

DRAFT FINAL SUBSEQUENT  
ENVIRONMENTAL IMPACT REPORT

## TABLE OF CONTENTS

	<u>Page</u>
<b>SUMMARY</b> .....	S-1
S.1 <u>Project Synopsis</u> .....	S-1
S.2 <u>Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects</u> .....	S-8
S.3 <u>Areas of Controversy</u> .....	S-9
S.4 <u>Issues to be Resolved by the Decision-making Body</u> .....	S-10
S.5 <u>Project Alternatives</u> .....	S-10
<b>CHAPTER 1.0 – PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING</b> .....	1-1
1.1 <u>Project Description and Location</u> .....	1-1
1.1.1 <u>Project Documentation History</u> .....	1-1
1.1.2 <u>Precise Location/Boundary</u> .....	1-3
1.1.3 <u>Project’s Component Parts</u> .....	1-4
1.1.4 <u>Technical, Economic, and Environmental Characteristics</u> .....	1-23
1.1.5 <u>Background Information</u> .....	1-23
1.2 <u>Project Objectives</u> .....	1-24
1.3 <u>Intended Uses of the EIR</u> .....	1-25
1.3.1 <u>Matrix of Project Approvals and Permits</u> .....	1-25
1.3.2 <u>List of Related Environmental Review and Consultation Requirements</u> .....	1-26
1.4 <u>Environmental Setting</u> .....	1-26
1.4.1 <u>Project Vicinity Characteristics</u> .....	1-26
1.4.2 <u>Site Characteristics</u> .....	1-27
1.4.3 <u>Surrounding Land Use Designations</u> .....	1-28
1.5 <u>Inconsistency with Applicable Regional and General Plans</u> .....	1-29
1.6 <u>List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area</u> .....	1-29
1.7 <u>Growth-inducing Impacts</u> .....	1-30
<b>CHAPTER 2.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED</b> .....	2.1-1
2.1 <u>Aesthetics</u> .....	2.1-1
2.1.1 <u>Existing Conditions</u> .....	2.1-1
2.1.2 <u>Guidelines for the Determination of Significance</u> .....	2.1-11
2.1.3 <u>Analysis of Project Effects and Determination as to Significance</u> .....	2.1-12
2.1.4 <u>Cumulative Impact Analysis</u> .....	2.1-33
2.1.5 <u>Significance Prior to Mitigation</u> .....	2.1-36
2.1.6 <u>Mitigation</u> .....	2.1-36
2.1.7 <u>Conclusion</u> .....	2.1-36

**TABLE OF CONTENTS (cont.)**

**Page**

**CHAPTER 2.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED (cont.)**

2.2	<u>Transportation/Traffic</u> .....	2.2-1
2.2.1	Existing Conditions.....	2.2-1
2.2.2	Guidelines for the Determination of Significance .....	2.2-7
2.2.3	Analysis of Project Effects and Determination as to Significance .....	2.2-11
2.2.4	Cumulative Impact Analysis.....	2.2-16
2.2.5	Significance Prior to Mitigation.....	2.2-23
2.2.6	Mitigation.....	2.2-24
2.2.7	Conclusion .....	2.2-28
2.3	<u>Air Quality</u> .....	2.3-1
2.3.1	Existing Conditions.....	2.3-1
2.3.2	Guidelines for the Determination of Significance .....	2.3-10
2.3.3	Analysis of Project Effects and Determination as to Significance .....	2.3-12
2.3.4	Cumulative Impact Analysis.....	2.3-25
2.3.5	Significance Prior to Mitigation.....	2.3-27
2.3.6	Mitigation.....	2.3-27
2.3.7	Conclusion .....	2.3-27

**CHAPTER 3.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT CAN BE MITIGATED..... 3.1-1**

3.1	<u>Noise</u> .....	3.1-1
3.1.1	Existing Conditions.....	3.1-2
3.1.2	Guidelines for the Determination of Significance .....	3.1-4
3.1.3	Analysis of Project Effects and Determination as to Significance .....	3.1-5
3.1.4	Cumulative Impact Analysis.....	3.1-10
3.1.5	Significance Prior to Mitigation.....	3.1-11
3.1.6	Mitigation.....	3.1-12
3.1.7	Conclusion .....	3.1-14
3.2	<u>Geology/Paleontology</u> .....	3.2-1
3.2.1	Existing Conditions.....	3.2-1
3.2.2	Guidelines for the Determination of Significance .....	3.2-6
3.2.3	Analysis of Project Effects and Determination as to Significance .....	3.2-7
3.2.4	Cumulative Impact Analysis.....	3.2-13
3.2.5	Significance Prior to Mitigation.....	3.2-14
3.2.6	Mitigation.....	3.2-15
3.2.7	Conclusion .....	3.2-18
3.3	<u>Biological Resources</u> .....	3.3-1
3.3.1	Existing Conditions.....	3.3-1
3.3.2	Guidelines for the Determination of Significance .....	3.3-16
3.3.3	Analysis of Project Effects and Determination as to Significance .....	3.3-21
3.3.4	Cumulative Impact Analysis.....	3.3-29
3.3.5	Significance Prior to Mitigation.....	3.3-32
3.3.6	Mitigation.....	3.3-34
3.3.7	Conclusion .....	3.3-40

**TABLE OF CONTENTS (cont.)**

	<u>Page</u>
<b>CHAPTER 3.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT CAN BE MITIGATED (cont.)</b>	
3.4	<u>Cultural Resources</u> ..... 3.4-1
3.4.1	Existing Conditions..... 3.4-1
3.4.2	Guidelines for the Determination of Significance ..... 3.4-4
3.4.3	Analysis of Project Effects and Determination as to Significance ..... 3.4-5
3.4.4	Cumulative Impact Analysis..... 3.4-7
3.4.5	Significance Prior to Mitigation..... 3.4-8
3.4.6	Mitigation ..... 3.4-9
3.4.7	Conclusion ..... 3.4-12
<b>CHAPTER 4.0 - ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT</b> ..... 4-1	
4.1	<u>Effects Found Not to be Significant as Part of the EIR Process</u> ..... 4-1
4.1.1	Mineral Resources ..... 4-1
4.1.2	Hydrology and Water Quality..... 4-7
4.1.3	Hazards and Hazardous Materials ..... 4-24
4.1.4	Agricultural Resources ..... 4-31
4.1.5	Land Use and Planning ..... 4-38
4.1.6	Utilities and Service Systems/Public Services..... 4-52
4.2	<u>Effects Found Not to be Significant During Initial Study</u> ..... 4-77
4.2.1	Aesthetics – Light and Glare..... 4-77
4.2.2	Geology and Soils – Septic Systems..... 4-77
4.2.3	Hazards – Airports, Emergency Response Plans and Vectors..... 4-77
4.2.4	Hydrology and Water Quality – Groundwater and Surface Water Bodies ..... 4-78
4.2.5	Noise – Aircraft ..... 4-79
4.2.6	Population and Housing – Displacement..... 4-79
4.2.7	Recreation – Local and Regional Parks ..... 4-79
4.2.8	Transportation/Traffic – Air Traffic and Parking ..... 4-79
4.2.9	Utilities and Service Systems – Solid Waste ..... 4-79
<b>CHAPTER 5.0 –ALTERNATIVES TO THE PROPOSED PROJECT</b> ..... 5-1	
5.1	<u>Rationale for Alternative Selection</u> ..... 5-1
5.2	<u>Analysis of the No Project/No Development Alternative</u> ..... 5-3
5.2.1	No Project/No Development Alternative Description and Setting ..... 5-3
5.2.2	Comparison of the Effects of the No Project/No Development Alternative to the Proposed Project ..... 5-4
5.2.3	Conclusion ..... 5-5
5.3	<u>Analysis of the No Project/Existing Plan Alternative</u> ..... 5-5
5.3.1	No Project/Existing Plan Alternative Description and Setting ..... 5-5
5.3.2	Comparison of the Effects of the No Project/Existing Plan Alternative to the Proposed Project ..... 5-6
5.3.3	Conclusion ..... 5-9

**TABLE OF CONTENTS (cont.)**

**Page**

**CHAPTER 5.0 –ALTERNATIVES TO THE PROPOSED PROJECT (cont.)**

5.4	<u>Analysis of the Single-family Alternative</u> .....	5-9
5.4.1	Single-family Alternative Description and Setting .....	5-9
5.4.2	Comparison of the Effects of the Single-family Alternative to the Proposed Project .....	5-9
5.4.3	Conclusion .....	5-12
5.5	<u>Analysis of the Biological Reduced Footprint Alternative</u> .....	5-12
5.5.1	Biological Reduced Footprint Alternative Description and Setting .....	5-12
5.5.2	Comparison of the Effects of the Biological Reduced Footprint Alternative to the Proposed Project .....	5-13
5.5.3	Conclusion .....	5-15
5.6	<u>Analysis of the General Plan Update Draft Land Use Map Alternative</u> .....	5-15
5.6.1	General Plan Update Draft Land Use Map Alternative Description and Setting .....	5-16
5.6.2	Comparison of the Effects of the General Plan Update Draft Land Use Map Alternative to the Proposed Project .....	5-16
5.6.3	Conclusion .....	5-19
5.7	<u>Analysis of the General Plan Update Board Referral Map Alternative</u> .....	5-19
5.7.1	General Plan Update Board Referral Map Alternative Description and Setting .....	5-19
5.7.2	Comparison of the Effects of the General Plan Update Board Referral Map Alternative to the Proposed Project .....	5-20
5.7.3	Conclusion .....	5-22
5.8	<u>Environmentally Superior Alternative</u> .....	5-23
<b>CHAPTER 6.0 – LIST OF REFERENCES</b> .....		6-1
<b>CHAPTER 7.0 – LIST OF EIR PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED</b> .....		7-1
<b>CHAPTER 8.0 – LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS</b> .....		8-1

## TABLE OF CONTENTS (cont.)

### TECHNICAL APPENDICES - Bound in Separate Volumes

- A Notice of Preparation (NOP) and Comments on the NOP
- B Visual Impact Analysis
- C Traffic Impact Study
- D Air Quality Technical Report  
Global Climate Change Evaluation
- E Preliminary Noise Analysis
- F Geotechnical Assessment  
Paleontological Resource Assessment
- G Biological Technical Report  
Resource Management Plan  
Conceptual Enhancement Plan  
Conceptual Revegetation Plan
- H Cultural Resource Surveys
- I Water System Analysis  
Sewer Service Analysis  
Water Supply Assessment and Verification Report  
Ten Percent Design Report for Lift Station  
Project Facility Availability Forms  
Contact Information
- J Conceptual Fire Protection Plan/Fuel Modification Plan
- K Mineral Resource Technical Report
- L Preliminary Hydrology and Hydraulics Study  
Storm Water Management Plan  
Preliminary Hydromodification Management Plan  
Nitrate Report
- M Phase I Environmental Site Assessment and Limited Chemical Residue Survey  
Well Destruction Permit  
Hazardous Materials Questionnaire

**TABLE OF CONTENTS (cont.)**

**LIST OF FIGURES**

		<b>Follows <u>Page</u></b>
1-1	Regional Location Map .....	1-92
1-2	Aerial Photograph .....	1-92
1-3	Land Use Plan .....	1-92
1-4	Project Streets .....	1-92
1-5a	PAs R-1, R-2, and R-3 Concept Plans .....	1-92
1-5b	PAs R-4 and R-5 Concept Plans .....	1-92
<del>1-6a</del>	<del>PAs MF-1 and MF-2 Concept Plans .....</del>	<del>1-90</del>
<del>1-6b</del>	<del>PAs MF-3 and MF-4 Concept Plans .....</del>	<del>1-90</del>
<del>1-6</del>	<del>PAs MF-1 and MF-2 Concept Plans .....</del>	<del>1-90</del>
1-7a	Typical 4,000 S.F. Minimum Architecture (R-1) .....	1-92
1-7b	Typical 4,500 S.F. Minimum Architecture (R-2 & R-4) .....	1-92
1-7c	Typical 5,000 S.F. Minimum Architecture (R-3 & R-5) .....	1-92
<del>1-8a</del>	<del>Beechwood Elevations - Typical 5-Plex (MF-1) .....</del>	<del>1-90</del>
<del>1-8b</del>	<del>Woodley Collection Elevations - Typical (MF-2) .....</del>	<del>1-90</del>
1-8e	Canterbury Elevations - Typical (MF-31 and MF-2) .....	1-92
<del>1-8d</del>	<del>Tupelo Collection - Typical Architecture (MF-4) .....</del>	<del>1-90</del>
1-9	Town Center Concept Plan .....	1-92
1-10a	Town Center Typical Architecture .....	1-92
<del>1-10b</del>	<del>Town Center Typical Architecture .....</del>	<del>1-90</del>
<del>1-10c</del>	<del>Town Center Typical Architecture .....</del>	<del>1-90</del>
1-11	Office Professional Concept Plan .....	1-92
1-12a	Office Professional Conceptual 2-Story Architecture (Typical) .....	1-92
1-12b	Office Professional Conceptual 1-Story Architecture .....	1-92
1-13	Sewer Lift Station Site Plan .....	1-92
1-14	Open Space, Parks, and Trails Plan .....	1-92
1-15a	HOA Park Concept Plans .....	1-92
1-15b	HOA Park Concept Plans .....	1-92
1-16	Active Sports Park Concept Plan .....	1-92
1-17	HOA Recreational Facility Concept Plan .....	1-92
1-18	Trail Cross-sections .....	1-92
1-19	Signage Plan .....	1-92
1-20	Existing Circulation Element Plan .....	1-92
1-21	Proposed Amendments to Circulation Element Plan .....	1-92
1-22	Project Street Classifications .....	1-92
1-23a	Streetscape Sections .....	1-92
1-23b	Streetscape Sections .....	1-92
1-23c	Streetscape Sections .....	1-92
1-23d	Streetscape Sections .....	1-92
1-24	Landscape Concept Plan .....	1-92
1-25	Community Maintenance Responsibility .....	1-92
1-26	Conceptual Fuel Management .....	1-92
1-27	Entry Monuments .....	1-92
1-28	Fencing and Walls Plan .....	1-92
1-29	Community Sound Walls/Barriers .....	1-92
1-30	Community Wall and Fence Concepts .....	1-92
1-31	Conceptual Water Plan .....	1-92
1-32	Conceptual Sewer Plan .....	1-92

**TABLE OF CONTENTS (cont.)**

**LIST OF FIGURES (cont.)**

		<b>Follows Page</b>
1-33	Grading Concept .....	1-92
1-34	Phasing Plan.....	1-92
1-35	Off-site Improvements .....	1-92
<del>1-36</del>	<del>Off-site Intersection Improvements Included in the Proposed Project .....</del>	<del>1-90</del>
<del>1-37a</del>	<del>Off-site Improvements or TIF Payment Cumulative Impacts Mitigation.....</del>	<del>1-90</del>
<del>1-37b</del>	<del>Mitigation for Direct Impacts and TIF Payment for Cumulative Impacts.....</del>	<del>1-90</del>
<del>1-37c</del>	<del>Off-site Improvements or TIF Payment Cumulative Impacts Mitigation.....</del>	<del>1-90</del>
<del>1-37d</del>	<del>Mitigation for Direct Impacts, and Off-site Improvements or TIF Payment for Cumulative Impacts Mitigation .....</del>	<del>1-90</del>
<del>1-37e</del>	<del>Mitigation for Direct Impacts, and Off-site Improvements or TIF Payment for Cumulative Impacts Mitigation .....</del>	<del>1-90</del>
<del>1-38</del> <u>36</u>	<del>Cumulative Projects .....</del>	<del>1-92</del>
<del>1-39</del> <u>37</u>	<del>Palomar College Conceptual Site Plan .....</del>	<del>1-92</del>
2.1-1	Steep Slope Map .....	2.1-40
2.1-2	Photograph Location Map.....	2.1-40
2.1-3a	Typical Views .....	2.1-40
2.1-3b	Typical Views .....	2.1-40
2.1-3c	Typical Views .....	2.1-40
2.1-3d	Typical Views .....	2.1-40
2.1-3e	Typical Views .....	2.1-40
2.1-3f	Typical Views .....	2.1-40
2.1-4	Viewshed Map .....	2.1-40
2.1-5	Cross-section Locations .....	2.1-40
2.1-6	Photo Simulation Viewpoint 1 .....	2.1-40
2.1-7	Cross-section A.....	2.1-40
2.1-8	Photo Simulation Viewpoint 2.....	2.1-40
2.1-9	Photo Simulation Viewpoint 3.....	2.1-40
2.1-10	Cross-section B .....	2.1-40
2.1-11	Photo Simulation Viewpoint 4.....	2.1-40
2.1-12	Key Views 6 and 7.....	2.1-40
<del>2.1-12</del>	<del>Photo Simulation Viewpoint 5.....</del>	<del>2.1-40</del>
2.1-13	Cross-sections C and D.....	2.1-40
<del>2.1-14</del>	<del>Key Views 6 and 7.....</del>	<del>2.1-40</del>
2.1- <del>15</del> <u>14</u>	Key View 8 .....	2.1-40
2.1- <del>16</del> <u>15</u>	County Cumulative Projects .....	2.1-40
2.1- <del>17</del> <u>16</u>	Cumulative View .....	2.1-40
2.2-1a	Existing Roadway Segment Conditions.....	2.2-70
2.2-1b	Existing Intersection Conditions.....	2.2-70
2.2-1c	Existing Intersection Conditions.....	2.2-70
2.2-2a	Existing Average Daily Traffic - Roadway Segments.....	2.2-70
2.2-2b	Existing Average Daily Traffic - Intersections .....	2.2-70
2.2-2c	Existing Average Daily Traffic - Intersections .....	2.2-70
2.2-3a	Existing Plus Project Roadway Segment Conditions .....	2.2-70
2.2-3b	Existing Plus Project Intersection Conditions.....	2.2-70
2.2-3c	Existing Plus Project Intersection Conditions.....	2.2-70
2.2-4a	Existing Plus Project Average Daily Traffic - Roadway Segments.....	2.2-70
2.2-4b	Existing Plus Project Average Daily Traffic - Intersections .....	2.2-70



**TABLE OF CONTENTS (cont.)**

**LIST OF FIGURES (cont.)**

		<b>Follows Page</b>
2.2-4c	Existing Plus Project Average Daily Traffic - Intersections .....	2.2-70
2.2-5a	Existing Plus Cumulative Roadway Segment Conditions .....	2.2-70
2.2-5b	Existing Plus Cumulative Intersection Conditions .....	2.2-70
2.2-6a	Existing Plus Cumulative Average Daily Traffic - Roadway Segments .....	2.2-70
2.2-6b	Existing Plus Cumulative Average Daily Traffic - Intersections.....	2.2-70
2.2-6c	Existing Plus Cumulative Average Daily Traffic - Intersections.....	2.2-70
2.2-7a	Existing Plus Cumulative Plus Project Average Daily Traffic – Roadway Segments .....	2.2-70
2.2-7b	Existing Plus Cumulative Plus Project Average Daily Traffic – Intersections.....	2.2-70
2.2-7c	Existing Plus Cumulative Plus Project Average Daily Traffic – Intersections.....	2.2-70
2.2-8a	Buildout (Year 2030) Roadway Segment Conditions.....	2.2-70
2.2-8b	Buildout (Year 2030) Intersection Conditions.....	2.2-70
2.2-9a	Buildout (Year 2030) Without Project Average Daily Traffic – Roadway Segments .....	2.2-70
2.2-9b	Buildout (Year 2030) Without Project Average Daily Traffic – Intersections .....	2.2-70
2.2-10a	Buildout (Year 2030) Plus Project Average Daily Traffic – Roadway Segments .....	2.2-70
2.2-10b	Buildout (Year 2030) Plus Project Average Daily Traffic – Intersections .....	2.2-70
2.2-11a	Key Map – Project Features and Mitigation Measures.....	2.2-70
2.2-11b	Project Features and Mitigation Measures.....	2.2-70
2.2-11c	Project Features and Mitigation Measures.....	2.2-70
2.2-11d	Project Features and Mitigation Measures.....	2.2-70
3.1-1	Noise Monitoring Locations .....	3.1-24
3.1-2	Year 2030 Unmitigated Noise Contours.....	3.1-24
3.1-3	Modeled Receptor Locations for Northern Single-family Residential Area .....	3.1-24
3.1-4	Modeled Receptor Locations for Southern Single-family Residential Area .....	3.1-24
3.1-5	Modeled Receptor Locations for PA MF-1 .....	3.1-24
3.1-6	Modeled Receptor Locations for PA MF-2 .....	3.1-24
3.1-7	<del>Modeled Receptor Locations for PA MF-3 .....</del>	<del>3.1-24</del>
3.1-8	<del>Modeled Receptor Locations for PA MF-4 .....</del>	<del>3.1-24</del>
3.1-97	Modeled Receptor Locations for Other Sensitive Uses .....	3.1-24
3.1-108	Locations of Noise Attenuation Barriers .....	3.1-24
3.3-1	On-site Biological Resources.....	3.3-46
3.3-2a	Off-site Biological Resources and Project Impacts .....	3.3-46
3.3-2b	Off-site Intersection Resources and Impacts .....	3.3-46
3.3-2c	Off-site Intersection Resources and Impacts .....	3.3-46
3.3-2d	Off-site Intersection Resources and Impacts .....	3.3-46
3.3-2e	<del>Off-site Intersection Resources and Impacts .....</del>	<del>3.3-46</del>
3.3-3	Jurisdictional Wetlands and Waters.....	3.3-46
3.3-4	Wildlife Corridors.....	3.3-46
3.3-5	On-site and Off-site Biological Resources/Impacts.....	3.3-46
3.3-6	Impacts to Jurisdictional Wetlands and Waters .....	3.3-46
3.3-7	Cumulative Projects for Biological Resources .....	3.3-46
3.3-8	Proposed Open Space .....	3.3-46
3.4-1	Cultural Resources Cumulative Study Area .....	3.4-12

**TABLE OF CONTENTS (cont.)**

**LIST OF FIGURES (cont.)**

		<b>Follows <u>Page</u></b>
4.1.2-1	Project Location within Local Hydrologic Designations.....	4-76
4.1.5-1	Existing Land Uses .....	4-76
4.1.5-2	Existing Community Plan Designations .....	4-76
4.1.5-3	Existing Specific Plan Land Use.....	4-76
4.1.6-1	School District Boundaries .....	4-76
4.2.3-1	Lake Henshaw Dam Inundation Map .....	4-80
5-1	No Project/Existing Plan Alternative.....	5-24
5-2	Single-family Alternative.....	5-24
5-3a	Biological Reduced Footprint Alternative .....	5-24
5-3b	Biological Resources Impacts of the Biological Reduced Footprint Alternative .....	5-24
5-4	General Plan Update Draft Land Use Map Alternative .....	5-24
5-4a	Proposed Project and General Plan Alternative Update Draft Land Use Map Traffic Study Areas.....	5-24
5-5	General Plan Update Board Referral Map Alternative .....	5-24

## TABLE OF CONTENTS (cont.)

### LIST OF TABLES

	<u>Page</u>
S-1	Summary of Significant Effects .....S-15
1-1	Proposed Land Uses ..... 1-36
1-2	Summary of Proposed Roadway Widths..... 1-37
1-3	Nature/Naturalizing Landscape Zone Acceptable Plant Species ..... 1-38
1-4	Riparian Transition Zone Acceptable Plant Species ..... 1-40
1-5	Pala Road (SR 76) Landscape Zone Acceptable Plant Species ..... 1-41
1-6	Community Entry Road Landscape Acceptable Plant Species ..... 1-42
1-7	Community Promenade Roads and Interior Slopes Acceptable Plant Species ..... 1-44
1-8	Single-family Residential Areas Acceptable Plant Species ..... 1-45
1-9	Multi-family Residential Areas Acceptable Plant Species..... 1-46
1-10	Special Use Landscape Zone Acceptable Plant Species ..... 1-47
1-11	Community Entries Acceptable Plant Species ..... 1-49
1-12	Product Phasing ..... 1-50
1-13	Additional Environmental Design Considerations During Construction and Operation ..... 1-51
1-14	Cumulative Projects in the Vicinity of Campus Park..... 1-63
1-15	Summary of Environmental Impacts of Related Projects ..... 1-75
2.1-1	Projects in the Campus Park Cumulative Viewshed ..... 2.1-38
2.2-1a	Level of Service Thresholds for Roadway Segments..... 2.2-31
2.2-1b	Level of Service Thresholds for State Routes ..... 2.2-31
2.2-1c	Level of Service Thresholds for Freeways..... 2.2-31
2.2-1d	Level of Service Thresholds for Intersections..... 2.2-31
2.2-2	Road Segment Operations Under Existing and Existing Plus Project Conditions ..... 2.2-32
2.2-3	SR 76 Operations Under Existing and Existing Plus Project Conditions..... 2.2-34
2.2-4	I-15 Operations Under Existing and Existing Plus Project Conditions ..... 2.2-36
2.2-5	Intersection Operations Under Existing and Existing Plus Project Conditions..... 2.2-37
2.2-6	Proposed Project Trip Generation ..... 2.2-40
2.2-7	Roadway Segment Operations Under Existing Plus Cumulative Conditions ..... 2.2-41
2.2-8	Roadway Segment Operations Under Existing and Existing Plus Cumulative Plus Project Conditions ..... 2.2-43
2.2-9	SR 76 Operations Under Existing Plus Cumulative Conditions ..... 2.2-45
2.2-10	SR 76 Operations Under Existing and Existing Plus Cumulative Plus Project Conditions ... 2.2-47
2.2-11	I-15 Operations Under Existing Plus Cumulative Conditions ..... 2.2-50
2.2-12	I-15 Operations Under Existing, Cumulative Plus Project, and Existing Plus Cumulative Plus Project Conditions ..... 2.2-51
2.2-13	Intersection Operations Under Existing Plus Cumulative Conditions ..... 2.2-52
2.2-14	Intersection Operations Under Existing and Existing Plus Cumulative Plus Project Conditions ..... 2.2-54
2.2-15	Roadway Segment Operations Under Buildout (Year 2030) and Buildout (Year 2030) Plus Project Conditions ..... 2.2-58
2.2-16	SR 76 Operations Under Buildout (Year 2030) and Buildout (Year 2030) Plus Project Conditions ..... 2.2-60
2.2-17	I-15 Operations Under Buildout (Year 2030) and Buildout (Year 2030) Plus Project Conditions ..... 2.2-62
2.2-18	Intersection Operations Under Buildout (Year 2030) and Buildout (Year 2030) Plus Project Conditions ..... 2.2-63
2.19	Summary of Traffic Impacts and Mitigation..... 2.2-65
2.2-20	Mitigation for Direct Impacts to Intersections ..... 2.2-69

## TABLE OF CONTENTS (cont.)

### LIST OF TABLES (cont.)

	<u>Page</u>
2.2-21 Mitigation for Direct Impacts to SR 76 to be Completed by Other Responsible Parties .....	2.2-70
2.3-1 Ambient Air Quality Standards .....	2.3-29
2.3-2 State Ambient Air Quality Standards with No Federal Counterpart .....	2.3-30
2.3-3 Ambient Background Concentrations .....	2.3-30
2.3-4 Global Warming Potentials and Atmospheric Lifetimes .....	2.3-31
2.3-5 Total Operational Emissions Year 2015 .....	2.3-32
2.3-6 Total Operational Emissions Year 2040 .....	2.3-33
2.3-7 Construction Phases and Equipment/Crew Requirements .....	2.3-34
2.3-8 Maximum Daily Estimated Construction Emissions .....	2.3-35
2.3-9 Diesel Exhaust Particulate Emissions .....	2.3-36
2.3-10 Summary of Estimated Operational GHG Emissions Associated with the Proposed Project .....	2.3-36
<u>2.3-11 Summary of Transportation Emission Reductions with Implementation of GHG Reduction Measures .....</u>	<u>2.3-37</u>
<del>2.3-41</del> <u>2.3-12</u> Proposed Project Design Features to Reduce GHG Emissions .....	<u>2.3-38</u>
3.1-1 PAs R-4 and R-5 Buildout Conditions – Exterior Noise Levels .....	3.1-15
3.1-2 PAs R-1, R-2, and R-3 Buildout Conditions – Exterior Noise Levels .....	3.1-16
<del>3.1-3 PA MF 1 Buildout Conditions – Exterior Noise Levels .....</del>	<del>3.1-17</del>
<del>3.1-43</del> PA MF-2 Buildout Conditions – Exterior Noise Levels .....	3.1-18
<del>3.1-54</del> PA MF-3-1 Buildout Conditions – Exterior Noise Levels .....	3.1-19
<del>3.1-6 PA MF 4 Buildout Conditions – Exterior Noise Levels .....</del>	<del>3.1-20</del>
3.1-75 Other Sensitive Use Areas Buildout Conditions – Exterior Noise Levels .....	3.1-21
3.1-86 Off-site Traffic-related Project Noise Impacts .....	3.1-22
3.1-97 Off-site Traffic-related Cumulative Noise Impacts .....	3.1-23
<u>3.1-8 Property Line Noise Levels with Sound Enclosure .....</u>	<u>3.1-24</u>
3.2-1 Regional Fault Locations and Seismicity Data .....	3.2-20
3.3-1 Vegetation Communities/Habitats and Proposed Impacts .....	3.3-42
3.3-2 Potential Off-site Impacts to Vegetation Communities/Habitats if Off-site Improvements are Implemented for Cumulative Traffic Mitigation Rather than Payment of TIF .....	3.3-43
3.3-3 Existing and Impacted On- and Off-site Jurisdictional Areas .....	3.3-44
3.3-4 Summary of Required Mitigation for On-site Impacts Associated with the Proposed Project .....	3.3-45
4.1.2-1 Summary of Typical Contaminant Sources for Urban Storm Water Runoff .....	4-69
4.1.2-2 Typical Loadings for Selected Contaminants in Runoff from Various Land Uses .....	4-69
4.1.2-3 Surface and Groundwater Quality Objectives for the Lower San Luis Hydrologic Area and the Bonsall Hydrologic Subarea .....	4-70
4.1.3-1 Summary of Regulations Potentially Applicable to Campus Park Commercial/Office Professional Uses .....	4-70
4.1.3-2 Prohibited Plant Material .....	4-72
4.1.6-1 Existing Schools in the Project Vicinity .....	4-74
4.1.6-2 Water Demand Projections .....	4-74
4.1.6-3 Sewer Flow Projections .....	4-75
4.1.6-4 Anticipated Numbers of New Students from the Project .....	4-75
5-1 Comparison of Project Alternative Impacts to Proposed Project Impacts .....	5-24

## LIST OF ACRONYMS AND ABBREVIATIONS

<u>AB</u>	<u>Assembly Bill</u>
a.f.	acre-feet
ADA	Americans with Disabilities Act of 1990
ADT	average daily trips
AEP	Association of Environmental Professionals
AGR	agricultural supply
amsl	above mean sea level
ANFO	ammonium nitrate/fuel oil
APCD	San Diego County Air Pollution Control District
ARB	California Air Resources Board
ASM	ASM Affiliates, Inc.
ASTM	ASTM International, formerly known as the American Society for Testing of Materials
Basin Plan	Water Quality Control Plan for the San Diego Basin
<u>BAU</u>	<u>business as usual</u>
BAT	best available technology economically achievable
BCT	best conventional pollutant control technology
BMI	benthic macroinvertebrate(s)
BMO	Biological Mitigation Ordinance
BMPs	Best Management Practices
BOD	biochemical oxygen demand
BUSD	Bonsall Union School District
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
<u>CalEPA</u>	<u>California Environmental Protection Agency</u>
CalFire	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Code
CCAR	California Climate Action Registry
CDC	California Department of Conservation
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
cfs	cubic feet per second
c.y.	cubic yards
CGS	California Geological Survey
CAFE	Corporate Average Fuel Economy
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
COLD	cold freshwater habitat
Community Plan	Fallbrook Community Plan
Construction Permit	National Pollutant Discharge Elimination System General Construction Activity Storm Water Permit
Corps	United States Army Corps of Engineers
County	County of San Diego
CUDA	Current Urban Development Area

## LIST OF ACRONYMS AND ABBREVIATIONS (cont.)

CWA	Clean Water Act
dB	decibel(s)
dBA	A-weighted decibel(s)
DDS/GA	Development Design Services and GraphicAccess Inc.
DEH	County of San Diego Department of Environmental Health
<u>DMP</u>	<u>Drought Management Plan</u>
DPLU	County of San Diego Department of Planning and Land Use
DPW	County of San Diego Department of Public Works
DU	dwelling unit(s)
DWR	California Department of Water Resources
EB	eastbound
EDA	Estate Development Area
EDUs	equivalent dwelling units
EIR	Environmental Impact Report
<u>EO</u>	<u>Executive Order</u>
EPA	Environmental Protection Agency
ERB	Environmental Review Board
ESA	Endangered Species Act
FAHJ	Fire Agency Having Jurisdiction
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FPP/FMP	Fire Protection Plan/Fuel Modification Plan
FUESD	Fallbrook Union Elementary School District
FUHSD	Fallbrook Union High School District
g	acceleration due to gravity
General Plan	San Diego County General Plan
GHG	greenhouse gas
GP Update	San Diego County General Plan Update
gpd	gallons per day
gpm	gallons per minute
GPA	General Plan Amendment
Greenbook	Greenbook Standard Specifications for Public Works Construction
Groundwater Permit	National Pollutant Discharge Elimination System General Groundwater Extraction Permit
GWP	global warming potential
HA	Hydrologic Area
HAPs	hazardous air pollutants
HCM	Highway Capacity Manual
HEC-RAS	Hydrologic Engineering Center – River Analysis System
HLP	Habitat Loss Permit
HOA	homeowners’ association
HSA	Hydrologic Subarea
HU	Hydrologic Unit
Hunt	Hunt Research Corporation

## LIST OF ACRONYMS AND ABBREVIATIONS (cont.)

I-15	Interstate 15
IBC	International Building Code
ICC	International Code Council
IND	industrial service supply
IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
ITE	Institute of Transportation Engineers
JPA	Joint Powers Agreement (between the City and County of San Diego)
kWh	kilowatt hours
LCFS	Low Carbon Fuel Standard
$L_{eq}$	equivalent sound level
LID	Low Impact Development
LMD	Landscape Maintenance District
LOS	level of service
LPC	County of San Diego Light Pollution Code
Manual	Stormwater Standards Manual
MAR	marine habitat
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MEP	maximum extent practicable
mg/kg	milligrams per kilogram
mg/l	milligrams per liter
$mg/m^3$	milligrams per cubic meter
MIGR	migration of aquatic organisms
min.	minute(s)
MLD	Most Likely Descendant
MLS	mass loading station
MMT	million metric tons
mph	miles per hour
MRZ	Mineral Resource Zone
MSCP	Multiple Species Conservation Program
MSP	Master Specific Plan (I-15/SR 76 Interchange Master Specific Plan)
<u>MSPA</u>	<u>Master Specific Plan Area</u>
MUN	municipal and domestic supply
Municipal Permit	National Pollutant Discharge Elimination System Municipal Storm Water Permit
MWD	Metropolitan Water District of Southern California
NAAQS	National Ambient Air Quality Standards
NAC	Noise Abatement Criteria
NAHC	Native American Heritage Commission
NB	northbound
NCCP	Natural Community Conservation Program
NCFPD	North County Fire Protection District
NCTD	North County Transit District
NOP	Notice of Preparation
$NO_x$	nitrogen oxides

## LIST OF ACRONYMS AND ABBREVIATIONS (cont.)

NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NSA	noise sensitive area
O <sub>3</sub>	ozone
OEHHA	Office of Environmental Health Hazard Assessment (USEPA)
OPR	California Office of Planning and Research
PA	planning area
PCBs	polychlorinated biphenyls
PCC	Portland cement concrete
PM <sub>2.5</sub>	particulate matter smaller than 2.5 microns in diameter
PM <sub>10</sub>	particulate matter smaller than 10 microns in diameter
PRG	Preliminary Remedial Goal
Project	Campus Park Specific Plan Amendment and General Plan Amendment
Proposed Project	Campus Park Specific Plan Amendment and General Plan Amendment
Protocol	Caltrans Intelligent Transportation Systems Transportation Project-Level Carbon Monoxide Protocol
PSE	Pacific Soils Engineering
RAQS	Regional Air Quality Strategy
RARE	rare, threatened, or endangered species
RCA	Resource Conservation Areas
RCP	Regional Comprehensive Plan
REC	REC Consultants, Inc.
REC 1	contact water recreation
REC 2	non-contact water recreation
RMP	Resource Management Plan
RMWD	Rainbow Municipal Water District
ROW	right-of-way
RPO	Resource Protection Ordinance
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan, or MOBILITY2030
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SANGIS	San Diego Geographic Information Systems
SANTEC	San Diego Traffic Engineers' Council
SB	<u>Senate Bill</u> , southbound
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SDAB	San Diego Air Basin
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas and Electric
sec.	second(s)
s.f.	square feet
Shepardson	Shepardson Engineering Associates, Inc.
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act of 1975
SO <sub>2</sub>	sulfur dioxide
SPA	Specific Plan Amendment
SR	State Route



## LIST OF ACRONYMS AND ABBREVIATIONS (cont.)

SRA	Scientific Resources Associated
SSA	Special Study Area
STIP	State Transportation Improvement Plan
Stormwater Ordinance	County Watershed Protection, Stormwater Management and Discharge Control Ordinance
SUSMP	Standard Urban Storm Water Mitigation Plan
SWMP	Storm Water Management Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SWSAS	Storm Water Sampling and Analysis Strategy
SZA	select zone assignment
T-BACT	Toxics Best Available Control Technology
TACs	toxic air contaminants
TAZ	Traffic Analysis Zone
TCP	Traffic Control Plan
TDS	total dissolved solids
Tg CO <sub>2</sub> e	teragram carbon dioxide equivalent
TIF	Transportation Impact Fee
TIS	Traffic Impact Study
TSS	total suspended solids
TV	typical view
UNFCCC	United Nations Framework Convention of Climate Change
URMP	urban runoff management plan
USEPA	United States Environmental Protection Agency
USFWS	united States Fish and Wildlife Service
V/C	volume-to-capacity ratio
VCMWD	Valley Center Municipal Water District
<u>VMT</u>	<u>vehicle miles traveled</u>
VOCs	volatile organic compounds
WARM	warm freshwater habitat
WB	westbound
WESTON	WESTON Solutions, Inc.
WILD	wildlife habitat
Woodward-Clyde	Woodward-Clyde Consultants
WSDM	Water Surplus and Drought Management
WTP	wastewater treatment plant