CHAPTER S.0 SUMMARY

This Environmental Impact Report (EIR) is an informational document intended for use by the County of San Diego (County), other public agencies, and the general public in evaluating the potential environmental effects of implementing the proposed Newland Sierra Project (project) and alternatives, and the mitigation measures recommended to avoid or minimize the identified significant environmental effects. Summary tables are used to describe the significant environmental effects resulting from the project and alternatives, and to summarize the recommended mitigation measures. Figures are also provided throughout the EIR to depict key aspects of the project and alternatives.

The objective of this Summary is to provide a brief but comprehensive description of the project, the required project approvals, the impacts, alternatives, areas of controversy, issues to be resolved, impacts, and recommended mitigation measures. The Summary is not intended to replace the EIR text or the important information presented in technical appendices; rather, the EIR and appendices contain this more detailed information.

The County is the lead agency under the California Environmental Quality Act (CEQA) for preparation and certification of this EIR for the requested discretionary project approvals. The County has exercised, and will continue to exercise, its independent judgment and discretion in evaluating the project, the impacts, the alternatives, and the proposed mitigation measures prior to taking any final actions with regard to the project. Based on its evaluation to date, the County has completed the EIR in compliance with CEQA, the State CEQA Guidelines, and the County's CEQA Guidelines and other published guidelines for implementing CEQA. The project applicant is Newland Sierra LLC.

S.1 Description

Project Description

The proposed project is a planned community of residential, commercial, educational, park, and open space uses on 1,985 acres with associated improvements to infrastructure and public facilities and other amenities. Approximately 1,209 acres, or 61 percent of the project, would be dedicated as onsite open space and another 212 acres would be dedicated as offsite open space, for a total of approximately 1,421 acres of dedicated, permanent, and managed open space preserve (equivalent to 72 percent of the project acreage). The Community is the first large-scale planned community in San Diego County to achieve a 100 percent reduction in the project's construction and operational GHG emissions. The County General Plan Community Development Model guided the design and development pattern of the seven interrelated neighborhoods (also referred to as planning areas) with 2,135 residential dwelling units, as

shown in Figure 1-1, Specific Plan Map, in Chapter 1. The highest densities and greatest diversity of land uses are located in the project's Town Center neighborhood. The Town Center includes a maximum of 81,000 square feet of neighborhood-serving commercial uses, 95 multi-family housing units, a 6-acre school site, and park uses. The Community's remaining six neighborhoods include the balance of the project's homes along with community open space, parks, scenic overlooks, bike lanes, community gardens and vineyards, and walkable trails and pathways. The framework of the project is informed by the prominent landforms and watershed patterns found within the project boundary. Preservation and integration of the project's unique landscape character and signature boulders set the tone for the two primary access roads and continues as a common theme throughout the project Site.

Project Location

The project is within the North County Metropolitan Subregional Plan area in the unincorporated portion of the San Diego County. Located within the inland area of North San Diego County, the project Site is close to several North County cities. The cities of Escondido and San Marcos are approximately 1 mile south of the project Site, the city of Vista is approximately 3 miles west of the project Site, the city of Oceanside is approximately 5 miles northwest of the project Site, and the city of Carlsbad is approximately 7 miles southwest of the project Site, as shown in Figure 1-35, Regional Location Map., as shown in Figure 1-35, Regional Location Map, in Chapter 1. The Site is also located near Cal State San Marcos and Palomar College, and six Sprinter stations are within 6 miles of the project Site: (1) the Escondido Transit Center, (2) Nordahl Road Station, (3) the Cal State San Marcos Station, (4) the San Marcos Civic Center Station, (5) the Palomar College Station, and (6) the Buena Creek Station.

The North County Metropolitan Subregional Plan area is composed of areas interspersed among the cities of Escondido, San Diego, San Marcos, Vista, and Oceanside, with the most easterly portion adjacent to Valley Center. This Subregional Plan area also includes the communities of Hidden Meadows and Twin Oaks. The Hidden Meadows community is approximately 10,177 acres in size and located east of Interstate 15 (I-15), adjacent to Valley Center to the north and portions of the city of Escondido to the south and east. The Twins Oaks community is approximately 7,835 acres in size and located west of I-15, adjacent to the Bonsall to the north and the cities of Escondido and San Marcos to the south, as well to as a small portion of the city of Vista to the west. The Bonsall community is approximately 21,042 acres in size and bordered by the Fallbrook community to the north, the city of Oceanside to the west, the Valley Center community to the east, and the North County Metropolitan Subregion and city of Vista to the south. The majority of the project area (1,888 acres) is located in the Twin Oaks community, with a small portion (97 acres) situated in the Bonsall community. The project is directly west of I-15, north of State Route 78 (SR-78), and south of State Route 76 (SR-76)-, as shown in Figure 1-36, Vicinity Map, in Chapter 1.

The project is bounded by I-15 on the east, Deer Springs Road on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge traversed by Twin Oaks Valley Road. Gopher Canyon Road is approximately 1.5 miles north of the project's northern boundary and approximately 2.5 miles north of the project development area.

Environmental Setting

The project is located within the northern portion of Merriam Mountains, an approximately 8.5-mile long narrow chain of low mountains generally running north/south, with east/west-trending ridgelines and scattered peaks. The San Marcos Mountains are located northwest of the project and are largely undeveloped with the potential to support a wide variety of native wildlife and rare and special-status plant species. Much of the northern two-thirds of the Merriam Mountains have a high habitat value due to its undeveloped nature and potential to provide a major block of habitat that could contribute to regional conservation planning. The project area is located within the draft North County Multiple Species Conservation Program (NCMSCP) area. The draft NCMSCP covers the northwestern portion of the unincorporated area of the County; it includes the project area; and both the draft plan and the draft joint federal/state environmental document will be subject to agency/public review and comment, followed by public hearings before the County Planning Commission and Board of Supervisors. The draft NCMSCP's regional habitat evaluation model characterizes the project area as having mostly moderate value habitats with smaller areas of high-value and very-high-value habitats (County of San Diego 2009).

Vegetation on site consists of large blocks of southern mixed chaparral with limited patches of Diegan coastal sage scrub, live oak woodlands, and southern willow scrub. Due to the dense nature of the chaparral covering most of the project, wildlife movement is generally confined to existing dirt roads.

Large granodiorite outcroppings and pinnacles commonly occur throughout this region and are a common onsite occurrence. Approximately 55 percent of the project contains Resource Protection Ordinance (RPO)-defined steep slope lands, as well as rock outcroppings that are visually prominent from the I-15 corridor. The south fork of Moosa Canyon Creek runs from the northern to northeastern vicinity of the project. In addition, the area is a tributary to the San Luis Rey River (to the north) through the south fork of Gopher Canyon Creek. The San Luis Rey River is a riparian corridor containing woodland vegetation and rare and protected species. Tributaries to the San Marcos Creek are located in the vicinity and flow southwest toward Batiquitos Lagoon.

The project is located in two watersheds: the eastern and northern portions of the project are located within the San Luis Rey watershed, and the southern portion is located in the Carlsbad watershed. The project lies in the Moosa Hydrologic, Bonsall Hydrologic, and Twin Oaks

Hydrologic Subareas. The project's natural topography is composed of hills and valleys dominated by rock outcroppings with moderate to steeply sloping terrain. Elevation ranges from approximately 660 feet above mean sea level near the northwestern limits at Twin Oaks Valley Road to approximately 1,750 feet above mean sea level in the west-central portion of the project.

Prominent, generally east-to-west-trending ridgelines divide the project into five separate drainage basins, which are tributaries to Moosa Canyon, Gopher Canyon, and San Marcos Creeks. Gopher Canyon Creek is located north of the project Site, and a small portion of the south fork of Gopher Canyon Creek runs southeast to northwest through the northwestern area, eventually meeting the San Luis Rey River. Both Gopher Canyon Creek and the San Marcos Mountains show favorable attributes as habitat and corridors for larger wildlife.

Existing Land Uses

The project is currently undeveloped. A number of dirt roads and trails traverse the project and provide access to existing parcels. In addition, the project includes Vallecitos Water District (VWD) roads to service existing water infrastructure (e.g., water transmission lines and tanks) The northwest portion of the project includes the San Diego County Water Authority's (Water Authority) aqueduct, which is part of a regional system of water transmission pipelines the Water Authority uses to transfer water to its member agencies and between various reservoirs around the County.

Portions of the project area have been and continue to be used for various unauthorized land uses, including off-roading, motorcycling, shooting, hiking, mountain biking, horseback riding, and illegal dumping. An abandoned quarry is located in the northwest portion of the Site, fronting Twin Oaks Valley Road, and an abandoned private landing strip is located in the north-central portion of the Site.

Surrounding residential uses north, west, and south of the Site include single-family and semi-rural residential development. Many of the prominent ridges and valleys surrounding the Site are developed with existing homes. Lawrence Welk Village, Champagne Village, and the Community of Hidden Meadows are located east of the Site, across I-15. South of the Site is the Deer Springs Oak Mobile Home Estates, the Golden Door Luxury Resort and Spa (owned and operated by Golden Door Properties, LLC), and residential development along the border of the City of San Marcos and the unincorporated portion of the County, as shown in Figure 1-37, Aerial Map and Surrounding Land Uses, in Chapter 1.

Requested Project Approvals

The requested project approvals consist of the following components:

General Plan Amendment

The project proposes amendments to the County General Plan Regional Categories Map, the General Plan Mobility Element, the North County Metropolitan Subregional Plan and Bonsall Community Plan and the I-15 Corridor Scenic Preservation Guidelines, North County Metro I-15 Design Corridor Map.

Rezone

The project proposed revisions to the base zoning to implement the land uses identified in the Newland Sierra Specific Plan.

Specific Plan

The Newland Sierra Specific Plan outlines the land uses, circulation, energy, water, and transportation strategies; the open space and conservation strategy; the infrastructure and public facilities strategy; the development standards and design guidelines; and the implementation program necessary to achieve the orderly development and long-term habitat conservation associated with the proposed project.

Tentative Map/Preliminary Grading Plan

The proposed Tentative Map lays out lot and easement configurations, grading, drainage facilities, utilities, and the road system for the entire project, serving as the blueprint for the creation of 1,296 parcels within the 1,985-acre project Site. The Tentative Map includes a Preliminary Grading Plan that identifies grading quantities and drainage facilities that will serve the project.

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

Table S-1, Summary of Significant Effects, provides a summary of the EIR's impact analysis, mitigation, and level of significance of impact after mitigation for each environmental category. Chapter 2 of this EIR contains the analyses of all issues found to have significant impacts. Chapter 2 also includes proposed mitigation for these significant impacts. Potentially significant impacts were found for aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas (GHG) emissions, hazards/hazardous materials, mineral resources, noise, paleontological resources, population and housing, transportation and traffic, and utilities and service systems. Of these, potentially significant impacts to agricultural resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, paleontological resources, and utilities and service systems would be reduced to less than significant with implementation of mitigation measures. Impacts to

aesthetics, air quality, mineral resources, noise, population and housing, and transportation and traffic remain significant and unavoidable, and feasible mitigation would not reduce such impacts to less-than-significant levels.

A number of project design features (PDFs) have been incorporated into the project. These PDFs would serve to reduce or minimize environmental impacts and complement the required mitigation measures. Refer to Table S-2 for a full listing of the project design features.

S.3 Areas of Controversy

On February 12, 2015, the County distributed the project's Notice of Preparation (NOP) of the EIR to public agencies and all other interested parties, and the NOP solicited agency and public comment on the proposed scope of the EIR. The NOP and letters in response to the NOP are included in Appendix A of this EIR. Comments received during the EIR scoping process varied, but in general areas of concern include the following:

- Aesthetics and community character
- Air quality
- Biological resources impacts
- Cultural resources impacts
- Land use (including growth effects)
- Traffic and circulation
- Utilities (including availability/reliability of water supply)
- Wildfire management

Concerns also were expressed pertaining to the evaluation of alternatives to the proposed project, and the need to avoid or minimize identified significant environmental effects.

S.4 Issues to be Resolved by the Decision-Making Body

An EIR is an information document, used to inform the decision-makers (County Board of Supervisors) and the public of the environmental effects of a given project. The EIR includes discussion and inclusion of alternatives and mitigation measures to reduce environmental impacts. The decision-making body must decide whether or how to avoid, minimize, or mitigate the identified significant environmental effects of the project. The EIR is also to include a reasonable range of alternatives that would feasibly attain most of the project objectives of the project but would avoid or substantially lessen any of the identified significant environmental

effects of the project. The decision-making body must determine if any of these alternatives could substantially reduce significant impacts and still meet project objectives.

To date, no unresolved environmental issues have been identified with regard to the proposed project. Any issues resolved during the agency/public review of this EIR will be described in the Final EIR.

S.5 Project Alternatives

This EIR evaluates a total of eleven alternatives to the proposed project, nine alternatives are studied in detail, and two are considered but rejected consistent with CEQA and the CEQA Guidelines criteria. Specifically, the EIR fully evaluates the following nine alternatives to the proposed project:

1) No Project (No Build) Alternative
2) Existing General Plan Alternative
3) Newland Sierra Parkway Alternative A
4) Newland Sierra Parkway Alternative B
5) Newland Sierra Parkway Alternative C
6) Multi-Family Town Center Alternative
7) CDFW/USFWS Land Planning Alternative A
8) CDFW Land Planning Alternative B
9) CDFW Land Planning Alternative C

In addition, the EIR considered but rejected: (10) Alternative Site Location Alternatives, and (11) an Agricultural Alternative. These alternatives are briefly described and compared to the proposed project, followed by the basis for rejecting the alternative, in the Alternatives section of this EIR.

S.5.1 No Project Alternative

Under the No Project (No Build) Alternative, the project Site would remain in its existing condition and not involve construction of a new mixed-use community near existing and planned infrastructure, services, and jobs proximate to the North County I-15 corridor. No residential, commercial, park, or school land uses would be developed on-site. Improvements to Camino Mayor, Sarver Lane, and Deer Springs Road would not occur. None of the approximately 1,209 acres, or about 61 percent of the project's total acreage, would be permanently preserved as open space, nor would there be any management of biota resources to maintain and enhance habitat

functions and values. Additionally, the project's 212-acre off-site permanent preserve area would not be conserved.

S.5.2 Existing General Plan Alternative

The Existing General Plan Alternative is depicted in Figure 4-2 in Chapter 4 of this EIR. Under this alternative, the project Site would be developed under existing General Plan land use designations. Based on the acreages and the existing General Plan Land Use Element land use designations, the project Site would allow approximately 99 single-family residential dwelling units and 2,008,116 square feet of commercial space with associated roadways and fuel modification zones. The distribution of the 99 single-family residential dwelling units was informed by compliance with the County's Conservation Subdivision Ordinance.

Compared to the proposed project, only 2.4 acres of private parks would be provided; open space would decrease by approximately 273 acres; the disturbed area would increase by approximately 273 acres; and grading would decrease by approximately 9,723,000 cubic yards of cut and would be balanced on-site. Sarver Lane would be required to be improved to the County's Rural Residential Road Standard with a 48-foot-wide right-of-way, and Deer Springs Road would be required to be improved as proposed under the project.

S.5.3 Newland Sierra Parkway Alternative A

During the EIR NOP and public scoping process, Golden Door Properties, LLC requested that the EIR address Newland Sierra Parkway Alternative A. Approximately 1 year later, Golden Door Properties, LLC also submitted a letter addressing this alternative (and other options described below), accompanied by engineering information from Delane Engineering. According to Delane Engineering, the "goal" of this alternative is to "study alternatives to widening Deer Springs Road by instead maximizing the use of Newland-owned property for build-out of a major arterial."

This alternative is depicted in Figure 4-3 in Chapter 4 of this EIR. In this alternative, a four-lane Major Road (referred to as Newland Sierra Parkway, designed as a 4.1A Major Road with Raised Median requiring a maximum right-of-way of 100 feet and maximum curb-to-curb width of 78 feet) would be constructed generally along the southern edge of the project Site, north of and parallel to the existing Deer Springs Road. Newland Sierra Parkway would connect Sarver Lane to the project entrance at Mesa Rock Road in the Town Center planning area and be sized and designed to accommodate the existing traffic along Deer Springs Road, project traffic, and future cumulative traffic that would otherwise use Deer Springs Road. Other road improvements would include an improved intersection at the Sarver Lane/Deer Springs Road intersection.

Alternative A would be approximately 9,800 feet in length, compared to the approximate 7,700 foot length of Deer Springs Road under the proposed project.

Under this alternative, Deer Springs Road would be required to be widened between Sarver Lane and Mesa Rock Road as proposed under the project. Deer Springs Road would remain a public road open to local and regional pass-through traffic; however, Newland Sierra Parkway would replace Deer Springs Road as County Route S12 and be added to the County's Mobility Element, which would require a County General Plan Amendment. This alternative also would require the acquisition of additional properties along the depicted alignment to accommodate the required road grading, as shown in Figure 4-4 in Chapter 4 of this EIR.

When compared to the proposed project, open space would decrease by approximately 20 acres; disturbed area would increase by approximately 38 acres; and grading would result in approximately 3,883,000 cubic yards of export that would be required to be hauled from the project Site. The required grading under this alternative would not offset any required grading of the proposed project. Newland Sierra Parkway Alternative A would otherwise have the same land uses and planning areas as the proposed project.

S.5.4 Newland Sierra Parkway Alternative B

Approximately one year after the NOP comment period closed, on April 8, 2016, Golden Door Properties, LLC submitted a letter requesting another version of the Newland Sierra Parkway Alternative (referred to as Newland Sierra Parkway Alternative B), accompanied by engineering information from Delane Engineering. Alternative B, depicted in Figure 4-5 in Chapter 4 of this EIR, is similar to the Newland Sierra Parkway Alternative A, but with a different alignment.

In this alternative, a four-lane Major Road (referred to as Newland Sierra Parkway classified as a 4.1A Major Road with Raised Median requiring a maximum right-of-way of 100 feet and maximum curb-to-curb width of 78 feet) would be constructed generally along the southern edge of the project Site north of and parallel to the existing Deer Springs Road. This alternative is similar to Alternative A on the westerly half. On the easterly half, the 4-lane road would be aligned to bisect the project's proposed Terraces neighborhood, requiring a redesign of this area of the project Site. Newland Sierra Parkway would join into the existing Mesa Rock Road in the Town Center and be sized and designed to accommodate the existing traffic along Deer Springs Road, project traffic, and future cumulative traffic that would otherwise use Deer Springs Road. The road profile also cuts down through the Terraces neighborhood, requiring the grade of the road to reach 9 percent. The eastern leg of this Alternative would require a 350-foot-tall cut slope along the east-facing slopes of the project Site that would be visible from traffic along I-15 and at the I-15/Deer Springs Road Interchange. Alternative B would be approximately 10,500 feet in length, compared to the approximate 7,700 foot length of Deer Springs Road under the proposed project.

Under this alternative, Deer Springs Road would be required to be widened between Sarver Lane and Mesa Rock Road as proposed under the project. Deer Springs Road would remain a public road open to local and regional pass-through traffic, but Newland Sierra Parkway would replace Deer Springs Road as County Route S12 and be added to the County's Mobility Element, which would require a County General Plan Amendment. This alternative also would require the acquisition of additional properties along the depicted alignment of this alternative to accommodate the required road grading, as shown in Figure 4-6 in Chapter 4 of this EIR.

When compared to the proposed project, open space would decrease by approximately 7.5 acres, the disturbed area would increase by approximately 17 acres, and grading would increase by approximately 404,700 cubic yards of export that would be required to be hauled from the project Site due to the construction of Newland Sierra Parkway.

S.5.5 Newland Sierra Parkway Alternative C

Approximately one year after the NOP comment period closed, on April 8, 2016, Golden Door Properties, LLC submitted a letter addressing another version of the Newland Sierra Parkway Alternative (referred to as Newland Sierra Parkway Alternative C), accompanied by engineering information from Delane Engineering. This alternative, depicted in Figure 4-7 in Chapter 4 of this EIR, is similar to Newland Sierra Parkway Alternatives A and B, but with a different alignment.

In this alternative, a four-lane Major Road (referred to as Newland Sierra Parkway classified as a 4.1A Major Road with Raised Median requiring a maximum right-of-way of 100 feet and maximum curb-to-curb width of 78 feet) would begin with a 25-degree skewed intersection with the existing Deer Springs Road at the Mesa Rock Road intersection. It would then traverse the southern edge of the project Site north of Deer Springs Road, similar to Newland Sierra Parkway Alternative A, except, rather than ramping down to the Valley neighborhood to join Sarver Lane, this Alternative stays at a higher elevation and then turns to the south to cut through the saddle between two peaks on off-site property, which is not owned or controlled by the project applicant. In so doing, the grade of the road reaches 9 percent in steepness. Under this alternative, Newland Sierra Parkway would be sized and designed to accommodate existing traffic along Deer Springs Road, project buildout traffic, and future cumulative traffic that could otherwise use Deer Springs Road. This alternative would be approximately 9,400 feet in length, compared to the approximate 7,700 foot length of Deer Springs Road under the proposed project.

Similar to the above Alternatives, even with the addition of Newland Sierra Parkway to the County's Mobility Element, Deer Springs Road would be required to be improved between Sarver Lane and Mesa Rock Road as proposed under the project. Deer Springs Road would remain a public road open to local and regional pass-through traffic, however, Newland Sierra

Parkway would replace Deer Springs Road as County Route S12 and be added to the County's Mobility Element, which would require a County General Plan Amendment. In addition, this alternative would require the applicant to acquire additional properties along the alignment of Newland Sierra Parkway to accommodate grading for construction of the new roadway, as shown in Figure 4-8 in Chapter 4 of this EIR. At present, the applicant does not own or control these off-site parcels.

This alternative would cross over the San Diego County Water Authority's 66-inch-diameter aqueduct, a regional water supply transmission facility, requiring the placement of 100 to 125 feet of fill placed over an approximately 600-foot-long stretch of the aqueduct southwest of the project Site. This amount of fill placed over the aqueduct would require a partial removal and reconstruction of the aqueduct with a reinforced design in the area subject to the additional fill. The San Diego County Water Authority would be required to approve the placement of fill over this water transmission facility and the rebuilding of the aqueduct.

This alternative would require construction of a new intersection with Deer Springs Road/Newland Sierra Parkway. As part of the construction, approximately 1,200 feet of Deer Springs Road would need to be raised to the southwest of the project Site so that it could merge with Newland Sierra Parkway, and approximately 1,000 feet of Deer Springs Road would need to be raised along the north side of the Golden Door Properties, LLC property to form a new intersection with Newland Sierra Parkway.

When compared to the proposed project, open space would decrease by approximately 11 acres, the disturbed area would increase by approximately 33.5 acres, and grading would increase by approximately 4,298,900 cubic yards of import that would be required to be hauled to the project Site due to the proposed alignment of Newland Sierra Parkway.

S.5.6 Multi-Family Town Center Alternative

During the public scoping process, Golden Door Properties, LLC asked that the EIR address a Multi-Family Town Center Alternative to the proposed project. This alternative is depicted in Figure 4-9 in Chapter 4 of this EIR. The Multi-Family Town Center Alternative would move all residential units to the southeastern corner of the project Site, clustered around the proposed commercial area (near the area currently designated as Village in the County's General Plan) to promote walkability. This alternative would be accessed by a single ingress/egress point near the Deer Springs Road/Mesa Rock Road intersection. A secondary access, which would generally follow the alignment of the proposed project's internal roadway to Sarver Lane, would serve as emergency access only. The comment letter requested that this alternative also provide a shuttle to Escondido Transit Center, which is already included in the proposed project and would be included under this alternative.

When compared to the proposed project, open space would increase by approximately 342 acres; disturbed area would decrease by approximately 342 acres; and grading would increase by approximately 16,931,000 cubic yards of cut and decrease by approximately 355,000 cubic yards of fill, resulting in approximately 17,266,000 cubic yards of exported material under this alternative. The residential unit count and commercial square footage would remain the same as the proposed project. However, all 2,135 units would be multi-family units, with no single-family units provided. Sarver Lane would not be improved as planned under the proposed project. Deer Springs Road, however, would be improved as proposed under the project (under either Option A or Option B), due to traffic generated by this alternative.

S.5.7 CDFW/USFWS Land Planning Alternative A

The California Department of Fish and Wildlife (CDFW) submitted a letter in response to the EIR NOP requesting that the EIR evaluate and compare a Land Planning Alternative A to the proposed project. The U.S. Fish and Wildlife Service (USFWS) also generally requested the same type of alternative. This alternative is depicted in Figure 4-10 in Chapter 4 of this EIR.

Under this alternative, the Town Center, Terraces, and Hillside planning areas, along with associated access roadways, parks, and other improvements, would be removed and replaced with open space. The remainder of the planning areas (Valley, Mesa, Knoll, and Summit) would remain as proposed under the project. Both CDFW and USFWS suggest that this scaled-back alternative would minimize project impacts to the draft Pre-Approved Mitigation Area in the draft North County Multi-Species Conservation Plan; provide for a large, continuous block of open space in the eastern and northern portion of the Site; and maintain connectivity between on- and off-site areas designated as a draft Pre-Approved Mitigation Area and other conservation efforts outside the draft North County Multi-Species Conservation Plan planning area.

When compared to the proposed project, the CDFW/USFWS Land Planning Alternative A would eliminate the Town Center as shown in the proposed project, and thereby remove all commercial land uses to serve the Community and surrounding areas. In addition, the alternative would result in a reduction in the total number of residential units from 2,135 residential units under the proposed project to 1,353 residential units (896 single-family and 457 multi-family units). Open space would increase by approximately 237 acres; the disturbed area would decrease by approximately 237 acres; and grading would decrease by approximately 4,187,000 cubic yards of cut and decrease by approximately 3,737,000 cubic yards of fill, resulting in approximately 450,000 cubic yards of imported material. Deer Springs Road would be required to be improved as proposed under the project.

S.5.8 CDFW Land Planning Alternative B

During the public scoping process, CDFW requested that the EIR evaluate and compare a CDFW Land Planning Alternative B to the proposed project. The alternative is depicted in Figure 4-11 in Chapter 4 of this EIR.

Under this alternative, the Terraces, Hillside, and the eastern portion of the Mesa planning areas, along with associated access roadways, parks, and other improvements, would instead be open space. The remainder of the planning areas (Town Center, Valley, Knoll, and Summit) would remain as under the proposed project. The Town Center planning area would not have direct access to the other planning areas. CDFW suggested this alternative to provide for a larger, contiguous block of open space in the eastern and northern portions of the property, to minimize edge effects to on-site biological open space areas, and to maintain connectivity between on- and off-site areas designated for conservation.

Compared to the proposed project, CDFW Land Planning Alternative B would have the same commercial square footage and educational uses, but would result in a reduction in the total number of residential units from 2,135 residential units under the proposed project to 1,333 residential units (781 single-family and 552 multi-family units). Open space would increase by approximately 214 acres; the disturbed area would decrease by approximately 214 acres; and grading would decrease by approximately 4,636,000 cubic yards of cut and decrease by approximately 3,553,000 cubic yards of fill, resulting in approximately 1,083,000 cubic yards of imported material. Sarver Lane would be improved to a 2.1B Community Collector with a Continuous Turn Lane, which is larger than the proposed project's Modified 2.2E Light Collector. Deer Springs Road would be required to be improved as proposed under the project.

S.5.9 CDFW Land Planning Alternative C

During the public scoping process, CDFW requested that the EIR evaluate and compare a CDFW Land Planning Alternative C to the proposed project. The alternative is depicted in Figure 4-12 in Chapter 4 of this EIR.

Under this alternative, the Town Center, Terraces, and Hillside planning areas, along with associated access roadways, parks, and other improvements, would be removed and replaced with open space, similar to that of CDFW Land Planning Alternative A. The eastern portion of the Valley planning area would be removed and replaced with open space. Multi-family units would be located in the northwestern portion of the project along Twin Oaks Valley Road, at the location of the old quarry. The remainder of the planning areas (Valley, Mesa, Knoll, and Summit) would remain as proposed under the project. CDFW suggested this alternative to provide for a larger, contiguous block of open space in the eastern and northern portion of the

Site, to minimize edge effects to on-site biological open space areas, and to maintain connectivity between on- and off-site areas designated for conservation.

Compared to the proposed project, CDFW Land Planning Alternative C would eliminate the Town Center from the proposed project, and thereby remove all commercial and educational land uses to serve the Community and surrounding areas. In addition, the alternative would result in a reduction in the total number of residential units from 2,135 residential units under the proposed project to 1,549 total residential units (787 single-family and 762 multi-family units); open space would increase by approximately 223 acres; the disturbed area would decrease by approximately 223 acres; and grading would decrease by approximately 4,366,000 cubic yards of cut and decrease by approximately 4,081,000 cubic yards of fill, resulting in approximately 285,000 cubic yards of imported material. Sarver Lane would be improved to a 4.2B Boulevard with Intermittent turn lanes and Deer Springs Road would be require to be improved as proposed under the project.

S.6 Public Outreach and EIR Preparation Process

From approximately 2012 through June 2017, the applicant engaged in extensive public outreach regarding the project and its characteristics. For example, from May 2012 through April 2016, the applicant initiated meetings with neighbors who were both supportive of the project and opposed to it. In addition, from September 2013 to July 2014, four community planning workshops were held at the San Marcos Civic Center. There were 22 attendees at the September 5, 2013 meeting; 33 at the November 6, 2013 meeting; 90-110 at the July 22, 2014 meeting; and 50-60 at the July 23, 2014 meeting. Further, the applicant participated in approximately 17 community organization meetings from November 2013 to April 2017, which covered an array of topics, including trails, schools, and transit.

From September 2014 through May 2016, the applicant made six community planning group presentations to the Bonsall Community Sponsor Group (two occasions), the Hidden Meadows Community Sponsor Group (two occasions), the Corridor Design Committee, and the Twins Oaks Valley Community Sponsor Group concerning the project and related topics. Further, four project advisory group meetings were held, ending in October 2015.

In addition, the project applicant engaged in community organized presentations or panels from March 2014 through July 2016 with interested rotary clubs, business chamber groups, and other interested stakeholders. Informational breakfasts and lunches also took place during the past 3 or more years.

As stated, the County's Planning & Development Services circulated the NOP of the EIR for the proposed project. The NOP sought public and agency input on the scope and content of

the environmental information to be contained in the EIR. The NOP also contained a description of the project's probable environmental effects, and was made available at the County's Planning & Development Services offices, and four local libraries (San Marcos, Valley Center, Vista, and Escondido).

Further, consistent with CEQA, the County's Planning & Development Services held a public scoping meeting to solicit comments on the EIR. The public scoping meeting was held in San Marcos on March 4, 2015.

S.7 Organization of this EIR

This EIR is organized in the following sections:

The Summary provides a brief description of the project, summarizes the projects' significant impacts and mitigation measures to reduce or avoid such impacts (see Table S-1, below), identifies any areas of controversy and issues to be resolved by the County Board of Supervisors, and introduces the eleven project alternatives which are further described and analyzed in Chapter 4.

Chapter 1 provides a complete description of the proposed project, including the project objectives, project design features, land uses, location, environmental setting and influences. The Project Description also identifies the intended uses of this EIR, including the pending approvals and additional future actions and permits, summarizes the cumulative projects considered by this EIR, and analyzes the project's growth inducing impacts.

Chapter 2 discusses those effects that were identified as significant, after conducting a thorough analysis of the environmental effects associated with the proposed project. Each environmental issue area describes existing conditions, regulatory setting, analysis of proposed project effects and determinations of significance, cumulative impact analysis, significance of impact prior to mitigation, and mitigation, as well as a conclusion of the significance of project effects with implementation of the prescribed mitigation measures.

Chapter 3 discusses those effects that were identified as less than significant, after conducting a thorough analysis of the environmental effects associated with the proposed project. Each environmental issue area describes existing conditions, regulatory setting, analysis of proposed project effects, cumulative impact analysis, and determinations of significance.

Chapter 4 evaluates a total of eleven alternatives to the proposed project, nine of which are studied in detail, and two are considered but rejected consistent with CEQA and the CEQA Guidelines criteria.

Chapter 5 provides a list of references for documents cited in this EIR.

Chapter 6 provides a list of individuals involved in preparing this EIR.

Chapter 7 provides a complete list of mitigation measures and project design features that are relied upon to reduce impacts.

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
Significant and Unavoidable Impacts			
2.1 Aesthetics			
Project-Level Impacts			
Visual Character or Quality			
AES-1	The visual change associated with removal of existing vegetation and alteration of existing terrain to accommodate proposed residential, commercial, and educational land uses and associated infrastructure would be most evident as viewed from locations in the viewshed located east of project such as Key Views 1, 2, and 3. As viewed from these locations, the introduction of project elements would result in an adverse change to the primarily undisturbed chaparral-covered hill and valley terrain visual character of the Site. Level of contrast associated with development of the proposed project, and implementation of roadway improvements along the identified segment of Deer Springs Road, would significantly alter the current visual character of the Site.	No feasible mitigation measures exist to reduce identified impacts below a level of significance.	Impacts would remain significant and unavoidable.
Cumulative-Level Impacts			
Visual Character or Quality			
AES-CUM-1	The cumulative projects would combine with the proposed project to change the existing composition of the visual environment. With implementation of the identified projects and the proposed project, the area would transition from primarily agriculture and rural residential land use development pattern to a more urban pattern of development. Physical changes associated with vegetation removal, grading, and the addition of residential development would adversely affect the viewshed.	No feasible mitigation measures exist to reduce identified impacts below a level of significance.	Impacts would remain significant and unavoidable.

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
2.3 Air Quality			
Project-Level Impacts			
Conformance to Regional Air Quality Strategy			
AQ-1	Although the project would include sustainability features to reduce single-passenger vehicular trips and VMT, including features and measures described previously, the project would result in a more intense land use (the existing General Plan land use designations would allow for approximately 90 dwelling units and 2,008,116 square feet of commercial space) and would generate greater operational trips than those land uses currently allowed under the existing General Plan. As the proposed project would contribute to local population and employment growth and associated VMT that is not anticipated for the project Site in the existing General Plan, the proposed project is not accounted for in the SIP and RAQS, and the proposed project potentially would not be consistent with local air quality plans. The impact would be eliminated once the SDAPCD completes a future update to the RAQS, which would be based on updated SANDAG population and growth projections for the region. Mitigation measure M-AQ-1 is provided to ensure population growth and vehicle trips generated from the proposed project are provided to SANDAG for incorporation into the future RAQS update. This update will likely occur following project approval; therefore, at this time the impact is considered potentially significant.	**M-AQ-1** Prior to SANDAG's next update to the Regional Housing Needs Assessment, the County of San Diego shall prepare a revised population, employment and housing forecast for SANDAG that reflects anticipated growth generated from the proposed project. The updated forecast provided to SANDAG shall be used to inform the SDAPCD update to the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP). The County of San Diego also shall prepare and submit a letter notifying the SDAPCD of this revised forecast for use in the future update to the RAQS and SIP as required.	Impacts would remain significant and unavoidable.
Conformance to Federal and State Air Quality Standards			
AQ-2	Daily construction emissions would exceed the thresholds for VOC, NO_x, CO, PM_{10} and $PM_{2.5}$. Impacts for these pollutants would be potentially significant.	**M-AQ-2** Prior to the County of San Diego's approval of any construction-related permits, the project applicant or its designee shall place the following requirements on all plans, which shall be implemented during each construction phase to minimize VOC, CO and NOx emissions: a. Heavy-duty diesel-powered construction equipment	Impacts would remain significant and unavoidable.

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		shall be equipped with Tier 4 Final or better diesel engines, except where Tier 4 Final or better engines are not available for specific construction equipment. The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards; b. Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions; c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications; d. The use of electrical or natural gas-powered construction equipment shall be employed where feasible, including forklifts and other comparable equipment types; e. Electrical hookups shall be provided on-site for the use of hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment; f. A Construction Traffic Control Plan shall be developed to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the amount of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities and increase construction employee carpooling. A conceptual construction traffic control has been provided in Section 16 of the Traffic Impact Analysis (Appendix R), which includes specific construction traffic control measures. In addition to measures outlined in the Traffic Impact Analysis, the following measure shall be implemented to encourage employee carpooling: The construction contractor shall implement a construction worker ridership program to encourage workers to carpool to and from the construction site to reduce single-occupancy vehicle trips. The construction manager will log all daily construction worker trips using the San Diego iCommute program (SANDAG 2015) (http://www.icommute. com/) or a comparable tracking method. The construction contractor shall notify all construction personnel of the program prior to the start of construction activities and shall notify construction personnel of the iCommute program RideMatcher feature, or similar communication method, to ensure personnel can identify available carpooling program participants. Trip data will be made readily available to County inspectors at the construction trailer on-site	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		throughout the construction period. **M-AQ-3 :** Prior to the County of San Diego's approval of any grading permits and during project construction, a Fugitive Dust Plan shall be prepared demonstrating compliance with SDAPCD Rule 55 and County Code Section 87.428 (Grading Ordinance), to the satisfaction of the County. The project applicant or its designee shall require implementation of the following fugitive dust measures to minimize PM_{10} emissions as part of the Fugitive Dust Plan. All measures shall be designated on grading and improvement plans. Measure shall include but are not limited to: a. Prior to construction activities, the project applicant shall employ a construction relations officer who will address Community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who will document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily-accessible locations along Deer Springs Road and noted on grading and improvement plans; b. Water, or use another SDAPCD-approved dust control non-toxic agent, on the grading areas at least four times daily to minimize fugitive dust; c. All permanent roads and roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. Building pads shall be finalized as soon as possible following Site preparation and grading activities to reduce fugitive dust from earth	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		moving operations; d. Stabilize grading areas as quickly as possible to minimize fugitive dust; e. Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry; f. Wheel washers shall be installed adjacent to the apron indicated in (c) for tire inspection and washing prior to vehicle entry on public roads; g. Remove any visible track-out into traveled public streets with the use of sweepers, water trucks or similar method within 30 minutes of occurrence; h. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out; i. Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred; j. Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling; k. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour; l. Cover on-site stockpiles of excavated material; m. Enforce a 15 mile per hour speed limit on unpaved surfaces; n. Pave permanent roads as quickly as possible to minimize dust; o. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the furthest	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		feasible distance; p. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits. **M-AQ-4** The following measure shall be included as part of the proposed project's Fugitive Dust Plan to reduce emissions associated with blasting and rock crushing activities: a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains or wet blasting. Watering methods, such as water sprays and water applications shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions b. During rock crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20 percent (or Number 1 on the Ringelmann Chart) as averaged over a 3 minute period in any period of 60 consecutive minutes, in accordance with SDAPCD Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on-site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures or	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material..	
AQ-3	Daily operational emissions would exceed the thresholds for VOCs, CO, PM_{10} and $PM_{2.5}$.	**M-AQ-6** Educational material shall be provided to all residents, commercial tenants, and school employees regarding alternative modes of transportation internal and external to the site, including information on the project-provided electric bike share program, shuttle services, bus routes, and other forms of alternative transportation. This information shall be made available in easily accessible areas in all commercial business spaces, school administrative offices, and residential lease offices on-site. This shall include the distribution of a "new resident" information packet addressing alternative modes of transportation. **M-AQ-7** Preferential parking shall be provided for electric-powered vehicles, compressed natural gas vehicles and carpool/vanpool rideshare programs. **M-AQ-8** The project applicant/phase developer shall develop a Green Cleaning Product education program to be made available at rental offices, leasing spaces, and/or on websites. The education program is intended for households and institutional consumers and consists of (1) provision of educational materials on low ROG/VOC consumer products; (2) educational materials addressing the use of detergents, cleaning compounds, polishes, floor finishes, cosmetics, personal care products, home, lawn and garden products, disinfectants, sanitizers, aerosol paints, automotive specialty products, low ROG/VOC paints and architectural coatings, and low-emissions landscape equipment; (3) educational materials	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		on the importance of recycling and purchasing recycled material. **M-AQ-9** To minimize idling time and combustion of vehicle fuels, the project applicant or its designee shall ensure that any nonresidential building that uses large-scale refrigerated storage (e.g., restaurant, grocery store) equips each loading dock with an electrical hook-up to power refrigerated trucks. **M-AQ-10** To reduce air quality emissions, the project applicant (as defined above) shall implement the project design features listed above.	
Cumulative Impacts			
AQ-4	The proposed project's temporary cumulative construction effects relative to NO_x, CO, PM_{10} and $PM_{2.5}$ emissions would be significant and unavoidable following project-specific mitigation when considered in combination with reasonably foreseeable future projects under the cumulative scenario.	**M-AQ-2** through **M-AQ-4** are provided to reduce construction-related impacts to criteria pollutant emissions.	Impacts would remain significant and unavoidable.
AQ-5	The proposed project would exceed operational criteria pollutant emission thresholds, thereby resulting in direct impacts to VOCs, CO, and PM_{10} and $PM_{2.5}$. Therefore, when combined with potential future projects, operational cumulative emissions would be considered potentially significant.	**M-AQ-6** through **M-AQ-9** would be implemented to further reduce operational emissions.	Impacts would remain significant and unavoidable.
2.9 Mineral Resources			
Direct Impacts			
Loss of Availability of Mineral Resources			
MR-1	The proposed project would result in the loss of availability of approximately 156.8 acres of MRZ-2 designated land, and impacts would be significant.	No measures that would mitigate impacts to below a level of significance for the loss of availability of mineral resources have been found to be feasible.	Impacts would remain significant and unavoidable.

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
2.10 Noise			
Cumulative Impacts			
Traffic Noise Levels			
CUM-N-1	Noise level increases attributable to the proposed project along Deer Springs Road at Receiver O5 would be 3 dBA CNEL under Deer Springs Road Option B.	No feasible mitigation measures exist to reduce identified impacts below a level of significance.	Impacts would remain significant and unavoidable.
2.12 Population and Housing			
Direct Impacts			
Induce Substantial Population Growth			
PH-1	The proposed project would induce substantial population growth because it would exceed planned residential and population growth in the area, result in land uses that could provide economic stimulus, and expand roadways that would accommodate higher capacities and improve accessibility, consistent with the County General Plan Mobility Element.	No feasible mitigation measures exist to reduce identified impacts below a level of significance.	Impacts would remain significant and unavoidable.
Cumulative Impacts			
Induce Substantial Population Growth			
CUM-PH-2	The proposed project, in combination with the cumulative projects, would result in substantial population growth.	No feasible mitigation measures exist to reduce identified impacts below a level of significance.	Impacts would remain significant and unavoidable.
2.13 Transportation and Traffic			
Direct Impacts			
Intersections (Existing Plus Project)			
TR-1A	Deer Springs Road/I-15 NB Ramps	**M-TR-1:** The project applicant, or its designee, shall coordinate with the California Department of Transportation (Caltrans) to improve the Interstate 15/Deer Springs Road interchange to implement the lane configuration ultimately selected by Caltrans subject to their PID, PA&ED, and PS&E processes	Impacts would be significant and unavoidable

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		required for the planning, environmental review, design, and construction of the new interchange.	
TR-1B	Deer Springs Road/I-15 SB Ramps	**See M-TR-1 above**	Impacts would be significant and unavoidable
TR-4	Twin Oaks Valley Road/Deer Springs Road	**M-TR-4 :** Prior to the issuance of the certificate of occupancy for the 280th equivalent dwelling unit, the project applicant, or its designee, shall reconstruct the Twin Oaks Valley Road/Deer Springs Road intersection to provide the following intersection configuration: • Southbound – Two through lanes and one right-turn lane • Northbound – One left-turn lane and two through lanes • Eastbound – One left-turn lane and one right-turn lane	Impacts would be significant and unavoidable
TR-5	Twin Oaks Valley Road/Buena Creek Road	**M-TR-5:** Prior to the issuance of the certificate of occupancy for the 80th equivalent dwelling unit, the project applicant, or its designee, shall reconstruct the Twin Oaks Valley Road/Buena Creek Road intersection to provide the following intersection configuration: • Southbound – One left-turn lane, two through lanes, and one right-turn lane • Westbound – One shared left/through/right lane • Northbound – One left-turn lane, one through lane, and one shared through/right lane • Eastbound – Two left-turn lanes and one shared through/right lane	Impacts would be significant and unavoidable
TR-8	Robelini Drive/South Santa Fe Avenue	**M-TR-7** Prior to the issuance of the certificate of occupancy for the 273th equivalent dwelling unit, the project applicant, or its designee, shall improve the Buena Creek Road/ S. Santa Fe	Impacts would be significant and unavoidable

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Avenue intersection to provide dedicated right and left turn lanes on southbound Buena Creek Road. As the S. Santa Fe Avenue intersections with Buena Creek Road and Robelini Drive operate under a single traffic controller, as additional mitigation, the signal timing plan would be modified and the intersection signal equipment would be upgraded.	
Street Segments			
TR-9	Deer Springs Road: Mesa Rock Road to I-15	**M-TR-8:** Prior to the issuance of the certificate of occupancy for the 24th equivalent dwelling unit, the project applicant, or its designee, shall widen the segment of Deer Springs Road between Mesa Rock Road and I-15 to San Diego County 4.1A Major Road standards, and to be consistent with the requirements set forth in the Caltrans Project Study Report prepared for the Deer Springs Road I-15 interchange improvements.	Impacts would be significant and unavoidable
TR-10	Deer Springs Road: Sarver Lane to Mesa Rock Road under the Existing + Project scenario	**M-TR-9:** If Option A is approved, prior to the issuance of the certificate of occupancy for the 58th equivalent dwelling unit, the project applicant, or its designee, shall widen the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road to a 2.1B Community Collector with a two-way center turn lane. Or, If Option B is approved, prior to the issuance of the certificate of occupancy for the 58th equivalent dwelling unit, the project applicant, or its designee, shall widen the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road to San Diego County 4.1A Major Road standards.	Under Option A, impacts would be significant and unavoidable. Under Option B, impacts would be less than significant

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
TR-11	Deer Springs Road: Twin Oaks Valley Road to Sarver Lane	**M-TR-10:** Prior to the issuance of the certificate of occupancy for the 40th equivalent dwelling unit, the project applicant, or its designee, shall widen the segment of Deer Springs Road between Twin Oaks Valley Road and the City of San Marcos (City) limits to City four-lane major arterial standards, and shall widen the segment between the San Marcos City Limits to Sarver Lane to the County's 4.1A Major Road standards.	Impacts would be significant and unavoidable
TR-12	Twin Oaks Valley Road: Deer Springs Road to Buena Creek Road	**M-TR-11:** Prior to the issuance of the certificate of occupancy for the 41st EDU, the project applicant, or its designee, shall widen Twin Oaks Valley Road to City of San Marcos 4-Lane Major Arterial standards between Deer Springs Road and Buena Creek Road.	Impacts would be significant and unavoidable
TR-13	Twin Oaks Valley Road: Buena Creek Road to Cassou Road	**See M-TR-5 above**	Impacts would be significant and unavoidable
TR-14	Buena Creek Rd.: Monte Vista Dr. to Twin Oaks Valley Rd.	**See M-TR-5 and M-TR-6 above**	Impacts would be significant and unavoidable
TR-16	S. Santa Fe Avenue: Robelini Drive to Buena Creek Road	**See M-TR-7 above**	Impacts would be significant and unavoidable
TR-17	Robelini Drive: Sycamore Avenue to South Santa Fe Avenue	**See M-TR-7 above**	Impacts would be significant and unavoidable
Freeway Segments			
TR-18	I-15: Deer Springs Road to Pomerado Road	No feasible mitigation	Impacts would be significant and unavoidable

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
Cumulative-Level Impacts			
Intersections			
TR-19A	Deer Springs Road/I-15 NB Ramps under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-1** above	Impacts would be significant and unavoidable
TR-19B	Deer Springs Road/I-15 SB Ramps under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-1** above	Impacts would be significant and unavoidable
TR-23	Twin Oaks Valley Road/Deer Springs Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-4** above	Impacts would be significant and unavoidable
TR-24	Twin Oaks Valley Road/Buena Creek Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-5** above	Impacts would be significant and unavoidable
TR-25	Twin Oaks Valley Road/San Marcos Boulevard under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	**M-TR-13** The project applicant, or its designee, shall contribute the project's fair share toward implementing a dedicated southbound right-turn lane and a third westbound left-turn lane at this intersection with appropriate signal modifications prior to the issuance of the first certificate of occupancy in the project.	Impacts would be significant and unavoidable
Street Segments			
TR-29	Deer Springs Road: Mesa Rock Road to I-15 under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-8** above	Impacts would be significant and unavoidable
TR-30	Deer Springs Road: Sarver Lane to Mesa Rock Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-9** above	Under Option A, impacts would be significant and unavoidable. Under Option B, impacts would be less than significant

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
TR-31	Deer Springs Road: Twin Oaks Valley Road to Sarver Lane under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-10** above	Impacts would be significant and unavoidable
TR-32	Twin Oaks Valley Road: Deer Springs Road to Buena Creek Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-11** above	Impacts would be significant and unavoidable
TR-33	Twin Oaks Valley Road: Buena Creek Road to Cassou Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-5** above	Impacts would be significant and unavoidable
TR-34	Twin Oaks Valley Road: Richmar Road to San Marcos Boulevard under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-13** above	Impacts would be significant and unavoidable
TR-35	Buena Creek Road: Monte Vista Drive to Twin Oaks Valley Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-5** and **M-TR-6** above	Impacts would be significant and unavoidable
Freeway Segments			
TR-41	I-15: Old Highway 395 to Pomerado Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	No feasible mitigation	Impacts would be significant and unavoidable
TR-42	SR 78: Mar Vista Road to Sycamore Avenue under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	No feasible mitigation	Impacts would be significant and unavoidable
City of San Marcos Buildout			
TR-43	Twin Oaks Valley Road: Deer Springs Road to Buena Creek Road under the City of San Marcos Horizon Year 2035, Full Road Network Buildout	**M-TR-15:** Prior to the issuance of the first certificate of occupancy, the project applicant, or its designee, shall pay a fair share towards providing a third southbound lane on Twin Oaks Valley Road between Deer Springs Road and Buena Creek Road.	Impacts would be significant and unavoidable

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
TR-44	Twin Oaks Valley Road/Richmar Avenue under the City of San Marcos Horizon Year 2035, Modified Road Network Buildout	**M-TR-16:** Prior to the issuance of the first certificate of occupancy, the project applicant, or its designee, shall pay a fair share towards providing a dedicated southbound right-turn lane on Twin Oaks Valley Road at Richmar Avenue.	Impacts would be significant and unavoidable
TR-45	Twin Oaks Valley Road: Deer Springs Road to Buena Creek Road under the City of San Marcos Horizon Year 2035, Modified Road Network Buildout	See **M-TR-15** above	Impacts would be significant and unavoidable
VMT			
TR-46	Implementation of the TDM Program would result in a 6.1 percent reduction in project VMT attributable to residential land uses; however, under Scenario 1, project home-based automobile VMT would exceed the region-wide thresholds by approximately 5 percent for single-family and approximately 16 percent for multi-family and age-qualified residences.	No feasible mitigation	Impacts would be significant and unavoidable
TR-47	With implementation of a TDM Program would reduce the residential component of the project's VMT by 6.1 percent, to a range of approximately 1,546,763 (1,647,763 less 6.1 percent) to 9,280,578 (9,883,470 less 6.1 percent) under the Near Term scenario which would exceed the threshold (2,075,200).	No feasible mitigation	Impacts would be significant and unavoidable
TR-48	With TDM measures, VMT would be reduced to VMT would be reduced by 6.1 percent to 15,931,694. Therefore, under this method the long-term estimate would exceed the threshold (2,075,220).	No feasible mitigation	Impacts would be significant and unavoidable
Less Than Significant Impacts (With Mitigation)			
2.2 Agricultural Resources			
Project-Level Impacts			
Impacts to Important Agricultural Resources			
AGR-1	The proposed project's off-site improvements along Deer Springs Road have the potential to directly impact approximately 5.82 acres (total parcel size of parcels with Prime Farmland or Farmland of	**M-AGR-1** The applicant shall purchase mitigation credits through the County of San Diego's (County) Purchase of Agricultural Easements (PACE) program. The County's PACE	Impacts would be less than significant.

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
	Statewide Importance) of off-site important agricultural resources.	program is an approved mitigation banking method, which uses in-lieu fees to purchase PACE credits to offset agricultural impacts. Each acre of land permanently protected with an agricultural conservation easement under the PACE program would equate to one mitigation credit. Therefore, prior to issuance of a grading permit, the applicant shall mitigate for the 5.82 acres of assumed impacts at a 1:1 ratio by the purchase of 5.82 mitigation credits through the County's PACE program.	
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, such improvements are not expected to affect significant agricultural because these improvements would be implemented within the disturbed I-15 corridor, and not within or adjacent to any existing, significant agricultural, farmland, timberland, or forest resources. However, to ensure potential impacts to agricultural resources remain less than significant, this EIR recommends the following measure:	**M-AGR-2** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should assess, or cause to be assessed, whether the improvements would have a potentially significant impact on any agricultural, farmland, timberland, or forest resources as part of the NEPA/CEQA process. Where such impacts are unavoidable, Caltrans can and should require such impacts are mitigated in the manner prescribed by the environmental review document.	
2.3 Air Quality			
Project-Level Impacts			
Construction Emissions (I-15 Interchange Improvements)			
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, to ensure potential impacts to air quality remain less than significant, this EIR recommends the following measure:	**M-AQ-5** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should require that project-appropriate measures for the proposed interchange project are implemented to avoid or minimize temporary construction-related impacts to air quality, such as compliance with Caltrans Standard Specifications 10-Dust Control and 18-Dust Palliative.	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
Impacts to Sensitive Receptors			
n/a	Although impacts would be less than significant, mitigation measure measures M-AQ-11 and M-AQ-12 would be implemented to control fugitive dust emissions generated during blasting activities.	**M-AQ-11:** Construction activities that would occur within 100 feet of an on-site or off-site residence shall be limited to 10 acres of disturbance per day. **M-AQ-12:** During blasting activities, the construction contractor(s) shall implement all feasible engineering controls to control fugitive dust, including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains or wet blasting. Watering methods, such as water sprays and water applications shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions. Respirators and other personal protective equipment approved for protection against silica shall be issued to construction workers during blasting and rock crushing operations.	Impacts would be less than significant.
AQ-6	The cancer risk at the proposed project's school would not exceed the SDAPCD threshold of 10 in 1 million; however, the cancer risk in the northeast corner of the proposed project's Town Center residential area would exceed the SDAPCD significance thresholds and impacts would be potentially significant.	**M-AQ-13** The applicant or its designee shall install high-efficiency return air filters on all heating, ventilation, and air conditioning (HVAC) system serving any residential unit located in the northeastern and southeastern portions of the Town Center that is identified as having a risk factor of 10 in 1 million or higher, as illustrated in Figure 2.3-1, Cancer Risk: 30-Year Exposure on Residential Receptor Locations. The air filtration system shall reduce at least 95 percent of particulate matter emissions, which can be achieved with a Minimum Efficiency Reporting Value 16 (MERV 16) air filtration system installed on return vents in residential units. The property management company for the homeowner's association (HOA) shall maintain the air filtration system on any HVAC system installed for the	Impacts would be less than significant.

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		specified residential units in accordance with the manufacturer's recommendations for the life of the project. **M-AQ-14** The applicant or its designee shall locate air intake vents on the residential buildings having a risk factor of 10 in 1 million or higher, as illustrated in Figure 2.3-1, Cancer Risk: 30-Year Exposure on Residential Receptor Locations, such that they do not face Interstate 15 (I-15) and are as far from I-15 as practicable. **M-AQ-15** A County of San Diego–approved, ASHRAE-certified specialist shall verify the implementation of the installation of high-efficiency air filtration systems on return vents to reduce ambient particulate matter concentrations prior to occupancy of residential units having a risk factor of 10 in 1 million or higher, as illustrated in Figure 2.3-1, Cancer Risk: 30-Year Exposure on Residential Receptor Locations. **M-AQ-16** The applicant or its designee shall require the following measures be implemented into the final design of the residential units located in the northeastern and southeastern portions of the multi-family residential development area in the Town Center that is identified as having a risk factor of 10 in 1 million or higher, as illustrated in Figure 2.3-1, Cancer Risk: 30-Year Exposure on Residential Receptor Locations: • Openable doors and windows shall be located on building faces that do not face Interstate 15. All windows facing Interstate 15 shall be fixed in place and not openable. • No playgrounds, benches, or other passive or active	

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		activity areas shall be located in the risk-impacted northeastern and southeastern corners of the Town Center, in order to limit outdoor activities and exposure. **M-AQ-17** As part of landscape design and vegetation palette for the project, installation of tiered vegetative landscaping is encouraged, including the installation of evergreen trees between Interstate 15 and the Town Center residential units identified as having a risk factor of 10 in 1 million or higher, as illustrated in Figure 2.3-1, Cancer Risk: 30-Year Exposure on Residential Receptor Locations. Any vegetation selected shall be compatible with the project's Fire Protection Plan. The tiered vegetation shall be maintained by the property management company for the homeowner's association (HOA) as part of the residential Community landscaping areas where feasible.	
2.4 Biological Resources			
Project-Level Impacts			
Special-Status Plant Species			
SP-1	Short-term Direct Impact - Two County List A plant species would be directly impacted by the proposed project—summer holly and Ramona horkelia.	**M-BIO-1** Construction Monitoring: To prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. A "Project Biologist" approved by the County of San Diego (County) shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed: The Project Biologist shall perform the monitoring duties before, during, and after construction pursuant to the most current version of the *County of San Diego Report Format and Content Requirements, Biological Resources*. The contract provided to	Impacts would be less than significant.

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		the County shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County shall be executed. The contract shall include a cost estimate for the monitoring work and reporting. In addition to performing monitoring duties pursuant to the most current version of the *County of San Diego Report Format and Content Requirements, Biological Resources*, the Project Biologist shall perform the following duties: a. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing, or grading. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the Department of Public Works (DPW) Construction Inspector. c. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading. d. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading. e. Conduct a field review of the staking to be set by the	

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		surveyor, designating the limits of all construction activity prior to clearing, grubbing, or grading. f. Supervise and monitor vegetation clearing, grubbing, and grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved. g. Flush special-status and other species (i.e., avian and other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. h. Verify that the construction site is implementing the following storm water pollution prevention plan best management practices: dust-control fencing, removal of construction debris and a clean work area, covered trash receptacles that are animal-proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 miles per hour during the daylight and 10 miles per hour during dark hours. i. Periodically monitor incoming landscape products for compliance with the prohibition on non-native invasive species and the requirement for landscaping composed of native species that do not require high irrigation rates. j. Periodically monitor the construction site in accordance with the project's fugitive dust control plan in compliance with San Diego County Air Pollution Control District's regulations to reduce particulate matter less than 10 microns in diameter (PM_{10}) and fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) emissions during construction (refer to the Air Quality Technical Report). Periodically monitor	

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		the construction site to see that dust is minimized according to the fugitive dust control plan and that manufactured slopes are revegetated as soon as possible. k. Periodically monitor the construction site to see that artificial security light fixtures are directed away from open space and are shielded. l. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas are provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and prior to sealing the exposed area) by a qualified biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route. m. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and the County Construction Inspector within 24 hours; produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond); n. Confer with the Wildlife Agencies and the County	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Construction Inspector within 24 hours any time protected habitat or gnatcatchers or other special-status species are being affected by construction. o. Keep daily monitoring notes for the duration of grading for submittal in a final report to substantiate the biological supervision of the grading activities and the protection of the biological resources. The cost estimate of the monitoring (provided in the contract) shall be added to the grading bonds that will be posted with the DPW, or bond separately with the PDS. The bond for monitoring shall be released upon the acceptance of the monitoring report for each Final Map. *Documentation:* The applicant shall submit the monitoring contract, cost estimate, and MOU to the PDS for review and approval. The applicant shall provide verification that the cost of the monitoring has been added to the grading bond. *Timing:* Monitoring shall be performed throughout the duration of grading; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. *Monitoring:* The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs.	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-BIO-2 Construction fencing: To prevent inadvertent disturbance to sensitive vegetation and species, temporary construction fencing shall be installed. The temporary fencing shall be placed to confine project activities to the areas approved for construction activities and to protect from inadvertent disturbance all open space easements and preserve areas that do not allow grading, brushing, or clearing. Temporary fencing shall also be required in all locations of the project where proposed grading or clearing is within 100 feet of open space or preserve boundaries. The placement of such fencing shall be approved by the Department of Planning & Development Services (PDS), Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed. *Documentation*: The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit the certification letter to PDS for approval. *Timing*: Prior to the preconstruction conference for each Final Map area, and prior to any clearing, grubbing, trenching, grading, or land disturbances, the fencing shall be installed, and shall remain for the duration of grading and clearing. This may be done in association with grading and improvement plans for each Final Map.	

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		Monitoring: The County of San Diego Construction Inspector shall attend either the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant. **M-BIO-3** Monitoring Report: To ensure that the biological monitoring occurred during the grading phase of the project, a final biological monitoring report shall be prepared. The report shall substantiate the supervision of the grading activities and state that grading and construction activities did not impact any additional areas or any other sensitive biological resources. The report shall conform to the County of San Diego *Report Format and Content Requirements, Biological Resources*, and include the following items: 1. Photos of the temporary fencing that was installed during the trenching, grading, and clearing activities. 2. Monitoring logs showing the date and time that the monitor was on site. 3. Photos of the site after the grading and clearing activities. 4. Lists of species observed with special-status species mapped. *Documentation*: The Project Biologist shall prepare the final report and submit it to the Department of Planning & Development Services (PDS) for review and approval. *Timing:* Upon approval of each Final Map, and prior to approval of the associated grading and improvement plans, the monitoring contract and bonding shall be submitted and	

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		complete. Upon completion of grading activities for each Final Map, and prior to rough grading final inspection (Grading Ordinance Section 87.421.a.2), the final report shall be completed and accepted by the PDS. *Monitoring*: The PDS shall review the final report for compliance with this condition and the report format guidelines. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant. **M-BIO-9** Horkelia Relocation Plan: For any direct loss of Ramona horkelia (*Horkelia truncata*), the applicant shall prepare and implement a relocation plan prior to the issuance of grading permits. The relocation plan shall provide for replacement of individual plants to be removed at a minimum 1:1 ratio within suitable receptor sites(s) where no future construction-related disturbance will occur. The relocation plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in protected open space areas within the project Site; (2) appropriate methods for replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation); (3) receptor site preparation methods; (4) schedule and action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan.	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Documentation: The applicant shall prepare a final Horkelia Mitigation Plan that complies with the Conceptual Restoration Plan and submit it for review with the applicable review fees and deposits (this is considered a revegetation plan submittal). *Timing:* Prior to the approval of the first associated map and prior to the approval of the first associated plan or issuance of the first associated permit, the Horkelia Mitigation Plan shall be approved. *Monitoring:* The Department of Planning & Development Services shall review the Horkelia Mitigation Plan for conformance with this condition and the applicable elements of the most current version of the County of San Diego *Report Format and Content Requirements for Revegetation Plans*. Upon approval of the Horkelia Mitigation Plan, security for success of the Horkelia Mitigation Plan shall be collected and the applicant shall provide a confirmation letter acknowledging acceptance of securities.	
SP-2	Long-term Direct Impact - Two County List A plant species would be directly impacted by the proposed project—summer holly and Ramona horkelia.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-8A** Preserve: The applicant shall preserve in permanent open space approximately 1,420.9 acres of native habitats, generally consistent with the assemblage of vegetation communities impacted by the project in a proposed on-site and off-site open space preserve area (see Table 2.4-27) (see Appendix K to the BTR for the off-site mitigation site description). This shall include preservation of 1,420.9 acres of	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		native habitats to mitigate for project impacts to 760.6 acres of special-status vegetation communities (both upland and riparian), thereby preserving compensatory habitat that provides equal or greater benefits to plant and wildlife species. Proposed on-site open space preserve has already been evaluated and may be used to satisfy this requirement through M-BIO-8B through M-BIO-8E. *Documentation*: An RMP shall be prepared per M-BIO-8D and an application for the RMP shall be submitted to the PDS. *Timing*: Prior to issuance of a grading permit, the mitigation shall occur. **M-BIO-9** (relocation of Ramona horkelia through implementation of a Mitigation and Monitoring Plan)	
SP-3	Short-term Indirect Impact - Two County List A plant species would be indirectly impacted by the proposed project—summer holly and Ramona horkelia.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report)	Impacts would be less than significant.
SP-4	Long-term Indirect Impact - Three County List A plant species would be indirectly impacted by the proposed project—summer holly, Ramona horkelia, and rainbow manzanita.	**M-BIO-4** Invasive Species Prohibition: The Department of Planning & Development Services (PDS) Landscape Architect shall require that all final landscape plans comply with the following: (1) no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the project region shall be included, and (2) the plant palette shall be composed of native species that do not require high irrigation rates. The Project Biologist shall periodically check landscape products for	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		compliance with this requirement. *Monitoring*: The PDS shall approve the final landscape plans; M-BIO-1 includes periodic monitoring of landscaping products brought to the project Site. **M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** Biological Open Space Easement. The County of San Diego (County) shall be granted a biological open space easement, as shown on the approved Tentative Map for the on-site open space and a separate open space easement exhibit for the off-site biological open space. These easements shall be for the protection of biological resources and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using for any purpose other than as open space. Granting this open space shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation. The only exception(s) to this prohibition are the following: 1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. Although clearing for fire management is not anticipated with the	

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		creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the fire authority having jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the Wildlife Agencies and the fire districts and any subsequent amendments thereto. 2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of the Department of Planning & Development Services, Department of Parks and Recreation, and Department of Public Works. 3. Vegetation removal or application of chemicals for vector-control purposes where expressly required by written order of the County of San Diego Department of Environmental Health. 4. Uses, activities, and placement of structures expressly permitted and shown on the plot plan. 5. Construction, use, and maintenance of multi-use, non-motorized trails per the specific plan (Figure 1-3, Parks and Trails Plan). *Documentation:* The applicant shall show the on-site open space easement on the Final Map and open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map review, then submit them for preparation and recordation with the *[DGS, RP]* and pay all	

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		applicable fees associated with preparation of the documents. For the off-site open space an easement will be dedicated to the County through a separate document. *Timing:* Prior to the approval of each Final Map, and on the associated map and prior to the approval of any associated plan and issuance of any associated permit, the on-site and off-site biological open space easements shall be recorded. *Monitoring:* For recordation on the map, the *[PDS, LDR]* shall route the Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. The *[PDS LDR]* shall satisfy the condition after map recordation. **M-BIO-8C** Limited Building Zone Easement: A Limited Building Zone Easement shall be granted to prohibit the building of structures that would require vegetation clearing within the protected biological open space for fuel management purposes. The easement must extend at least 100 feet from the Biological Open Space boundary. DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego a LBZ Easement as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure that would require vegetation clearing within the protected biological open space	

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		for fuel management purposes. The only exceptions to this prohibition are Structures that do not require fuel modification/vegetation management. *Documentation*: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review, then submit them for preparation and recordation with the *[DGS, RP]* and pay all applicable fees associated with preparation of the documents. *Timing:* Prior to the approval of each Final Map, and on the associated map and prior to the approval of any associated plan and issuance of any associated permit, the Limited Building Zone easements shall be recorded. *Monitoring:* For recordation on the map, the *[PDS, LDR]* shall route the Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. The *[PDS LDR]* shall satisfy the condition after map recordation. **M-BIO-8D** Resource Management Plan: To provide for the long-term management of the proposed biological open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. Conceptual RMPs are provided as Appendix L (on-site open space) and Appendix M (off-site open space) to the Biological Resources Technical Report. DESCRIPTION OF REQUIREMENT: Submit to and receive	

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		approval from the Director of the Department of Planning & Development Services (PDS), an RMP consistent with the project's RPP, on file as Environmental Review Number PDS2014-MPA-14-018. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS, and, in cases where the Department of Parks and Recreation has agreed to be the owner/manager, to the satisfaction of the Director of the Department of Parks and Recreation: 1. The RMP shall be prepared and approved pursuant to the most current version of the County of San Diego (County) Biological Report Format and Content Requirements. 2. The habitat land to be managed shall be completely purchased. 3. The biological open space easements shall be dedicated to ensure that the land is protected in perpetuity. 4. A resource manager shall be selected, and evidence provided by the applicant as to the acceptance of this responsibility by the proposed resource manager. 5. The RMP funding costs, including a Property Assessment Record or other equally adequate forecast. The funding mechanism (endowment or other equally adequate mechanism) to fund annual costs for the RMP and the holder of the security shall be identified and approved by the County.	

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		6. A contract between the applicant and County shall be executed for implementation of the RMP. 7. Annual reports shall include an accounting of all required tasks and details of tasks addressed during the reporting period, and an accounting of all expenditures and demonstration that the funding source remains adequate. *Documentation:* The applicant shall prepare the RMP and submit it to the PDS and pay all applicable review fees. *Timing:* Prior to approval of the first Final Map, submit the RMP for review and approval. *Monitoring:* The PDS shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition. **M-BIO-8E** Biological Open Space Fencing and Signage: To protect the proposed open space easement from unauthorized entry or disturbance, permanent post and rail fencing, or similar permeable fence, shall be installed along the boundaries of the biological open space. Open space signage shall be placed approximately every 200 feet along the fencing (see Figure 2.4-11, Proposed Biological Open Space/Conceptual Signage and Fencing). DESCRIPTION OF REQUIREMENT: Open space fencing or walls shall be placed adjacent to residential uses and roads as shown on figure 2.4-11. Open space signage shall be installed	

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		as shown on Figure 2.4-11, Proposed Biological Open Space/Conceptual Signage and Fencing, and shall be corrosion resistant, a minimum of 6 inches by 9 inches, on posts not less than 3 feet in height from the ground surface, and must state the following: **Sensitive Environmental Resources** **Area Restricted by Easement** Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions, contact the County of San Diego, Planning & Development Services (Reference: PDS2015-ER-15-08-001) *Documentation:* The applicant shall install the fencing or walls as indicated on Figure 2.4-11, Proposed Biological Open Space/Conceptual Signage and Fencing Plan, and include them on the building plans. The applicant shall install the signage as indicated on the Proposed Biological Open Space/Conceptual Signage and Fencing Plan, and have them photographed and verified by a California Registered Engineer or licensed surveyor. *Timing:* Prior to occupancy, the fencing or walls and signs shall be in place. *Monitoring:* The Department of Planning & Development Services shall verify compliance of the fencing or walls through review of the building permits and this condition. Evidence of the signage shall be photos and a statement from a California	

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		Registered Engineer or licensed surveyor that the biological open space signs have been installed in accordance with the Open Space Fencing and Signage Plan. **M-BIO-10** Control of Invasive Species: Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the County of San Diego agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a pest control advisor and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County of San Diego agriculture commissioner. The timing of the weed control treatment shall be determined for each plant species in consultation with the pest control advisor, County of San Diego agriculture commissioner, and California Invasive Plant Council with the goal of controlling populations before they start producing seeds. **M-BIO-11** Fire Protection Plan: To minimize the potential exposure of the project Site to fire hazards, all features of the Fire Protection Plan for the Newland Sierra Project shall be implemented in conjunction with development of the project.	

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Special-Status Wildlife Species			
W-1	Short-term Direct Impact - Special-Status Wildlife, Listed Species. Loss of coastal California gnatcatcher from construction-related activities, including unintentional habitat loss, soil loss, water quality impacts, introduction of invasive species, and/or disruption of wildlife activities by construction activities adjacent to remaining suitable habitat would be considered significant.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO- 4** (reduction of invasive species through biological review of landscape plans) **M-BIO-5** Nesting Bird Management Monitoring and Reporting Plan: To avoid impacts to nesting migratory birds and raptors and other nesting birds, which are a sensitive biological resource pursuant to CEQA, the MBTA and Fish and Game Code, breeding season avoidance shall be implemented on all plans. DESCRIPTION OF REQUIREMENT: There shall be no brushing, clearing and/or grading allowed during the breeding season of migratory birds or raptors (between January 15 and August 31) or coastal California gnatcatcher (between February 15–August 15). The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the USFWS and the CDFW (i.e., Wildlife Agencies), provided that no nesting or breeding birds are present within 300 feet of the brushing, clearing or grading (500 feet for raptors) based on a pre-construction survey conducted by a County-approved biological consultant within seven days prior to the proposed start of clearing/grading. Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory	Impacts would be less than significant.

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		unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If construction work must occur during the avian breeding season (February 1 through August 31, and as early as January 1 for some raptors), the applicant shall prepare a Nesting Bird Management, Monitoring, and Reporting Plan (NBMMRP) to address avoidance of impacts to nesting birds. This plan shall be designed in coordination with the Wildlife Agencies. To avoid impacts to nesting birds the applicant shall: 1. Prepare an NBMMRP that shall include the following: nest survey protocols describing the nest survey methodologies; a management plan describing the methods to be used to avoid nesting birds and their nests, eggs, and chicks; a monitoring and reporting plan detailing the information to be collected for incorporation into a regular Nest Monitoring Log with sufficient details to monitor the applicant's compliance with California Fish and Game Code Sections 3503, 3503.5, 3511, and 3513; guidance for the monitoring biologists on reducing stress and harm to the nesting birds as a result of monitoring activities, including instructions on frequency of monitoring visits and distance to keep from the nest; the schedule for the submittal (usually weekly) of the Nest Monitoring Log; standard buffer widths deemed adequate to avoid or minimize significant project-related edge effects (disturbance) on nesting birds and their nests, eggs, and chicks; a detailed explanation of how the buffer widths were determined; and measures	

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		the applicant will implement to preclude birds from using project-related structures (e.g., construction equipment, facilities, or materials) for nesting. 2. Conduct preconstruction nesting bird surveys within 72 hours of construction-related activities and implement appropriate avoidance measures for identified nesting birds. 3. If feasible, conduct surveys beyond the project Site to determine presence of nesting birds that the project activities may affect—300 feet for passerine birds and 500 feet for raptors and coastal California gnatcatchers. The survey protocols shall include a detailed description of methodologies used by CDFW-approved avian biologists to search for nests and describe avian behaviors that indicate active nests. The protocols shall include the size of the site being surveyed, method of search, and behavior that indicates active nests. 4. Include each nest identified on the project Site in the Nest Monitoring Logs. The Nest Monitoring Logs shall be updated daily and submitted to CDFW weekly. Since the purpose of the Nest Monitoring Logs is to allow CDFW to track compliance, the logs shall include information necessary to allow comparison between nests protected by standard buffer widths recommended for the project (300 or 500 feet) and nests with buffer widths that were reduced by encroachment of project-related activities. The Nest Monitoring Logs shall provide a summary of each nest	

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		identified, including the species, status of the nest, buffer information, and fledge or failure data. The Nest Monitoring Logs shall allow for tracking the success and failure of the buffers, and shall provide data on the adequacy of the buffers for certain species. 5. Rely on its avian biologists to coordinate with CDFW and USFWS to determine the appropriate standard buffer widths for nests within the project corridor/footprint to employ based on the sensitivity levels of specific species or guilds of avian species. The determination of the standard buffer widths shall be Site- and species-/guild-specific and data-driven, and not based on generalized assumptions regarding all nesting birds. Determination of the buffer widths shall consider the following factors: a. Nesting chronologies b. Geographic location c. Existing ambient conditions (human activity within line of sight—cars, bikes, pedestrians, dogs, noise) d. Type and extent of disturbance (e.g., noise levels and quality— punctuated, continual, ground vibrations; blasting-related vibrations proximate to tern colonies are known to make the ground-nesting birds flush the nests) e. Visibility of disturbance f. Duration and timing of disturbance	

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		g. Influence of other environmental factors h. Species' site-specific level of habituation to the disturbance i. Construction-related noise levels in coastal California gnatcatcher occupied habitat within 500 feet of construction activity would not exceed 60 dBA Leq or pre-construction ambient noise levels, whichever is greater. Project construction within 500 feet of occupied habitat would occur outside of the breeding season if possible. If necessary, construction activities during the breeding season would be managed to limit noise levels in occupied habitat within 500 feet of the project or noise attenuation measures, such as temporary sound walls, would be implemented to reduce noise levels below 60 dBA Leq or below existing ambient noise levels, whichever is greater. 6. Apply the standard buffer widths to avoid the potential for project-related nest abandonment and failure of fledging, and minimize any disturbance to nesting behavior. If project activities cause or contribute to a bird being flushed from a nest, the buffer must be widened. 7. Avoidance and buffering of nests in the process of being built on construction equipment or developed structures shall not be necessary. Additionally, although direct impacts to nests with eggs or chicks shall not be allowed, no buffer requirements shall apply.	

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		Documentation: The applicant shall submit the NBMMRP for review and approval by the County of San Diego (County) and the Wildlife Agencies. *Timing*: The NBMMRP shall be submitted and approved prior to approval of the first Final Map. No grading shall occur until concurrence is received from the County and the Wildlife Agencies. The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. *Monitoring*: The County Construction Inspector shall not allow any grading during the specified dates, unless a concurrence from the Wildlife Agencies is received and reviewed by the Department of Planning & Development Services. **M-BIO-6** Revegetation Plan: To compensate for temporary impacts to special-status vegetation and wildlife habitat impacts, a final Revegetation Plan shall be submitted and approved for temporary impacts from grading to areas within the preserve and outside of the LBZ easement and FMZ. The revegetation plan shall be in compliance with the conceptual restoration plan (Appendix J of the Biological Resources Technical Report (Appendix H)), and provide replacement of comparable native vegetation. The final revegetation plan shall	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		include, at a minimum, the implementation strategy; appropriate seed/source materials; appropriate planting method; an irrigation plan; quantitative and qualitative success criteria; a maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The revegetation plan shall conform to the most current version of the County of San Diego (County) *Report Format and Content Requirements for Revegetation Plans*. To ensure project completion and success of the revegetation plan, a surety shall be provided and an agreement shall be executed with the County and consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with implementation of the revegetation plan and a 10 percent cash deposit of the cost of all improvements (no less than $3,000; no more than $30,000). The surety shall be released upon completion of the revegetation plan, provided the installed vegetation is in a healthy condition and meets the plan's success criteria. *Documentation*: The applicant shall prepare the revegetation plan and submit it for review with the applicable review fees and deposits. *Timing*: Prior to the approval of the first associated map and prior to the approval of the first associated plan or issuance of the first associated permit, the revegetation plan shall be approved by the Department of Planning & Development Services (PDS). *Monitoring*: The PDS Landscape Architect shall review the revegetation plan for conformance with this condition and the County's *Report Format and Content Requirements for*	

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Revegetation Plans. Upon approval of the revegetation plan, a Director's Decision of approval shall be issued to the applicant, with the request for compliance with a Secured Agreement for implementation of the revegetation plan. Upon receipt of the compliance letter, the PDS Landscape Architect shall sign the Agreement for the Director of PDS and ensure that the cash deposit is collected. Upon acceptance of the Agreement, securities, and cash deposit, the PDS Landscape Architect shall provide a confirmation letter acknowledging acceptance of the securities. **M-BIO-7** Lighting Plan: All artificial outdoor light fixtures shall be installed so they are directed away from open space and are shielded in accordance with the project's lighting plan standards as outlined in the Specific Plan for the project. Light fixtures shall be installed in conformance with the County of San Diego's (County) Light Pollution Code, Building Code, Electrical Code, and lighting requirements specified in Section 6324 (Lighting Permitted in Required Yards) and Section 6326 (Lighting Not in Required Yards) of the Zoning Ordinance, along with any other related state and federal regulations such as California Title 24. *Documentation:* The applicant shall submit building plans to the County for review in compliance of the above regulations. *Timing:* Prior to the approval of all building permits. *Monitoring:* The County building inspector shall review structures for compliance with this condition. During	

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		construction, the Project Biologist shall review lighting for compliance with this measure as part of the construction monitoring requirement.	
W-2	Long-term Direct Impacts - Potential permanent direct impacts to coastal California gnatcatcher would include the loss of suitable nesting and foraging habitat	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.
W-3	Short-term Direct Impacts - Loss of special-status wildlife species (County Group 1 or state SSC animals) including individual amphibians, reptiles, and small mammals from construction-related activities would result in short-term direct impacts that would be significant	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO- 4** (reduction of invasive species through biological review of landscape plans) **M-BIO-5** (avoidance by preconstruction surveys for nesting birds and setbacks) **M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-7** (minimize night and outdoor lighting)	Impacts would be less than significant.
W-4	Long-term Direct Impact - Potential permanent direct impacts to the wildlife species include removal of suitable nesting and/or foraging habitat.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
W-5	Short-term Direct Impact - if any active nests or young of nesting special-status bird species (County Group 2) are impacted through direct grading, these impacts would be significant.	**M-BIO-5** (avoidance by preconstruction surveys for nesting birds and setbacks)	Impacts would be less than significant.
W-6	Long-term Direct Impact – impacts to suitable habitat for raptors would be significant.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.
W-7	Short-term Indirect Impact - The proposed project could result in potential indirect impacts to special-status wildlife species on a short-term basis due to construction activity.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO- 4** (reduction of invasive species through biological review of landscape plans) **M-BIO-5** (avoidance by preconstruction surveys for nesting birds and setbacks) **M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-7** (minimize night and outdoor lighting)	Impacts would be less than significant.
W-8	Long-term Indirect Impact - Potential long-term or permanent indirect impacts to special-status wildlife species would include generation of fugitive dust; off-road-vehicle use, introduction of non-native, invasive plant and animal species; habitat fragmentation; alteration of the natural fire regime; and altered hydrology.	**M-BIO-4** (reduction of invasive species through biological review of landscape plans) **M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement)	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-BIO-8D (resource management plan) **M-BIO-8E** (open space fencing and signage) **M-BIO-11** (implementation of a fire protection plan to minimize the potential exposure of the project Site to fire hazards)	
W-9	Short-term Indirect Impact - Indirect impacts associated with construction, such as noise, could affect the nesting success of tree-nesting raptors. Construction-related impacts to the nesting success of tree-nesting raptors would be a significant impact	**M-BIO-5** (avoidance by preconstruction surveys for nesting birds and setbacks)	Impacts would be less than significant.
W-10	Long-term Direct Impact - Potential long-term direct impacts to foraging habitat for raptors would be a significant impact.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.
Core Wildlife Areas			
CWA-1	Short-term Direct Impact - Clearing, trampling, or grading of vegetation outside designated construction zones could occur in the absence of avoidance and mitigation measures. Impacts would potentially be significant.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-7** (minimize night and outdoor lighting)	Impacts would be less than significant
CWA-2	Long-term Direct Impact - The project would result in on-site impacts to 776.6 acres of the core wildlife area, and this would be a significant impact to viable populations of multiple wildlife species	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan)	Impacts would be less than significant

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-BIO-8E (open space fencing and signage)	
CWA-3	Short-term Indirect Impact - Short-term indirect impacts to the core wildlife area as a result of the proposed project would include short-term, construction-related, or temporary indirect impacts resulting in increased human activity during construction, lighting, and noise.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-7** (minimize night and outdoor lighting)	Impacts would be less than significant
CWA-4	Long-term Indirect Impact - Long-term indirect impacts to habitat connectivity and wildlife corridors include habitat fragmentation, lighting, and noise from the proposed urban development and recreational facilities.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant
Vegetation Communities			
V-1	Short-term Direct Impact - Potential temporary direct impacts to special-status vegetation communities on-site would be significant.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-7** (minimize night and outdoor lighting)	Impacts would be less than significant.
V-2	Long-term Direct Impact - Permanent direct impacts to special-status upland vegetation communities would be significant.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan)	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-BIO-8E (open space fencing and signage)	
V-3	Short-term Direct Impact - There would be 0.06 acre of impacts to ACOE/RWQCB/CDFW non-wetland waters associated with temporary grading, which would be significant.	**M-BIO-6** (revegetation plan for temporary vegetation impacts) **M-BIO-12** Federal and State Agency Permits**:** To comply with the state and federal regulations for impacts to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional resources, the following agency permits are required, or verification that they are not required shall be obtained. The following permit and agreement shall be obtained, or evidence from the respective resource agency, satisfactory to the director of the Department of Planning & Development Services (PDS) that such an agreement or permit is not required, shall be provided: a. A Clean Water Act, Section 401/404 permit issued by the California RWQCB and ACOE for all project-related disturbances of waters of the United States and/or associated wetlands. b. A Section 1602 Streambed Alteration Agreement issued by CDFW for all project-related disturbances of any streambed and/or associated riparian habitat. *Documentation:* The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/requirement(s)/agreement(s).	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Timing: Prior to approval of any grading and or improvement plans and issuance of any grading or construction permits. *Monitoring:* PDS shall review the permits/agreements for compliance with this condition. Copies of these permits shall be included on the grading plans.	
V-4	Long-term Direct Impact - Permanent impacts to County RPO wetlands, CDFW riparian habitat, and non-wetland waters of the United States/state would be significant.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.
V-5	Short-term Indirect Impact - Due to the large scale of the project, short-term construction-related indirect impacts, such as generation of fugitive dust, changes in hydrology resulting from construction, and the introduction of chemical pollutants (including herbicides), to special-status vegetation communities and jurisdictional resources would be a potentially significant impact.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.
V-6	Long-term Indirect Impact - Potential long-term, indirect impacts to special-status vegetation communities and jurisdictional resources would be a significant impact	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO- 4** (reduction of invasive species through biological review of landscape plans) **M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan)	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-BIO-8E (open space fencing and signage) **M-BIO-10** (regulated herbicide application to control invasive species) **M-BIO-11** (implementation of a fire protection plan to minimize the potential exposure of the project Site to fire hazards) **M-BIO-12** (federal and state agency permits)	
V-7	Long-term Direct Impact - The off-site improvement areas would impact 0.83 or 1.04 acres of RPO wetlands, and either 2.6 or 1.2 acres of wetland buffer. These off-site impacts would be significant per County significance criteria 4.2(e).	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.
Wildlife Movement			
WM-1	Short-term Direct Impact - Clearing, trampling, or grading of foraging and breeding habitat outside designated construction zones could occur in the absence of avoidance measures, and potential temporary direct impacts to avian foraging and nesting habitat and to wildlife, especially to wildlife that move slowly or are fossorial, would be significant.	**M-BIO-1** (biological monitoring to avoid unintentional construction impacts) **M-BIO-2** (temporary construction fencing) **M-BIO-3** (monitoring verification through preparation of a biological monitoring report) **M-BIO-6** (revegetation plan for temporary vegetation impacts)	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
WM-2	Long-term Direct Impact - Avian foraging, roosting, and nesting and dispersal habitat for the native species that were previously using the habitats of the development area would be eliminated from those areas. Permanent direct impacts to foraging and breeding habitat would be a significant impact.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.
WM-3	Short-term and Long-term Indirect Impacts - Short-term and long-term indirect impacts to avian foraging and wildlife access to foraging, roosting, nesting, or water resources would include generation of fugitive dust, noise from construction activities, chemical pollutants, increased human activity during construction, invasive predators and non-native animal and plant species, lighting, habitat fragmentation, and the proposed urban development and recreational facilities.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.
WM-4	Impacts to connectivity between blocks of habitat would be potentially significant for larger wildlife species	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.
WM-5	Short-term and Long-term Indirect Impact - Impacts to wildlife behavior due to an increase in noise and nighttime lighting in a wildlife corridor would be potentially significant.	**M-BIO-7** (minimize night and outdoor lighting) **M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities)	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
Local Policies, Ordinances, and Adopted Plans			
P-1	Long-term Direct Impact - there would be permanent direct impacts to approximately 2.13 acres of County RPO wetlands, which would be a significant impact.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.
P-2	Short-term Direct Impact - Short-term, construction-related impacts to migratory birds and active migratory bird nests and/or eggs protected under the MBTA would be a significant impact.	**M-BIO-5** (avoidance by preconstruction surveys for nesting birds and setbacks)	Impacts would be less than significant.
I-15 Interchange Improvements			
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, Caltrans' selection of the final "build" project or alternative may have the potential to impact or remove biological resources, including RPO wetlands. To ensure potential impacts to biological resources remain less than significant, this EIR recommends the following measure:	**M-BIO-13**Caltrans can and should prepare, or cause to be prepared, a biological resources study to evaluate these potential impacts. Remaining potentially significant biological impacts of the interchange improvements require further detail as to the Caltrans-selected "build" project or alternative, along with its size, configuration, and disturbance zones.	
Cumulative			
BI-C-1	Cumulative indirect project impacts would be significant.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage) **M-BIO-10** (regulated herbicide application to control invasive species) **M-BIO-11** (implementation of a fire protection plan to minimize the potential exposure of the project Site to fire hazards) **M-BIO-12** (federal and state agency permits)	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
BI-C-2	Cumulative direct impacts to California gnatcatcher movement within the region would be significant	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.
BI-C-3	Cumulative impacts to wildlife movement corridors would be significant.	**M-BIO-8A** (habitat preservation and management of existing populations of sensitive species, suitable habitat, and special-status vegetation communities) **M-BIO-8B** (open space easement) **M-BIO-8C** (limited building zone easement) **M-BIO-8D** (resource management plan) **M-BIO-8E** (open space fencing and signage)	Impacts would be less than significant.
2.4 Cultural Resources			
Project-Level Impacts			
CR-1	Project-related construction activities may encounter the 1901 historic structure/location, and development of the proposed project may result in potentially significant impacts to a historic resource.	**M-CR-1 Pre-Grade and Data Recovery for Historic 1901 Structure Location Features (Impact CR-1).** In order to mitigate for potential impacts to the 1901 Historic Structured/ Location that is a significant cultural resources pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) but is not determined to be significant pursuant to Section 86.602.o of the Resource Protection Ordinance (RPO), a pre-grade data recovery program shall be implemented. The Pre-Grade and Data Recovery Program shall include pre-grade excavations to locate possible buried features and analyze features and materials recovered; a report of any findings shall be prepared. This plan shall also include a ground-penetrating radar survey and controlled backhoe excavation to assess the	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		area for ground anomalies and subjectively explore other areas to determine the presence and/or absence of buried historic resources. If subsurface features and artifacts are identified, a data recovery program shall be conducted, to include excavation of 1- by 1-meter units, block excavations, feature excavations, and analysis of artifacts. Special studies may include glass, ceramic, metal, and faunal analyses. **M-CR-10 Preservation and Maintenance Plan.** Prior to the issuance of grading permits, the Project Applicant and the San Luis Rey and Pechanga Tribes shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-SDI-4558, CA-SDI-5951 and CA-SDI-9822, and their associated cultural resources and features. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity or entities responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribes and compensation for services; and necessary emergency protocols. The Project Applicant shall submit a fully executed copy of the Preservation and Maintenance Plan to the County to ensure compliance with this mitigation measure.	
CR-2	Improvements to Deer Springs Road may result in direct impacts to unanticipated significant archaeological deposits from CA-SDI-4558 located beneath the surface along the current road shoulders.	**M-CR-3 Temporary Fencing** In order to mitigate for potential impacts to sites CA-SDI-4558, CA-SDI-5951 and CA-SDI-9822 during construction, a temporary fencing plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. The temporary fencing shall include the following requirements: a. Provide evidence to the Director of Planning &	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Development Services that the following notes have been placed on the Grading and/or Improvement Plan: (1) In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-SDI-4558, CA-SDI-5951 and CA-SDI-9822, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following: a. The project archaeologist shall identify the site boundaries in consultation with the San Luis Rey Band and Pechanga Band. b. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist, the San Luis Rey Band and the Pechanga Band. Upon approval of buffers, install fencing under the supervision of the project archaeologist and San Luis Rey and Pechanga Native American monitor. c. Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-4558, CA-SDI-5951 and CA-SDI-9822. d. Fencing may be removed after the conclusion of construction activities.	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-CR-4 Permanent Fencing. In order to mitigate for the potential long-term, indirect impacts to sites CA-SDI-4558, CA-SDI-5951 and CA-SDI-9822, permanent fencing shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. The permanent fencing type shall be determined during the development of the Treatment Plan Agreement and Preservation Plan, and in consultation with the San Luis Rey Band and Pechanga Band. The fence, if deemed appropriate by the County, the San Luis Rey Band and Pechanga Band shall be installed under the supervision of the County approved archaeologist and the San Luis Rey and Pechanga Native American Monitors prior to any occupancy or final grading release. Fencing may include a vegetation barrier. **M-CR-5 Data Recovery Program.** In order to mitigate for potential impacts to significant cultural resources that cannot be feasibly avoided or preserved in place, pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not subject to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery and index sampling plan shall be implemented. The Data Recovery and Index Sampling Plan shall comply with research design and performance standards provided in Appendix D of the cultural study, shall be agreed to by the San Luis Rey and Pechanga Tribes and shall include the following requirements: a. Phase I and Phase II data recovery including artifact analysis, column samples, soil samples, floatation, and analysis of features. b. Specialized studies may include pollen and phytolith	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		analysis, lithic, groundstone, ceramic, shell, obsidian hydration and sourcing, groundstone use wear and residue, and radiocarbon dating. c. Re-analysis of the Palomar College collection. d. High-resolution, 3-dimensional scanning of a sample of artifacts. e. Reinternment of Native American cultural materials. f. Curation of historic materials (Non-Native American). g. Preparation of a final report. The Data Recovery and Index Sampling Plan will be a part of the Treatment Plan Agreement and Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band. Data recovery, sampling index and archaeological testing will not apply to TCP resources, tribal cultural resources and Native American human remains and burial goods. **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan ("Tribal Treatment Plan")** In order to mitigate for impacts to Traditional Cultural Properties (TCPs) and impacts to tribal cultural resources, the applicant shall develop in consultation with the San Luis Rey Band of Mission Indians and the Pechanga Band of Luiseño Indians a Cultural Resources Treatment Agreement and Preservation Plan ("Tribal Treatment Plan"). The Tribal Treatment Plan shall include but is not limited to the following: a. Parties entering into the agreement and contact information. b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		monitors, the Luiseño Native American monitors, County, and the San Luis Rey Band and Pechanga Band. c. Project grading and development scheduling, and terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement. d. Authority of the Native American Monitors to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Tribal Treatment Plan. e. Requirements of the Archaeological Monitoring Program, which shall be incorporated into the Treatment Plan, shall include unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials. f. Treatment of identified Native American cultural materials. g. Treatment of Native American human remains and associated grave goods. h. Incorporation of CA-SDI-4558 into a passive park including the method of vegetation removal (e.g. tree removal). The landscape design shall be developed in consultation with the San Luis Rey Band and	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Pechanga Band. i. Requirements for the Dust Control Plan (CA-SDI-9822), Temporary Fencing (CA-SDI-4558, CA-SDI-5951, and CA-SDI-9811), Permanent Fencing (CA-SDI-5951 and CA-SDI-9822), Data Recovery Plan (portions of CA-SDI-4558, CA-SDI-5951, and CA-SDI-9822), Bedrock Milling Relocation, and Trail System Design for Oak Park. j. Interim treatment of cultural soils and resources prior to final onsite internment, including appropriate onsite storage and security for such resources. Final internment of Native American cultural soils and materials. k. Confidentiality of cultural information including location and data. l. Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan. m. Regulations that apply to cultural resources that have been identified or may be identified during project construction. **M-CR-10 Preservation and Maintenance Plan** **M-CR-11 Fair Share Contribution Towards Regional Ethno-historic Study**). In order to mitigate for impacts to Traditional Cultural Properties, the applicant shall make a fair share contribution towards a regional ethno-historic study, which study shall be prepared in consultation with the San Luis Rey and Pechanga Tribes. The applicant shall make a fair share	

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		contribution in the amount of $50,000 to an account held in trust by a third party manager. The fund shall include the following: a. An agreement for the preparation of a regional study for the Deer Springs area when funding is 100 percent available. The agreement must identify the entity responsible for the management of the fund, rate of return, and annual management fees. The agreement must be reviewed and approved by the County of San Diego prior to implementation. b. Annual reporting to the County of San Diego on the status of the fund is required. The annual report shall include the balance of the fund and an accounting of projects that have contributed to the fund. Project information shall include the project name, project number, condition number and when fair share contributions were made. c. The County shall retain under contract a qualified ethnographer or anthropologist to complete a Luiseño ethnographic study of the Project area and the associated vicinity as it relates to Luiseño knowledge, history, and culture. The selection of the consultant retained to conduct the ethnography shall consider qualifications, ability to work collaboratively with the Pechanga and San Luis Rey Tribes, cost, and shall be by mutual agreement of the Tribes and the County. Consultant selection shall be approved by the County and Tribes; however, approval of the consultant by Tribes shall not be unreasonably withheld. d. The study shall be completed within 1 year of the execution of the consultant's contract. The Tribes	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		agree to work in good faith with the ethnographer to meet this deadline and the goals of this study.	
CR-3	Improvements to Deer Springs Road would result in direct impacts to those portions of site CA-SDI-5951 within and north of Deer Springs Road.	**M-CR-2 Open Space Easement for Sites CA-SDI-5951 and CA-SDI-9822.** In order to protect sensitive Cultural Resources at CA-SDI-5951 and CA-SDI-9822, a Cultural Resource Open Space Easement shall be granted over the portions of these sites that are outside of the Deer Springs Road right-of-way. The open space easement prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; installation of wet or dry infrastructure, including irrigation systems; or use for any purpose other than as open space. The sole exceptions to this prohibition are: a. Placement and burial of the cultural site resources and soils that are excavated as part of the development per specifications that are executed in agreement with the Pechanga and San Luis Rey Tribes. b. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health, in a location and manner approved in writing by the Director of PDS. d. Access shall be provided for Luiseño tribes. **M-CR-3 Temporary Fencing**	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		M-CR-4 Permanent Fencing **M-CR-5 Data Recovery Program** **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan ("Tribal Treatment Plan")** **M-CR-10 Preservation and Maintenance Plan** **M-CR-11 Fair Share Contribution Towards Regional Ethno-historic Study**	
CR-4	Improvements to Deer Springs Road would result in direct impacts to those portions of site CA-SDI-9822 south of, within, and north of Deer Springs Road.	**M-CR-2 Open Space Easement for Sites CA-SDI-5951 and CA-SDI-9822** **M-CR-3 Temporary Fencing (Impacts CR-2, CR-3, CR-4, CR-9 and CR-10).** **M-CR-4 Permanent Fencing (Impact CR-2, CR-3, CR-4, CR-9 and CR-10).** **M-CR-5 Data Recovery Program** **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan ("Tribal Treatment Plan")** **M-CR-10 Preservation and Maintenance Plan** **M-CR-11 Fair Share Contribution Towards Regional Ethno-historic Study**	Impacts would be less than significant.
CR-5	Construction-related dust may temporarily affect the pictograph at site CA-SDI-9822.	**M-CR-6 Dust Control Plan (Impact CR-5).** In order to mitigate for potential impacts to the pictograph at site CA-SDI-9822, during any grading or ground-disturbing activities, dust control measures shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. The Dust Control Plan shall be prepared and implemented by the contractor in consultation with the project archaeologist and the San Luis Rey Band and Pechanga Band of Luiseño Indians. The Dust Control Plan shall include the following requirements: a. Prior to placing protective material to shield the	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		pictograph, photo-document the condition of the existing pictograph. b. Place appropriate cloth or material to shield the pictograph and mitigate impacts from dust. The covering must be of a material that will not cause damage to the pictograph. c. Periodic inspections of the pictograph shall be conducted to evaluate the status of the protective covering and to determine whether maintenance of the covering or replacement is necessary. d. Upon conclusion of construction, the protective cover may be removed and the pictograph shall be photo-documented to determine the status of the resource. e. After construction has concluded, the Project Archaeologist shall prepare a final letter report that details how the dust control plan was implemented and the condition of the pictograph at the beginning and end phases of construction. The Data Recovery and Index Sampling Plan will be a part of the Treatment Plan Agreement and Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band. **M-CR-10 Preservation and Maintenance Plan (Impact CR-1 through CR-9).**	
CR-6	Archaeological materials were collected during the Palomar College excavations during the 1980s from the area of CA-SDI-9822 that would be largely avoided for the proposed project through the use of a retaining wall. These archaeological materials have not been properly cataloged or analyzed, causing a significant impact to the scientific value of the site.	**M-CR-5 Data Recovery Program** **M-CR-10 Preservation and Maintenance Plan**	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
CR-7	Improvements to Deer Springs Road would result in direct impacts to roadbed soils that connect sites CA-SDI-4558, -5951, and -9822 in an integrated traditional cultural property (TCP).	**M-CR-7 Archaeological Monitoring Program/Treatment of Human Remains**. In order to mitigate for potential impacts to undiscovered archaeological resources and human remains, including those that may be encountered in the TCP, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). The Archaeological Monitoring Program shall be developed in consultation with the San Luis Rey Band and Pechanga Band and shall include the following requirements: a. Pre-Construction The Project Applicant shall contract with a County approved archaeologist to perform Archaeological Monitoring and a contract with a Luiseño Native American monitor to conduct Native American monitoring for the project. The pre-construction meeting shall be attended by the Project Archaeologist, the Luiseño Native American monitor, and a representative from the San Luis Rey and Pechanga Bands. b. Construction 1. Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during all earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist and the Luiseño Native American monitor. The Project Archaeologist and the Luiseño Native American monitor shall evaluate fill soils, whether imported, exported or from an on-site borrow location, to ensure that they are negative for cultural resources. 2. Controlled Grading and Grubbing. All grubbing shall	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		be controlled in areas of concern as determined by the Project Archaeologist and the Luiseño Native American monitor, and as reflected in the Treatment Agreement and Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band, and shall be inspected by the Project Archaeologist and Luiseño Native American monitor prior to initiating grading for those areas. Grading shall be controlled within the area of CA-SDI-4558, CA-SDI-5951, and CA-SDI-9882 using a slope board or similar equipment to allow soil to be removed in increments of only a few inches at a time. Other areas which may require controlled grading shall be determined by the Project Archaeologist and the Luiseño Native American monitor, as reflected in the Treatment Agreement and Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band. 3. Milling Features. Milling features shall be relocated to onsite open space or landscaped areas prior to disturbance, if feasible, and as reflected in the Treatment Agreement and Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band. 4. Deer Springs Road Right-of-Way. Soils from Deer Springs Road right-of-way, as indicated on the Deer Springs Road Right-of-Way exhibit located in the confidential appendix of the cultural study, shall be reinterred onsite in the designated location that was approved by the County of San Diego, the applicant, the San Luis Rey Band of Mission Indians, and the Pechanga Band of Luiseño Indians (the "reinternment area"). Prior to final reinternment, the soils shall be treated in accordance to the terms reflected in the Treatment Agreement and Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band. Once the cultural	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		materials are placed in the reinternment area, a cap shall be placed over the resources and hydroseeded with a native plant mix, developed in consultation with the San Luis Rey Band and Pechanga Band, to prevent erosion Note that no subsurface ground disturbance activities or subsurface facilities will be permitted within the reinternment area, including utility trenches and irrigation systems (except for surface drip systems.) 5. Inadvertent Discoveries: • Both the Project Archaeologist and the Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. • The Project Archaeologist shall contact the County Archaeologist. • The Project Archaeologist in consultation with the County Archaeologist and the Luiseño Native American shall determine the significance of discovered resources. • If appropriate, construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. • Isolates and non-significant deposits shall be minimally documented in the field and collected by the Project Archaeologist. Native American isolates shall be reinterred onsite and historic (Non-Native American) isolates shall be curated or culled. • If cultural resources are determined to be significant by the Tribes, the County Archaeologist and/or the Project Archaeologist, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the San Luis Rey and Pechanga Tribes, and approved by	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		the County Archaeologist. The preferred option is preservation (avoidance). 6. Human Remains Discovered Outside the Recorded Sites and the Deer Springs Road Right-of-Way. • The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. • If the human remains are reasonably believed to be Native American, then the human remains are to remain in situ ("in place"), or in a secure location in close proximity to where they were found, and shall be examined in the field, in the presence of a Luiseño Native American monitor, by a forensic anthropologist or osteologist, if feasible. Any transportation of the remains shall be done in the presence of a Luiseño Native American monitor. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. • If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. • The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. • Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		7. Fill Soils. The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils (including, but not limited to, exported, imported and borrow-site soils) to determine that they are clean of cultural resources. 8. Reporting. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to the termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. Rough Grading. A copy of the monitoring report shall be provided to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseño Indians, and any culturally-affiliated tribe who requests a copy. 9. The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist, Luiseño Native American monitor, the San Luis Rey Band and Pechanga Band related to archaeological monitoring. c. Final Grading 1. A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseño Indians and any culturally-affiliated tribe who requests a copy. d. Disposition of Cultural Material.	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		The final report shall include: 1. Evidence that all Native American cultural materials have been repatriated to the San Luis Rey Band and Pechanga Band, or the MLD, if applicable, and reinterred onsite as reflected in the Preservation Plan developed in consultation with the San Luis Rey Band and Pechanga Band. 2. The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79. The Archaeological Monitoring Program/Treatment of Human Remains will be a part of the Tribal Treatment Plan (See M-CR-10, below) that shall be developed in consultation with the San Luis Rey Band and Pechanga Band. **M-CR-8: Environmentally Sensitive Area - Cultural Open Space.** In order to provide an onsite location for the reinternment of cultural materials including cultural soils removed from the TCP, an Environmentally Sensitive Area (ESA) Open Space Easement shall be developed in consultation with the San Luis Rey Band and Pechanga Band, and granted to the County by the applicant. The open space easement prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. No subsurface ground disturbance activities or subsurface facilities will be permitted within the Open Space Easement, including utility trenches and irrigation systems (except for surface drip systems and the preparation of the reinternment area.) The sole exceptions to	

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		this prohibition are: a. Preparation of the reinternment area that may require earth-disturbing activities such as grading; excavation; placement of soil, sand, rock, gravel, or other material; and clearing of vegetation. b. Reinternment of cultural materials and cultural soils which may require earth-disturbing activities such as grading; excavation; placement of soil, sand, rock, gravel, or other material; and clearing of vegetation. c. Capping and hydroseeding the reinternment area for the purposes of erosion control. d. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. e. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health, in a location and manner approved in writing by the Director of PDS. f. Access shall be provided for Luiseno tribes. **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan** **M-CR-10 Preservation and Maintenance Plan** **M-CR-11 Fair Share Contribution Towards Regional Ethno-historic Study**	
CR-8	Construction-related impacts to unanticipated discoveries of archaeological deposits are possible.	**M-CR-7 Archaeological Monitoring Program/Treatment of Human Remains** **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan** **M-CR-10 Preservation and Maintenance Plan** **M-CR-11 Fair Share Contribution Towards Regional Ethno-**	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		historic Study	
CR-9	The portions of sites CA-SDI-4558, CA-SDI-5951 and CA-SDI-9822 that would be avoided may result in increased accessibility, possibly resulting in impacts from pot-hunters and looters.	**M-CR-3 Temporary Fencing** **M-CR-4 Permanent Fencing** **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan** **M-CR-10 Preservation and Maintenance Plan** **M-CR-11 Fair Share Contribution Towards Regional Ethno-historic Study**	Impacts would be less than significant.
CR-10	During excavation, there is potential to discover human remains.	**M-CR-3 Temporary Fencing** **M-CR-4 Permanent Fencing** **M-CR-5 Data Recovery Program** **M-CR-7 Archaeological Monitoring Program/Treatment of Human Remains** **M-CR-9 Cultural Resources Treatment Agreement and Preservation Plan**	Impacts would be less than significant.
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, to ensure potential impacts to cultural resources remain less than significant, this EIR recommends the following measure:	**M-CR-12** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should prepare, or cause to be prepared, a review of literature and historic maps and a records search to determine whether the project area has been previously surveyed and whether cultural resources were identified. If the project area has not been previously surveyed, Caltrans can and should conduct, or cause to be conducted, a survey of the project area as part of the NEPA/CEQA process, and avoid impacts to known significant cultural resources, to the extent feasible. Because of the potential to unearth previously unidentified resources during construction, Caltrans can and should ensure that earth-moving activity within and around any immediate discovery area is diverted until a qualified	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		archeologist, retained by Caltrans, assesses the nature and significance of any such discovery in cooperation with other stakeholders (as needed). In addition, Caltrans can and should ensure the procedures described in state law if human remains are discovered are followed and implemented.	
2.6 Geology, Soils, and Seismicity			
Project-Level Impacts			
GE-1	The potential for liquefaction in alluvial areas is considered low; however, saturated alluvial soils may have a potential for liquefaction.	**M-GE-1:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project, the removal and recompaction measures shall be reviewed and approved by the Director of the County Department of Planning & Development Services or its designee.	Impacts would be less than significant.
GE-2	Natural slopes at the site contain local areas of potential surficial instability, as indicated by the presence of slopewash deposits, source area scars, and perched granitic boulder outcrops. Such areas are of particular significance when located above and immediately adjacent to proposed development.	**M-GE-2**: A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of debris walls, catchment basins, or slope buttressing. The final soils report and final grading plans shall be submitted to, and approved by, the County Department of Planning & Development Services or its designee prior to the issuance of grading or construction permits for any phase of the project. The final soils report and final grading plans shall	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		conform to all applicable laws, regulations, and requirements. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site.	
GE-3	If areas of adverse conditions are identified during geotechnical observation and/or laboratory testing during grading, cut slopes may be subjected to surficial instability.	**M-GE-3**: A geotechnical consultant in the field shall perform mapping of all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project, the stabilization measures shall be reviewed and approved by the County Department of Planning & Development Services or its designee.	Impacts would be less than significant.
GE-4	Approximately 14 localized areas that will not be graded and are located above proposed building pads where rocks appear to have a potential to become dislodged.	**M-GE-4**: All boulders located within the proposed development footprint shall be removed during grading. Boulders affecting the 14 locations identified in Table 2.6-2 as potentially hazardous zones shall either be removed, broken in place, or mitigated with catchments as set forth in in Table 2.6-2. The removal or breaking of the boulders shall be completed prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. . Prior to such approval of final inspection of site grading, evidence shall be provided to the satisfaction of the County Department of Planning & Development Services, or its designee, demonstrating that hazardous boulders have been removed, broken in place, or mitigated with catchments as required.	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		In addition, prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project, a written professional opinion from a California Certified Engineering Geologist shall be provided that indicates that the potential risk for rock fall hazards to impact the proposed development has been mitigated to a less than significant level. The written opinion shall also indicate that, with mitigation measures incorporated, the proposed development shall be safe for human occupancy.	
GE-5	Undocumented fill, topsoil/colluvium, alluvium, and Quaternary slopewash are porous and/or potentially compressible in their present state.	**M-GE-5**: A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compaction potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and recompacted during grading. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project, the removal and recompaction measures shall be reviewed and approved by the Director of the County Department of Planning & Development Services or its designee.	Impacts would be less than significant.
n/a	Impacts to geology, soils and seismicity from the I-15/Deer Springs Road interchange improvement are expected to be less than significant; however, because the final design has not been determined, to ensure impacts remain less than significant, this EIR recommends the following measure:	**M-GE-6:** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should prepare, or cause to be prepared, a project geotechnical investigation report describing the geologic conditions present and making recommendations for how to address these conditions during construction of the interchange improvements as part of the NEPA/CEQA process. Caltrans can and should ensure the	

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		design and construction of the interchange improvements meet any and all design recommendations to address potential geologic and soils-related considerations including, but not limited to, seismic ground shaking, liquefaction, landslides, rockfall hazards, expansive soils, and soil erosion. Further, Caltrans can and should ensure a field investigation and construction monitoring program is implemented.	
2.7 Greenhouse Gas Emissions			
Project-Level Impacts			
CEQA Appendix G			
GHG-1	The proposed project's estimated construction and vegetation clearing GHG emissions would be 93,323 MT CO2E. Therefore, the project would generate greenhouse gas emissions that may have a significant impact on the environment, and impacts related to GHG emissions would therefore be potentially significant.	**M-GHG-1:** The project applicant shall purchase and retire carbon offsets in a quantity sufficient to offset 100 percent of the project's construction emissions (including sequestration loss from vegetation removal), consistent with the performance standards and requirements set forth below. **First**, "carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the State's cap-and-trade program, or (iii) if no registry is in existence as identified in options (i) and (ii), above, then any other reputable registry or entity that issues carbon offsets. **Second**, any carbon offset utilized to reduce the project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric tonne of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)). **Third**, "project applicant" shall mean Newland Sierra	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		LLC or its designee. **Fourth**, as to construction and vegetation removal GHG emissions, prior to the County's issuance of the project's first grading permit, the project applicant shall provide evidence to the satisfaction of the Director of the Planning & Development Services Department (PDS) that the project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions generated by the project, which total 93,323 MT CO2E. **Fifth**, the purchased carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Cal. Health & Saf. Code section 38562(d)(1)). **Sixth**, the County of San Diego Planning & Development Services Department will consider, to the satisfaction of the Development Services Director, the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market.	
GHG-2	The proposed project's estimated operational GHG emissions prior to implementation of project-specific GHG reduction features in the buildout year would be 52,986 MT CO2E per year. Following implementation of the project-specific GHG reduction features, the proposed project's estimated operational GHG emissions in the buildout year would be 43,498 MT CO2E per year. Therefore, the project would generate greenhouse gas emissions that may have a significant impact on the environment, and impacts related to GHG emissions would therefore be potentially significant.	**M-GHG-2:** As to operational GHG emissions, prior to the County's issuance of building permits for each implementing Site Plan ("D" Designator), the project applicant shall purchase and retire carbon offsets for the incremental portion of the project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. **First**, "carbon offset" shall have the same meaning as set forth in M-GHG-1. **Second**, any carbon offset utilized to reduce the project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric tonne of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines section 15126.4(c)(3)). **Third**, "project applicant" shall have the same meaning as set forth in M-GHG-1. **Fourth**, as to operational emissions, prior to the County's issuance of building permits for each implementing	Impacts would be less than significant

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Site Plan ("D" Designator), the project applicant shall provide evidence to the satisfaction of the Director of PDS that it has purchased and retired carbon offsets for the incremental portion of the project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from the incremental amount of development to net zero. The "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). **Fifth**, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Cal. Health & Saf. Code section 38562(d)(1)). **Sixth**, the amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions with the implementing Site Plan, and shall include operational GHG emissions as identified in the approved Greenhouse Gas Emissions Report (EIR, Appendix K). **Seventh**, each implementing Site Plan shall include a tabulation that identifies the overall carbon offsets required to mitigate the entire project's GHG emissions, and shall identify the amount of carbon offsets purchased to date as well as the remaining carbon offsets required to reduce the project's emissions to net zero. Such tabulation and tracking shall be to the satisfaction of the Director of PDS.	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		For clarity, the following example is provided as to the project's operational GHG emissions purchase and retirement strategy. If 100 single-family residential units and one park are developed and become operational in the year 2023, GHG emissions for those land uses would be calculated and carbon offsets for those emissions would be secured for a 30-year period; however, to be conservative, an operational year of 2021 has been applied to all land uses. Thus, the 100 single family-residential units would be multiplied by the MT CO2E/dwelling unit provided in EIR Table 2.7-9 (single-family residential), and the park would be multiplied by the MT CO2E/acre provided in EIR Table 2.7-14 (parks). These values would then be multiplied by 30, to calculate the total carbon offsets required for that phase of development (e.g., 100 single-family residential units × 16 MT CO2E/du × 30). **Eighth**, this EIR acknowledges that the project's GHG emissions estimates are conservative because the project's GHG emissions are expected to decrease beyond the estimates presented in the EIR's analysis, in part, due to reasonably foreseeable improvements in fuel efficiency, vehicle fleet turnover, technological improvements related to transportation and energy, and updates to emissions models and methodologies. Thus, subject to County oversight, the operational emission estimates that govern implementation of this project are subject to a "true up" at the election of the project applicant (as defined above) and subject to the satisfaction of the Director of PDS. Specifically, if new technological-advancements, regulatory updates, or model and methodology updates occur at a future date result in greater GHG efficiencies and less impacts from project operations than	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		the information projected in the certified Final EIR for the project and a "true-up" exercise is undertaken, the project applicant shall provide an operational GHG emissions inventory of the project's operational emissions for the "true up" operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. If updated GHG emission calculations are conducted for the "true-up" exercise at the project applicant's election, subject to the satisfaction of the Director of PDS, these calculations shall be conducted using a County-approved model and/or methodology. Alternatively, the project applicant may purchase all carbon offset credits to reduce operational GHG emissions at issuance of the first building permit. The "true up" operational GHG emissions inventory, if conducted, will be provided in the form of a project-specific Updated Emissions Inventory and Offset Report to the County's Director of PDS (or its designee) prior to the issuance of building permits for the next buildout phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist. If the Director of PDS (or its designee) determines that the technical documentation demonstrates that the quantity of project-related greenhouse gas emissions would be lower than the quantity identified in the certified Final EIR for the project, and finds that the technical documentation is supported by substantial evidence, such Planning Director may authorize a reduction in the total carbon offsets value required for the project. In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the project is consistent with the	

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the project. **Ninth,** the County of San Diego Planning & Development Services Department will consider, to the satisfaction of the Development Services Director, the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market.	
n/a		**M-GHG-3:** To reduce GHG emissions, the project applicant (as defined above) shall implement the project design features listed in EIR Table 2.7-7.	
GHG-3	The project's estimated GHG emissions prior to implementation of project-specific GHG reduction features in the buildout year would be 52,986 MT CO_2E per year. Following implementation of the project-specific GHG reduction features, the project's estimated	See **M-GHG-1** through **M-GHG-3** above.	Impacts would be less than significant

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
	GHG emissions in the buildout year would be 43,498 MT CO_2E per year. Therefore, the project (without mitigation) would generate GHG emissions which may interfere with the implementation of GHG reduction goals for 2030 or 2050 and, therefore, would potentially conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions		
2.8 Hazards and Hazardous Materials			
Project-Level Impacts			
HZ-1	Impacts related to wildfire hazards would be potentially significant for three lots on the western portion of the project Site.	**M-HZ-1:** Three lots on the northwest side of the project are constrained by the property boundary and can achieve from 56 feet to roughly 80 feet wide for fuel modification zones (FMZs). Prior to approval of the Landscape Plan and Final Map, the project applicant shall show that the entire area from the structures to the property boundary is mapped as Zone 1 irrigated on project plans. A heat deflecting wall shall be placed at the top of the slope. Should an off-site fuel modification easement to extend a minimum of 36 feet (to provide 100 feet of FMZ) be agreed to, then that option would be implemented in lieu of the heat deflecting wall. Heat deflecting walls shall comply with Chapter 7A of the California Building Code and meet the approval of the Deer Springs Fire Protection District.	Impacts would be less than significant.
HZ-2	Up to 170 lots cannot provide a full 30 feet of setback from top of slope for two-story homes. Therefore, for these specific lots, impacts related to wildfire hazards would be potentially significant.	**M-HZ-2**: There are up to 170 lots that cannot provide a full 30 feet of setback from top of slope for two-story homes (Figure 2.8-1). Prior to approval of the Landscape Plan and Final Map, the project applicant shall show that all lots that cannot provide a full 30 feet of setback from the top of slope for two-story homes have the following on the project plans: • An extended fuel modification zone (2.5 times the	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		required 100 feet); and • Heat deflecting walls in compliance with Chapter 7A of the California Building Code and that meet the approval of the Deer Springs Fire Protection District.	
HZ-3	Sierra Farms would meet or exceed applicable code requirements, except for FMZs around Community building and maintenance shed that do not achieve standard 150-foot FMZ widths. Therefore, for these specific buildings, impacts related to wildfire hazards would be potentially significant.	**M-HZ-3**: The Community building and maintenance shed within Sierra Farms would not achieve standard 150-foot fuel modification zone widths. Both structures are being required by the City of San Marcos Fire Department's Fire Marshal to provide additional fire protection measures. Prior to the approval of the Landscape Plan and Final Map, the project applicant shall show that the following fire measures have been incorporated into the Sierra Farms portion of the proposed project: • Constructing 2 hour rated exterior walls per 2013 California Building Code and 2013 California Fire Code standards. The storage shed shall be required to have all four sides of the structure built to the 2 hour rated exterior wall standards. All doors for the shed would be non-combustible or be a fire rated door approved by the City of San Marcos Fire Department's Fire Marshal. • The Community building shall have the north side wall built to the 2 hours rate exterior wall standards with the fire rate wall wrapping around 5 feet on either side of the building. • Windows on all sides of the storage shed and the north side of the Community building shall be dual pane, both panes tempered.	Impacts would be less than significant.
HZ-4	Depending upon final grading and construction plans, the extent of the lead contamination from the illegal use of the project Site for weapons firing may result in adverse effects. Therefore, impacts would be potentially significant.	**M-HZ-4:** Upon completion of grading plans and prior to the start of any construction or earth moving activities, the project applicant or its designee shall segregate and evaluate soils in the general vicinity of the lead contaminated soils as identified	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		in the Focused Soil and Soil Vapor Screening Survey prepared by Leighton and Associates, Inc. in July 2015, and subject to approval by the County of San Diego Department of Environmental Health. Soils shall be evaluated and, if necessary, remediated according to all applicable federal, state, and local regulations, including County of San Diego Department of Environmental Health and U.S. Environmental Protection Agency Region 9 standards.	
HZ-5	Due to the age of the on-site structures at 2733 Sarver Lane, asbestos containing materials and lead-based paint are likely to exist within the buildings. Therefore, impacts would be potentially significant.	**M-HZ-5:** Prior to demolition of the existing structures at 2733 Sarver Lane, the project applicant or its designee shall complete a hazardous building material survey to determine the presence, if any, of lead-based paint or asbestos-containing materials. The project applicant or its designee shall retain a certified lead and asbestos abatement contractor to prepare a comprehensive lead paint and asbestos containing material survey for all areas to be demolished. The survey shall be submitted for review and approval to the County of San Diego Department of Environmental Health. Based on the survey, the certified lead and asbestos contractor shall prepare an abatement work plan in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials. The work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. Demolition plans and contract specifications shall incorporate any necessary abatement measures for the removal of materials containing lead-based paint and asbestos. The measures shall be consistent with the abatement work plan prepared for the project and conducted by a certified lead and asbestos abatement contractor. Following removal, lead paint and	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		asbestos containing materials shall be disposed of properly in accordance with all federal, state, and local regulations.	
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, to ensure potential impacts to hazards and hazardous materials resources remain less than significant, this EIR recommends the following measure:	**M-HAZ-6:** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should require demolition materials be disposed of, or reused, after an investigation as appropriate for hazardous materials or contamination issues. Caltrans can and should prepare, or cause to be prepared, such investigation by or through a qualified and licensed inspector either prior to removal of the material, and/or when materials are removed from the site for disposal or reuse.	
2.10 Noise			
Project-Level Impacts			
N-1	Based on the noise modeling, ground-floor on-site noise levels would exceed the County's standards at 23 of the modeled single-family receivers, two of the modeled multi-family receivers, and two parks (see Table 2.10-8). These homes and other land uses are estimated to have rear-yard noise exposures ranging from 61 to 69 dBA CNEL in the future with implementation of the project. Therefore, these on-site receivers exceeding the County's land use noise standards would result in impacts that are potentially significant from noise on the ground floor at these receivers.	**M-N-1:** Prior to the issuance of grading permits for construction at the modeled receiver locations listed in Tables 9 and 10 of the Noise Technical Report for the Newland Sierra Project, the project applicant or its designee shall prepare an acoustical study based on the final map design, and shall implement any and all measures recommended as a result of the study, which shall be approved by the County of San Diego Planning & Development Services department (or its designee). The acoustical study shall include the following: 1. The location, height, and building material of any noise barriers to be constructed. The noise barriers shall be a minimum of 6 feet in height, have a surface density of at least 4 pounds per square foot, and be free of openings and cracks. The barriers may be	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		constructed of acrylic glass, masonry material, earthen berm, or a combination of these materials. Noise barrier heights shall be relative to final pad elevation. 2. A detailed analysis that demonstrates that noise barriers and/or setbacks have been incorporated into the project design, such that noise level exposure to residential receivers in all useable outdoor areas, including multi-family residential patios and balconies, is at or below the applicable noise standard (i.e., 60 dBA Community Noise Equivalent Level (CNEL) at single-family residences, and 65 dBA CNEL at multi-family residences). 3. In the event that pad grade elevations, lot configuration/site design, and/or traffic assumptions change during the processing of any final maps, the noise barrier shall be revised to reflect those modifications. 4. Permanent noise barriers shall be installed as part of the landscape plan.	
N-2	As shown in Table 2.10-9, several noise receiver locations were preliminarily found to exceed the County's exterior noise standard on the second floor; therefore, at these locations, impacts would be potentially significant.	See **M-N-1** above.	Impacts would be less than significant.
N-3	The single-family and multi-family residences exposed to exterior noise levels exceeding 60 dBA CNEL (either at ground level or at upper levels) could have interior noise levels greater than 45 dBA CNEL. The lots identified in Table 2.10-10 would result in impacts that are potentially significant from an exceedance of the County's interior noise standard.	**M-N-2:** Prior to issuance of building permits for the property lot numbers listed in Table 11 of the Noise Technical Report for the Newland Sierra Project, the applicant or its designee shall demonstrate that interior noise levels due to exterior noise sources at these locations will not exceed the applicable County of San Diego noise ordinance standard for the subject	Impacts would be less than significant.

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		land use. It is anticipated that the typical method of compliance would be to provide noise barriers where appropriate; structure setbacks; acoustically rated windows and doors; or air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most construction, would provide sufficient exterior-to-interior noise reduction. An acoustical study shall be prepared to demonstrate and verify that interior noise levels at all lots listed in Table 11 of the Noise Technical Report for the Newland Sierra Project are below 45 dBA Community Noise Equivalent Level (CNEL) within all habitable residential rooms.	
N-4	Noise levels attributed to unshielded HVAC mechanical systems could exceed the County's daytime property line noise limit for residential land uses (50 dBA L_{eq}) within 250 feet of the source. In addition, sources within 450 feet of an NSLU property line could exceed the County's nighttime noise limit (i.e., 45 dBA L_{eq}) for stationary-source noise. As a result, the impact of noise from HVAC equipment under the proposed project would be potentially significant.	**M-N-3** Prior to the issuance of any building permit for stationary noise-generating equipment such as heating, ventilating, air conditioning (HVAC) systems or standby generators, the applicant or its designee shall prepare an acoustical study of the proposed stationary noise sources associated with HVAC systems and standby generators for submittal to the County of San Diego (County) for review and approval. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels established by the County's Noise Ordinance, Section 36.404, the acoustical study shall identify mitigation measures shown to effectively reduce noise levels (e.g., enclosures, barriers, site orientation) to be implemented, as necessary, to demonstrate compliance with the County's Noise Ordinance, Section 36.404. Mitigation measures also may include implementing best engineering practices, changing the placement of noise-generating equipment, and implementing shielding for stationary noise sources associated with HVAC systems and	Impacts would be less than significant.

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Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		standby generators. All mitigation measures identified in the acoustical study shall be implemented by the applicant or its designee prior to issuance of any building permit.	
N-5	Emergency electrical generators located within 3,500 feet of project property lines could exceed the County's noise limit for daytime stationary source noise. In addition, generators located within 6,000 feet of project property line could exceed the County's property line noise limit for nighttime stationary source noise. As it is not yet known if any emergency generators would be used by planned on-site land uses, and specific locations for any generators have not been developed, this impact would be potentially significant.	See **M-N-3** above.	Impacts would be less than significant.
N-6	The County's daytime stationary noise criterion would be exceeded at up to approximately 125 feet from the acoustic center of potential loading docks for on-site commercial land uses, and the nighttime stationary noise criterion would be exceeded at up to approximately 250 feet from the acoustic center of potential loading docks. It is possible that the distance between loading docks and residential land uses could be less than 200 feet. Therefore, noise generated from loading docks and delivery activities would result in impacts that are potentially significant..	**M-N-4:** Prior to the issuance of any building permit for commercial land uses containing loading docks and delivery areas, the applicant or its designee shall prepare an acoustical study of the proposed commercial land use site plans for submittal to the County of San Diego (County) for review and approval. The acoustical study shall identify all noise-generating areas and associated equipment, and shall calculate predicted noise levels at the applicable property lines from all identified sources. Where predicted noise levels would exceed those established by the County's Noise Ordinance, Section 36.404, the acoustical study shall identify mitigation measures to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to demonstrate compliance with the property line noise level limits established by the County's Noise Ordinance, Section 36.404. Mitigation measures may include requiring that best engineering practices be used in the placement and shielding of noise-generating equipment and when developing site plans for commercial land uses containing loading docks and delivery areas. This shall ensure that noise levels at the property line	Impacts would be less than significant.

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		comply with the County's noise standards. All mitigation measures identified in the acoustical study shall be implemented by the applicant or its designee prior to the issuance of a building permit.	
N-7	The locations where blasting may be necessary is not known at this time. Also, other details such as blast-charge weights are not known at this time; thus, air-blast overpressures cannot be predicted. Since it is feasible that some damage to nearby structures may occur, impacts associated with blasting would be potentially significant**.**	**M-N-5:** Prior to approval of the grading permit for any portion of the proposed project, the project applicant or the designated contractor shall prepare, or cause to be prepared, a blast drilling and monitoring plan. The plan shall include estimates of the drill noise levels, maximum noise levels (L_{max}), air-blast overpressure levels, and groundborne vibration levels at each residential property line within 1,000 feet of the blasting location, and shall be submitted to the County of San Diego (County) for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. Where potential exceedances of the County's Noise Ordinance are identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, and the vibration-level limits of 1 inch per second peak particle velocity. The identified mitigation measures shall be implemented by the applicant or its designee prior to the issuance of the grading permit. Additionally, all project phases involving blasting shall conform to the following requirements: • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County. • Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest	Impacts would be less than significant

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		residence to the blast and is approved by the County. • Blasting shall not exceed 1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines, Section 4.3 (County of San Diego 2009a).	
n/a	Construction could occur within approximately 50 feet of on-site NSLUs, generating average noise levels of up to 89 dBA. This assumes a direct line of sight from the receiver to the construction area. Because construction work is cyclical, the 8-hour average noise level would be lower. Nonetheless, the County's noise limit of 75 dBA (8-hour average) may still be exceeded at future on-site residences and at the residences south of Town Center when work takes place near existing residences	**M-N-6:** To reduce temporary construction noise, the project applicant shall implement project design features 33 through 38.	
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, to ensure potential temporary construction impacts caused by airborne noise remain less than significant, this EIR recommends the following measure:	**M-N-7** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should prepare, or cause to be prepared, a noise impact study to analyze the potential for construction-related noise impacts as part of the CEQA/NEPA process. Caltrans can and should ensure standard measures to minimize or reduce the potential for significant noise impacts due to project construction are implemented. In addition, Caltrans can and should ensure additional options to minimize construction noise during the design phase, such as pre-drilling foundation pile holes where soil conditions allow, or using noise control blankets to shroud any pile driving hammer are implemented in the event of any such construction occurring proximate to noise-sensitive areas (if any).	

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N-8	Vibration levels may exceed 0.004 inch per second RMS or 0.1 inch per second PPV from general grading and pile-driving construction activities on Site and off Site at the nearest residence (the mobile home park south of Deer Springs Road, which is located approximately 150 feet from the nearest construction area). This impact would be potentially significant.	**M-N-8**: Prior to beginning construction of any project component within 200 feet of an existing or future occupied residence, the project applicant or its designee shall require preparation of a vibration monitoring plan for submittal to the County of San Diego (County) noise control officer for review and approval. At a minimum, the vibration monitoring plan shall require data be sent to the County noise control officer or designee on a weekly basis or more frequently as determined by the noise control officer. The data shall include vibration level measurements taken during the previous work period. In the event that the County noise control officer determines there is reasonable probability that future measured vibration levels would exceed allowable limits, the County noise control officer or designee shall take the steps necessary to ensure that future vibration levels do not exceed such limits, including suspending further construction activities that would result in excessive vibration levels until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 0.004 inch per second root mean square (RMS) or 0.1 inch per second peak particle velocity (PPV) at the nearest residential structure. Construction activities not associated with vibration generation could continue. The vibration monitoring plan shall be prepared and administered by a County-approved noise consultant. In addition to the data described previously, the vibration monitoring plan shall include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is provided	Impacts would be less than significant

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		in the following text. **Location of Vibration Monitors:** The vibration monitoring plan shall include a scaled plan indicating monitoring locations, including the location of measurements to be taken at construction site property lines and at nearby residential properties. **Vibration Instrumentation:** Vibration monitors shall be capable of measuring maximum unweighted RMS and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 Hertz. The vibration monitor shall be set to automatically record daily events during working hours and to record peak triaxial PPV values in 5-minute interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the report. The vibration monitors shall be calibrated within 1 year of the measurement, and a certified laboratory conformance report shall be included in the report. **Data Acquisition:** The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions, and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction equipment operation during the monitoring period and their locations and distances to all vibration measurement locations. **Exceedance Notification and Reporting Procedures:** A description of the notification of exceedance and reporting	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		procedures shall be included, and follow-up procedures taken to reduce vibration levels to below the allowable limits.	
N-9	Because the blasting locations, necessary geotechnical data, and blasting and materials handling plans are not known at this time, it is not possible to conduct a noise analysis assessing the proposed blasting and materials handling associated with the proposed project. Therefore, for purposes of this analysis, impacts would be potentially significant.	See **M-N-5** above. See **M-N-8** above.	Impacts would be less than significant
2.11 Paleontological Resources			
PR-1	Excavation in areas underlain by Quaternary older alluvium and younger alluvial deposits (Town Center, the Valley, Sierra Farms Park, and Sarver Lane) would result in potentially significant impacts to paleontological resources.	**M-PR-1: Paleontological Resources Monitoring** For excavation into geologic units of high or moderate paleontological potential (i.e., Town Center, the Valley, Sierra Farms park, and Sarver Lane), a Project Paleontologist or Paleontological Resources Monitor (under the supervision of the Project Paleontologist) shall be on-site during initial cutting, grading, or excavation into the substratum. The Project Paleontologist is a person with a PhD or master's degree in paleontology or a related field, and who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques. A Paleontological Resources Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials under the supervision of a Project Paleontologist. The Paleontological Resources Monitor shall work under the direct supervision of the Project Paleontologist. The applicant shall authorize the Project Paleontologist and/or Paleontological Resources Monitor to direct, divert, or halt any grading activity, and to perform all other tasks required by the provisions listed below.	Impacts would be less than significant

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		1. Monitor initial cutting, grading or excavation into the substratum; 2. If paleontological resources are unearthed the Project Paleontologist or Paleontological Resources Monitor, under supervision by the Project Paleontologist, shall: a. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented; b. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits; c. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the stratigraphic section, if feasible, and photographic documentation of the geologic setting; d. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens; e. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assign catalog numbers, and enter the appropriate specimen and locality data into a collection database; and f. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage	

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		and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs. 3. The Project Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered (if applicable), and the significance of the curated collection (if applicable). 4. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of Planning & Development Services for final approval of the mitigation, and submit an electronic copy of the report according to the County Planning & Development Services' Electronic Submittal Format Guidelines. 5. If no paleontological resources are unearthed the Project Paleontologist or Paleontological Resources Monitor, under supervision by the Project Paleontologist, shall prepare and submit a signed letter, stating that monitoring was conducted and no fossils were encountered during grading and excavation to Planning & Development Services. Mitigation will be deemed complete when the County receives and approves the final report. If no fossils of greater than 12 inches in any dimension are	

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		found during grading and excavation, the project applicant or designee shall submit a letter to the County Department of Planning & Development Services identifying who conducted the monitoring, stating that no fossils were found, and signed by the Project Paleontologist or Paleontological Resources Monitor. The letter shall be submitted to the County within 90 days following cessation of grading and excavation. Mitigation will be deemed complete when the letter report from the Project Paleontologist or Paleontological Resources Monitor stating that monitoring was conducted and no fossils were encountered during grading and excavation is submitted to and approved by Planning & Development Services.	
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, to ensure potential impacts to paleontological resources remain less than significant, this EIR recommends the following measure:	**M-PR-2:** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should require paleontological monitors to be present during grading activities to monitor the improvements and confirm no significant resources are encountered. The monitor should provide preconstruction coordination with contractors, oversee original cutting in previously undisturbed areas, halt or redirect construction activities as appropriate to allow recovery of newly discovered fossil remain, and oversee fossil salvage operations and reporting.	
2.13 Transportation and Traffic			
Direct Impacts (Existing + Project)			
Intersections			
TR-2	Deer Springs Road/Mesa Rock Road	**M-TR-2:** Prior to the issuance of the certificate of occupancy for the 900th equivalent dwelling unit, the project applicant, or its designee, shall reconstruct the Deer Springs Road/Mesa Rock	Impacts would be less than significant

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		Road intersection to provide the following intersection configuration. • Southbound – Two left-turn lanes, one shared through/right lane • Westbound – One right-turn lane, one shared through/right lane, one through lane, and one left-turn lane • Northbound – One through lane, one right lane and one left-turn lane • Eastbound – Two left-turn lanes, one through lane, and one through/right lane	
TR-3	Deer Springs Road/Sarver Lane	**M-TR-3:** Prior to the issuance of the certificate of occupancy for the 350th equivalent dwelling unit, the project applicant, or its designee, shall reconstruct the Deer Springs Road/Sarver Lane intersection to provide the following intersection configuration: • Southbound – One left-turn lane and one right-turn lane • Westbound – One shared through/right lane and one through lane • Eastbound – Two through lanes and one left-turn lane	Impacts would be less than significant

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Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
TR-6	Buena Creek Road/Monte Vista Drive	**M-TR-6:** Prior to the issuance of the certificate of occupancy for the 165th equivalent dwelling unit, the project applicant, or its designee, shall implement of the following mitigation options: 1. provide a traffic signal and the following lane configuration improvements at the intersection of Buena Creek Road/Monte Vista Drive: • Southbound – One shared left/right turn lane • Westbound – One through lane, and one right-turn lane with right-turn-overlap • Eastbound – One left-turn lane, and one through lane 2. Build a roundabout at this intersection.	Impacts would be less than significant
TR-7	Buena Creek Road/South Santa Fe Avenue	**M-TR-7:** Prior to the issuance of the certificate of occupancy for the 273th equivalent dwelling unit, the project applicant, or its designee, shall improve the Buena Creek Road/ S. Santa Fe Avenue intersection to provide dedicated right and left turn lanes on southbound Buena Creek Road. As the S. Santa Fe Avenue intersections with Buena Creek Road and Robelini Drive operate under a single traffic controller, as additional mitigation, the signal timing plan would be modified and the intersection signal equipment would be upgraded.	Impacts would be less than significant
Street Segments			
TR-10	Deer Springs Road: Sarver Lane to Mesa Rock Road	**M-TR-9** If Option A is approved, prior to the issuance of the certificate of occupancy for the 58th equivalent dwelling unit, the project applicant, or its designee, shall widen the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road to a 2.1B Community Collector with a two-way center turn lane. Or,	Under Option B, impacts would be less than significant

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		If Option B is approved, prior to the issuance of the certificate of occupancy for the 58th equivalent dwelling unit, the project applicant, or its designee, shall widen the segment of Deer Springs Road between Sarver Lane and Mesa Rock Road to San Diego County 4.1A Major Road standards.	
TR-15	Buena Creek Road: S. Santa Fe Avenue to Monte Vista Drive	See **M-TR-6 and M-TR-7** above	Impacts would be less than significant
Cumulative-Level Impacts			
Intersections			
TR-20	Deer Springs Road/Mesa Rock Road **u**nder both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-2** above	Impacts would be less than significant
TR-21	Deer Springs Road/Sarver Lane under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-3** above	Impacts would be less than significant
TR-22	Deer Springs Road/Sycamore Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	**M-TR-12:** The project applicant, or its designee, shall signalize this intersection if the intersection is not yet signalized by issuance of the certificate of occupancy for the 40th EDU.	Impacts would be less than significant
TR-26	Buena Creek Road/Monte Vista Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-6** above	Impacts would be less than significant
TR-27	Buena Creek Road/South Santa Fe Avenue under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-7** above	Impacts would be less than significant
TR-28	Robelini Drive/S. Santa Fe Avenue under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	**M-TR-14** The Project applicant, or its designee, shall participate in the County TIF Program.	Impacts would be less than significant
Street Segments			
TR-30	Deer Springs Road: Sarver Lane to Mesa Rock Road under both	See **M-TR-9** above	Under Option B,

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
	Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios		impacts would be less than significant
TR-36	Buena Creek Road: S. Santa Fe Avenue to Monte Vista Drive under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-6 and M-TR-7** above	Impacts would be less than significant
TR-37	Monte Vista Drive: Foothills Drive to Buena Creek Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-6** above	Impacts would be less than significant
TR-38	South Santa Fe Avenue: Robelini Drive to Buena Creek Road under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-14** above	Impacts would be less than significant
TR-39	Robelini Drive: Sycamore Avenue to S. Santa Fe Avenue under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-14** above	Impacts would be less than significant
TR-40	Gopher Canyon Road: Little Gopher Canyon Road to I-15 Ramps under both Existing + Project + Cumulative Projects With and Without the Mountain Meadow Road Connection scenarios	See **M-TR-14** above	Impacts would be less than significant
I-15 Interchange Improvements			
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, to ensure potential impacts to transportation and traffic remain less than significant, this EIR recommends the following measure:	**M-TR-17** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should prepare, or cause to be prepared, a traffic and transportation assessment as part of the CEQA/NEPA process. In addition, Caltrans can and should require temporary traffic control to minimize such temporary effects as a result of the interchange improvements.	
Project Design Features			
n/a	The project would be required to prepare Construction Traffic Control Plans (TCPs) to manage construction-related traffic.	**M-TR-18** The project applicant, or its designee, shall implement PDF-39 prior to issuance of the first grading permit and as	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		required for individual grading and construction permits associated with off-site improvements.	
2.14 Utilities and Service Systems			
Project-Level Impacts			
Water Supply			
n/a	Project and cumulative water service and supply impacts would be less than significant; and, thus, no mitigation measures are required. However, to ensure water supply impacts remain less than significant, this Draft EIR recommends the following measures:	**M-UT-1**: Prior to the issuance of building permits that allow construction, the project applicant of any subdivision map, or its designee, shall fund, or pay fair-share fees toward, all new or expanded water facilities and infrastructure shown in the project's Master Plan of Water (January 30, 2017). **M-UT-2**: The project applicant or its designee shall be prohibited from installing irrigation in any of the project's dedicated open space (approximately 1,209 acres) and non-irrigated fuel modification zones (approximately 272.2 acres) within the project. **M-UT-3**: Pursuant to CEQA Guidelines Section 15091(a)(2), the Vallecitos Water District's 2014 water demand factors are within the responsibility and jurisdiction of the District, and those water demand factors can and should be revised to remove the allocation of any water usage assigned to dedicated open space and non-irrigated fuel modification zones within its service area unless it is shown to be needed for health or safety concerns, which is not the case for the Newland Sierra Specific Plan project that is the subject of this EIR. **M-UT-4**: Prior to recordation of a final map, a "written verification" and supporting documents from the water supplier indicating the availability of a "sufficient water supply" as required by Section 66473.7 of the Subdivision Map Act (Senate Bill 221) shall be provided to the satisfaction of County departments.	

Table S-1
Summary of Significant Effects

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
n/a	While the final configuration and design of the Caltrans interchange improvements are not known at this time, such improvements are not expected to affect utilities and service systems. However, to ensure potential impacts remain less than significant, this EIR recommends the following measure:	**M-UT-5:** Pursuant to California Public Resources Code Section 21081(a)(2), in coordination with the I-15 interchange improvement project, which is within the responsibility and jurisdiction of Caltrans, Caltrans can and should ensure any required utilities relocation(s) are coordinated with the appropriate utility provider, including any design considerations. In addition, Caltrans can and should require standard transportation management techniques to minimize construction-related delays and inconvenience to the traveling public due to the I-15 interchange improvements.	

Table S-2
Summary of Project Design Features

PDF No.	Project Design Feature
PDF-1	Provide a mix of land uses, including residential, commercial, educational, and parks, so that residents of the project have access to basic shopping, school, and recreation opportunities without having to travel outside of the project Site. This would lower vehicle miles traveled because residents can use alternative transportation modes to reach the various land uses available within the Site.
PDF-2	Develop a comprehensive trail network designed to provide multi-use trails between the various project components, land uses, parks/open spaces, school, and the Town Center. The trails network would provide connections to the various recreational trails and multi-modal facilities accessing the project Site. Additionally, the loop road includes 5-foot-wide bike lanes on both sides of the roadway.
PDF-3	Provide bicycle racks along main travel corridors, adjacent to commercial developments, at public parks and open spaces, and at retail and multi-family buildings within the project Site.
PDF-4	Implement an electric bike-share program to further link the project neighborhoods to one another and to reduce motorized vehicle trips. The bike share program includes the placement of eight kiosks throughout the Community. Electric bikes can be taken from one kiosk and left at another to promote sustainable transportation between planning areas. It is anticipated that each kiosk will contain 10 to 20 electric bikes.
PDF-5	Coordinate with a car-share organization to install three car-share stations with one car each (for a total of three cars) in the commercial area of the project Site, available to residents on an on-demand basis.

Table S-2
Summary of Project Design Features

PDF No.	Project Design Feature
PDF-6	Coordinate a ride share or shuttle system that connects the various project neighborhoods to the Town Center and to external transit facilities and resources such as the park-and-ride lots and the Escondido Transit Center.
PDF-7	Coordinate with the San Diego Association of Governments (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the project's residents.
PDF-8	Promote the adjacent park-and-ride lots at the northeast quadrant of the Deer Springs Road/Mesa Rock Road intersection and at the northwest quadrant of the Deer Springs Road/Old Highway 395 intersection to residents to encourage carpooling.
PDF-9	Provide transit subsidies for residents.
PDF-10	Promote available websites providing transportation options for residents.
PDF-11	Create and distribute a "new resident" information packet addressing alternative modes of transportation.
PDF-12	Promote a transportation option app for use on mobile devices.
PDF-13	Coordinate with NCTD and SANDAG about future siting of transit stops/stations at the adjacent park-and-ride lots.
PDF-14	Provide transit subsidies for employees of the project's Town Center.
PDF-15	Promote available websites providing transportation options for businesses in the Town Center.
PDF-16	Promote the adjacent park-and-ride lots to employees to support carpooling.
PDF-17	Implement a demand-responsive shuttle service that provides access throughout the project Site, to the park-and-ride lots, and to the Escondido Transit Center.
PDF-18	Coordinate with SANDAG's iCommute program for carpool, vanpool, and rideshare programs that are specific to the project's employees.
PDF-19	Coordinate with NCTD and SANDAG on the future siting of transit stops/stations at the adjacent park-and-ride lots.
PDF-20	To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM Program.
PDF-21	Landform alteration shall be minimized by clustering development and preserving natural topography, open spaces, and view corridors. Community open space areas shall be integrated into Site design and building layout.
PDF-22	Solar panels shall be required on all residential units. Where feasible, roof-integrated solar panels should be considered to minimize visual impacts. All light fixtures along public roads shall be solar powered. The project can use centralized solar arrays (e.g., a solar array on top of a shade structure in a parking lot) to implement this requirement.
PDF-23	The garages of all single-family homes shall include an electric vehicle charger in the garage, and electric vehicle charging stations shall be installed in 3 percent of the Town Center's commercial core parking spaces.
PDF-24	All common area landscapes shall meet an evapotranspiration adjustment factor of 0.55 within residential neighborhoods and 0.45 within non-residential areas. An evapotranspiration adjustment factor of 1.0 is allowed for special landscape areas (i.e., recreational and community garden areas), as noted in County Ordinance Number 10032. All irrigation shall be designed to meet or exceed an average irrigation efficiency rating of 0.75 for spray/rotor irrigation and 0.81 for drip irrigation.

Table S-2
Summary of Project Design Features

PDF No.	Project Design Feature
PDF-25	Turf grass shall be prohibited in residential front yards and within street rights-of-way. Turf in rear or side yards of single-family homes shall be warm-season turf or shall have a plant species factor of 0.6 or lower.
PDF-26	All single-family homes shall be plumbed for greywater systems for use in private yards.
PDF-27	The amount of stormwater run-off and pollutant discharge shall be minimized through the use of open vegetated swales along roadways and within neighborhoods; water quality and detention basins; permeable paving, where feasible; and other similar low-impact-development techniques.
PDF-28	An area within the maintenance yard of the Sierra Farms Park shall be designated for collection of common area landscape trimmings. These landscape trimmings shall be chipped and ground into either mulch or compost and used to return organic matter and nutrients to the project's landscaped areas. The green waste collection area shall be designed to collect approximately 30 to 40 yards of material at a time (approximately three open stalls 10 feet wide by 10 feet long by 6 feet tall). A buffer of screening shrubs shall be planted between the collection area and the street. The green waste area shall be maintained by the HOA.
PDF-29	Vineyards and community gardens shall be incorporated to connect the Community to the region's agrarian history and provide productive landscapes.
PDF-30	Where feasible, commercial structures would use cool roof technologies and light-colored paving.
PDF-31	Builders would offer residents their choice of energy-efficient appliances (including washer/dryers, refrigerators), and appliances (including dishwashers) installed by builders would be Energy Star rated or equivalent.
PDF-32	The project would not install wood-burning fireplaces for heating purposes. All fireplaces would be natural-gas-fired.
PDF 33	The project applicant, or its designee, shall take those steps necessary to require that all construction equipment shall be properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
PDF 34	The project applicant, or its designee, shall take those steps necessary to require that whenever feasible, electrical power shall be used to run air compressors and similar power tools.
PDF 35	The project applicant, or its designee, shall take those steps necessary to require that equipment staging areas are located as far as feasible from occupied residences or schools.
PDF 36	The project applicant, or its designee, shall take those steps necessary to require that for all construction activity (on-site and off-site improvement work), noise attenuation techniques shall be employed, as needed, to ensure that noise levels remain below 75 dBA L_{eq} at existing residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites between affected uses.
PDF 37	The project applicant, or its designee, shall take those steps necessary to ensure that on-site rock crushing equipment is located a minimum of 600 feet from the property line of existing residences and future on-site residences.
PDF 38	Maximum noise levels resulting from pile driving operations shall be limited to 20 percent of every hour.
PDF 39	The project would be required to prepare Construction Traffic Control Plans (TCPs) to manage construction-related traffic, for County approval prior to issuance of the first grading permit and as required for individual grading and construction permits associated with off-Site improvements.