It is likely that in prehistoric times it followed an original trail established by Native people of the coastal settlements in contact with those who lived on the other side of the mountains. It had importance also because of a hot spring located in the area east of the Mission Road overpass on I-15.

This trail is indicated on an 1880's map of the new railroad (San Diego Historical Society Archives), a map that also shows Rancho boundaries, section lines and some topographic features. On this map, the trail is located east of the major creek that drains the eastern portion of the Monserate Grant, flowing south into the San Luis Rey River. This major creek can also be located on pages 1028 and 1048 of Thomas Bros. 2003 map book of Riverside and San Diego Counties. It is shown at the northern boundary of the Rancho Monserate, near Stewart Canyon Road, where it is between I-15 and Stewart Canyon Rd/Pankey Rd. Farther south it is on the west side of I-15 for two sections, after which it is shown again on the east side, where it is crossed by Pankey Rd. near 76. Across 76, it continues south toward the San Luis Rey River which it reaches just west of Shearer Crossing.

The trail is mentioned in the literature of the time. **Cooke and the Mormon Battalion used it in 1847 when it was still Mexican territory.** They were on their way to the San Luis Rey Mission before heading south to San Diego (Cooke's Journal). The **Board of Supervisors approved it** as the route for a public road in 1853. The San Diego Herald (March 28) reported that a committee had examined the road, which left Buena Vista and went into the valley of the San Luis Rey River, which it followed to where the road to Temecula left it. There was discussion about how to build it using the manpower of the army in New Town San Diego and the Mormons in San Bernardino. **Judge Benjamin Hayes recorded a trip on it in 1856.** He was descending the trail to Monserrate when he encountered a party of twenty Indians hunting rabbits, both afoot and on horseback (Wolcott's book). **Southern loyalists used it in 1861** to avoid the Union troops at Aguanga (Records of the Civil War). The next year the trail was followed by the **"California Column" on its way to fight for the Union.** They left San Diego and stopped at Guajome. Then they followed the San Luis Rey River on its south bank, and had to swim across at the rain-swollen crossing before continuing on up the hill to the pass (Hazen's Civil War Diary). **Land lookers** used the trail across the Monserate grant land to reach sections of homestead land in (today's) Rainbow (Homestead Records, County Records). **T.S. Van Dyke** wrote about the view from the trail in several books of the 1880's and 1890's.

INDIAN VILLAGE and associated BURIAL SITE.

The village on the Monserate Grant was called Mount Serratt in the 1850's and C.J. Coutts was assigned to it as Indian Agent (San Diego Herald, 14 July 1855 and 4 Jan 1859). We do not know its exact location, but since some of its families worked for Y. Alvarado it was likely on the same side of the river as the Alvarado residence. It is perhaps the Puyalamo (*Puya'law*) of early mission records (PCAS Quarterly, 34[4], page 89). The people of the village were afflicted with an epidemic of smallpox in 1862. Those who died would have been buried nearby. Someone from Pala familiar with the Native American Graves Protection Act should be consulted. The village may have existed here in prehistoric times, so the archeological work plan should take this into consideration. Since the exact location is unknown, a survey should be done in coordination with the other two development properties, both of which also have property at the mouth of the valley.

ADOBE.

A diseño was a map of the land claimed by its Mexican owner that was submitted to the U.S. Land Commission for verification of boundaries. Only when it was surveyed and approved did it become the legal property of the claimant. The diseño of the Monserate Grant shows Ysidro Alvarado's house on the north side of the river, near the eastern boundary. On Thomas Bros. p.1048, this would be in the top right corner of the page, where there is a dotted line depicting the Pankey driveways. It is in this vicinity that the Ysidro Alvarado adobe is believed to have been located. It was logical for the Y. Alvarado adobe to have been located at the mouth of this valley because there was a Native American village in the vicinity. Under Mexican law, land grants could only be retained if they were improved, and the local Native village supplied the labor. The 1860 Census-taker stopped here and recorded the Ysidro Alvarado family, their home, farming implements and livestock, all located on 13,314 acres of land.

After the death of Ysidro Alvarado and his wife (of smallpox contracted while caring for the residents of the nearby Indian town), son Tomás Alvarado married and built his own home on the south side of the river (where its chapel still exists). Tomás rented the family home on the north side of the river to Simon Goldbaum (who signed the Great Register in 1872, listing his location as Monserate and his age as 23). Goldbaum established a store there, and as the bee-keeping businesses of homesteaders grew, he transmitted thousands of pounds of honey to San Diego from this point. In the old adobe, Goldbaum also had the local post office, which was granted to him in 1874. And it was the location of the first school for the Monserate District (later relocated to Couser Canyon). Both Fallbrook and Bonsall Elementary Districts include land that was once part of the Monserate District.

LATER RANCH USE.

McComber. In the 1880's, Tomás Alvarado sold to McComber the property on the north side of the river including the old adobe. One of the sons, C.L. McComber, built a home there. There is a picture in the Pankey Collection (at Fallbrook Historical Society Museum) that shows a two-story home with a mountain in the background. A caption says "The Montserrate home, where I was a bride in 1893". It appears to be the general location of the present Pankey ranch buildings close to SR76. Perhaps it was built around the original adobe. (The wife, Linnie Higgins McComber, later lived in Fallbrook and worked at the resort hotel.)

Magee/Johnson. San Diego Union, 3/29/1903, 2:5: The deed of conveyance was filed for Tract A for \$50,000; G.W. Robinson to Percy A. Johnson; this tract was looked at favorably by the government commission when looking for a site for a reservation for Warner's ranch Indians. Cost then was \$70,000. San Diego Union, 3/30/1903: McComber Ranch has been sold by Monserrate Cattle Co. to Percy A. Johnson and Victor Magee, Fallbrook's big ranchers

Commercial agriculture. In the late '20's this part of the Monserate Grant was owned by a farming syndicate that employed Japanese farmers and transported produce to Los Angeles.

Rancho San Luis Rey. In the 30's it was owned by Charles C. Cooper and used for breeding race horses. He shipped horses to many of the major tracks, and reported more than one hundred mares in his breeding farms. Cooper's friends who visited frequently included Clark Gable and Carole Lombard and other Hollywood people.

PALEONTOLOGY (fossils).

The Environmental Checklist Form says that the project would have a less than significant impact on paleontological resources. However, mastodon bones were found in Fallbrook in 1911 and in the Pala/Palomar Mountain area in the 1960's. Please keep in mind that when work began on the Domenigoni project (now Diamond Valley Lake) in Riverside County (twenty miles north of here), it was considered to have low potential for fossil finds also. Fallbrook has a small museum with some fossil exhibits. The museum's curator, Garth Bricker, was one of those invited to observe during excavations at Domenigoni. Locally found fossils would be a valuable contribution to Fallbrook museums.

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