

**HARMONY GROVE VILLAGE SOUTH PROJECT
TABLE OF CONTENTS**

	<u>Page</u>
LIST OF ACRONYMS AND ABBREVIATIONS	xiii
 <u>VOLUME I</u>	
SUMMARY	S-1
S.1 Project Synopsis	S-1
S.1.1 Location	S-1
S.1.2 Description	S-1
S.1.3 Setting	S-4
S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects.....	S-6
S.3 Areas of Controversy	S-6
S.4 Issues to be Resolved by the Decision-making Body.....	S-7
S.5 Project Alternatives	S-8
S.5.1 General Plan Consistent with Sewer Alternative.....	S-8
S.5.2 No Project/No Development Alternative	S-11
S.5.3 General Plan Consistent with Septic Alternative.....	S-12
S.5.4 Senior Care Traffic Reduction Alternative	S-13
S.5.5 Biologically Superior Alternative	S-15
S.5.6 Off-site and Combined On-/Off-site Sewer Options Alternative	S-17
S.5.7 Environmentally Superior Alternative	S-19
 CHAPTER 1.0 – PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING	 1-1
1.1 Project Objectives	1-1
1.2 Project Description	1-2
1.2.1 Existing Conditions.....	1-2
1.2.2 Project’s Component Parts.....	1-3
1.3 Project Location	1-26
1.4 Environmental Setting.....	1-26
1.4.1 Project Vicinity	1-26
1.4.2 Project Site	1-29

1.5	Intended Uses of the EIR.....	1-30
1.5.1	Matrix of Project Approvals/Permits	1-30
1.5.2	Related Environmental Review and Consultation Requirements	1-32
1.6	Project Inconsistencies with Applicable Regional and General Plans.....	1-33
1.7	List of Past, Present and Reasonably Anticipated Future Projects in the Project Area.....	1-34
1.8	Growth-inducing Settings and Impacts	1-34
1.8.1	Growth Inducement Due to Land Use Policy Changes and Construction of Housing.....	1-35
1.8.2	Growth Inducement Due to Provision of Public Facilities or Services	1-37
1.8.3	Growth Inducement Due to Roadway Improvements	1-37
1.8.4	Growth Inducement Due to Extension of Public Utilities	1-38
1.8.5	Growth Inducement Conclusion	1-39
CHAPTER 2.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT		2.1-1
2.1	Aesthetics	2.1-1
2.1.1	Existing Conditions.....	2.1-1
2.1.2	Analysis of Project Effects and Determination as to Significance	2.1-26
2.1.3	Cumulative Impact Analysis.....	2.1-66
2.1.4	Significance of Impacts Prior to Mitigation.....	2.1-69
2.1.5	Mitigation.....	2.1-70
2.1.6	Conclusion	2.1-70
2.2	Transportation/Traffic	2.2-1
2.2.1	Existing Conditions.....	2.2-1
2.2.2	Analysis of Project Effects and Determination as to Significance	2.2-7
2.2.3	Cumulative Impact Analysis.....	2.2-18
2.2.4	Buildout Impact Analysis	2.2-20
2.2.5	Significance of Impacts Prior to Mitigation.....	2.2-21
2.2.6	Mitigation.....	2.2-22
2.2.7	Conclusion	2.2-24
2.3	Biological Resources	2.3-1
2.3.1	Existing Conditions.....	2.3-1
2.3.2	Analysis of Project Effects and Determination as to Significance	2.3-26
2.3.3	Cumulative Impact Analysis.....	2.3-51
2.3.4	Significance of Impacts Prior to Mitigation.....	2.3-55
2.3.5	Mitigation.....	2.3-57
2.3.6	Conclusion	2.3-63

2.4	Cultural Resources and Tribal Cultural Resources	2.4-1
2.4.1	Existing Conditions.....	2.4-1
2.4.2	Analysis of Project Effects and Determination as to Significance	2.4-8
2.4.3	Cumulative Impact Analysis.....	2.4-13
2.4.4	Significance of Impacts Prior to Mitigation.....	2.4-14
2.4.5	Mitigation.....	2.4-14
2.4.6	Conclusion	2.4-17
2.5	Noise	2.5-1
2.5.1	Existing Conditions.....	2.5-1
2.5.2	Analysis of Project Effects and Determination as to Significance	2.5-4
2.5.3	Cumulative Impact Analysis.....	2.5-14
2.5.4	Significance of Impacts Prior to Mitigation.....	2.5-16
2.5.5	Mitigation.....	2.5-17
2.5.6	Conclusion	2.5-19
2.6	Air Quality	2.6-1
2.6.1	Existing Conditions.....	2.6-1
2.6.2	Analysis of Project Effects and Determination as to Significance	2.6-6
2.6.3	Cumulative Impact Analysis.....	2.6-15
2.6.4	Significance of Impacts Prior to Mitigation.....	2.6-16
2.6.5	Mitigation.....	2.6-17
2.6.6	Conclusion	2.6-17
2.7	Greenhouse Gas Emissions	2.7-1
2.7.1	Existing Conditions.....	2.7-2
2.7.2	Analysis of Project Effects and Determination as to Significance	2.7-18
2.7.3	Cumulative Impact Analysis.....	2.7-33
2.7.4	Significance of Impacts Prior to Mitigation.....	2.7-33
2.7.5	Mitigation.....	2.7-33
2.7.6	Conclusion	2.7-41
2.8	Significant Irreversible Environmental Changes Resultant from Project Implementation	2.8-1
CHAPTER 3.0 – ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT		3.1.1-1
3.1	Effects Found Not Significant as Part of the EIR Process	3.1.1-1
3.1.1	Energy	3.1.1-1
3.1.2	Geology/Soils.....	3.1.2-1
3.1.3	Hazards and Hazardous Materials	3.1.3-1
3.1.4	Hydrology/Water Quality	3.1.4-1
3.1.5	Land Use and Planning	3.1.5-1
3.1.6	Paleontological Resources	3.1.6-1
3.1.7	Population and Housing.....	3.1.7-1

3.1.8	Public Services	3.1.8-1
3.1.9	Recreation	3.1.9-1
3.1.10	Utilities and Service Systems.....	3.1.10-1
3.2	Effects Found Not Significant During Initial Study	3.2-1
3.2.1	Agriculture	3.2-1
3.2.2	Mineral Resources	3.2-4
CHAPTER 4.0	– PROJECT ALTERNATIVES.....	4-1
4.1	Rationale for Alternative Selection	4-1
4.1.1	CEQA Alternatives	4-1
4.1.2	Project Objectives	4-3
4.1.3	Alternatives Considered But Rejected from Further Study	4-4
4.2	Analysis of the No Project/No Development Alternative	4-6
4.2.1	No Project/No Development Alternative Description and Setting	4-6
4.2.2	Comparison of the Effects of the No Project/No Development Alternative to the Proposed Project	4-6
4.3	Analysis of the General Plan Consistent with Septic Alternative.....	4-9
4.3.1	Description of the General Plan Consistent with Septic Alternative	4-9
4.3.2	Comparison of the Effects of the General Plan Consistent with Septic Alternative to the Proposed Project	4-9
4.4	Analysis of the General Plan Consistent with Sewer Alternative.....	4-14
4.4.1	Description of the General Plan Consistent with Sewer Alternative	4-14
4.4.2	Comparison of the Effects of the General Plan Consistent with Sewer Alternative to the Proposed Project	4-15
4.5	Analysis of the Senior Care Traffic Reduction Alternative	4-21
4.5.1	Description of the Senior Care Traffic Reduction Alternative	4-21
4.5.2	Comparison of the Effects of the Senior Care Traffic Reduction Alternative to the Proposed Project	4-22
4.6	Analysis of the Biologically Superior Alternative	4-28
4.6.1	Description of the Biologically Superior Alternative	4-28
4.6.2	Comparison of the Effects of the Biologically Superior Alternative to the Proposed Project	4-29
4.7	Analysis of the Off-site and Combined On-/Off-site Sewer Options Alternative	4-35
4.7.1	Off-site and Combined On-/Off-site Sewer Options Alternative Description and Setting.....	4-35
4.7.2	Comparison of the Effects of the Off-site and Combined On-/Off-site Sewer Options Alternative to the Proposed Project.....	4-38

4.8	Environmentally Superior Alternative	4-44
4.9	Summary of Alternatives	4-45
CHAPTER 5.0 – LIST OF REFERENCES		5-1
CHAPTER 6.0 – LIST OF EIR PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED		6-1
CHAPTER 7.0 – LIST OF MITIGATION MEASURES AND PROJECT DESIGN FEATURES		7-1
7.1	Comprehensive Listing of Mitigation Measures	7-1
7.1.1	Mitigation for Aesthetics Impacts.....	7-1
7.1.2	Mitigation for Transportation/Traffic	7-1
7.1.3	Mitigation for Biological Resources	7-3
7.1.4	Mitigation for Cultural Resources and Tribal Cultural Resources	7-9
7.1.5	Mitigation for Noise.....	7-11
7.1.6	Mitigation for Air Quality Impacts	7-13
7.1.7	Mitigation for Greenhouse Gas Emissions Impacts.....	7-13
7.2	Project Design Features/Conditions of Approval	7-17
7.2.1	Design Considerations for Aesthetics – Construction	7-17
7.2.2	Design Considerations for Aesthetics – Operation.....	7-18
7.2.3	Design Considerations for Transportation/Traffic – Construction	7-19
7.2.4	Design Considerations for Transportation/Traffic – Operation.....	7-20
7.2.5	Design Considerations for Biological Resources – Construction.....	7-20
7.2.6	Design Considerations for Biological Resources – Operation	7-20
7.2.7	Design Considerations for Noise – Construction.....	7-21
7.2.8	Design Considerations for Air Quality – Construction.....	7-21
7.2.9	Design Considerations for Air Quality – Operation	7-23
7.2.10	Design Considerations for Greenhouse Gases – Construction	7-24
7.2.11	Design Considerations for Greenhouse Gases – Operation	7-24
7.2.12	Design Considerations for Energy	7-26
7.2.13	Design Considerations for Geologic Hazards – Construction	7-26
7.2.14	Design Considerations for Hazards and Hazardous Waste – Construction....	7-28
7.2.15	Design Considerations for Hazards and Hazardous Waste – Operation.....	7-28
7.2.16	Design Considerations for Hydrology/Water Quality – Construction.....	7-31
7.2.17	Design Considerations for Hydrology/Water Quality – Operation	7-34
7.2.18	Design Considerations for Land Use and Planning – Operation	7-37
7.2.19	Design Considerations for Public Services and Utilities – Operation	7-37
7.2.20	Design Considerations for Agriculture	7-38

VOLUME II

CHAPTER 8.0 – LETTERS OF COMMENT ON THE DRAFT EIR AND REVISED DRAFT EIR AND RESPONSES.....	8-1
8.1 Introduction.....	8-1
8.2 List of Agencies, Organizations and Individuals that Commented on the DEIR and RDEIR.....	8-2
8.2.1 List of Agencies, Organizations and Individuals that Commented on the DEIR	8-2
8.2.2 List of Agencies, Organizations and Individuals that Commented on the RDEIR.....	8-6
8.3 Global Responses	8-7
8.3.1 Project Consistency with General Plan Policy LU-1.4.....	8-8
8.3.2 General Plan/Community Plan Amendments CEQA Impact Analysis	8-23
8.3.3. Fire Hazards Impact Analysis.....	8-32
8.3.4 Adequacy of Emergency Evacuation and Access.....	8-41
8.3.5 Baseline Conditions	8-49
8.3.6 Regional Plan Conformity	8-54
8.3.7 Climate Action Plan	8-59
8.4 Individual Comments and Responses	8-64

VOLUME III

8.5 Introduction to 2025 Revised FEIR Comments and Responses Received on the 2024 Recirculated Subchapter 2.7 and Attached Documents.....	8-71
8.6 List of Organizations and Individuals that Commented on the Revised FEIR (2024 Recirculated Subchapter 2.7 and Attached Documents).....	8-72
8.7 Global Responses	8-74
8.7.1 Res Judicata and New Information	8-75
8.7.2 Lack of Need for Recirculation.....	8-122
8.7.3. Reconsideration of General Plan Consistency Determination.....	8-143
8.7.4 2024 Fire / Evacuation	8-150
8.8 Individual Comments and Responses	8-184

TECHNICAL APPENDICES

A	Notice of Preparation (NOP) and Comments on the NOP
B	Visual Impact Analysis
C	Resource Protection Study Steep Slope Waiver
D	Traffic Impact Analysis
E	Biological Technical Report
F	Cultural Resources Technical Report
G	Acoustical Analysis Report
H	Air Quality Analysis Report
I	Geotechnical Report
J	Greenhouse Gas Analyses Report
J1	Global Climate Change Report
J2	Infill Analysis Memorandum
K-1	Phase I Environmental Site Assessment
K-2	Hazardous Materials Records Review Update
K-3	Phase II Environmental Site Assessment
L	Fire Protection Plan
M-1	CEQA Preliminary Hydrology/Drainage Study
M-2	Hydromodification Screening Analysis
M-3	Preliminary Hydromodification Management Study
M-4	Hydraulic (Floodplain) Analyses for HGV South
N	Priority Development Project Storm Water Quality Management Plan
O	Project Facility Availability Forms
P	Potable Water Study
Q	Sewer Master Plan
R	Mineral Resources Evaluation

LIST OF FIGURES

	On or Follows Page
1-1 Regional Location Map.....	1-66
1-2 Project Vicinity Map.....	1-66
1-3 Area Land Uses.....	1-66
1-4 Project Site Aerial Photograph.....	1-66
1-5 Harmony Grove Ridgelines and Project Connection to HGV	1-66
1-6a Site Plan	1-66
1-6b Off-site Utilities	1-66
1-7a-b Typical Architectural Styles	1-66
1-8 Center House Concept Plan	1-66
1-9 Open Space Plan	1-66
1-10 Conceptual Potable Water Plan	1-66
1-11 Footprint for Maximum Aeromod Facility	1-66
1-12 Conceptual Reclaimed Water and Sewer Plan.....	1-66
1-13 Conceptual Drainage Plan.....	1-66
1-14a Country Club Drive – Public Enhanced Residential Collector.....	1-66
1-14b Country Club Drive Transition from Three to Two Lanes South of Project Entry	1-66
1-15 Escondido Creek Bridge Schematic.....	1-66
1-16a Circulation Plan	1-66
1-16b Three-lane Private Drive, Head-in Parking	1-66
1-16c Three-lane Residential Private Drive.....	1-66
1-16d Two-lane Private Drive, Head-in Parking	1-66
1-16e Two-lane Residential Private Drive - Parking on Both Sides.....	1-66
1-16f Two-lane Residential Private Drive - Parking and Trail on One Side.....	1-66
1-16g Two-lane Residential Private Drive - No Parking and Trail on One Side	1-66
1-17 Trails and Pathways Plan	1-66
1-18 Visitor Parking Plan.....	1-66
1-19a Wall and Fence Typicals - A	1-66
1-19b Wall and Fence Typicals - B.....	1-66
1-20a Project Landscape Zones	1-66
1-20b Landscape Plan	1-66
1-20c Conceptual Park Plans	1-66
1-21a Lighting Plan.....	1-66
1-21b Street Lighting	1-66
1-22 Potential Sign Locations	1-66
1-23 Cumulative Projects	1-66
2.1-1 Photo Locations	2.1-72
2.1-2a-d On-site Photographs.....	2.1-72
2.1-3a Escondido Creek, East and West	2.1-72
2.1-3b Typical Ridgeline Development	2.1-72
2.1-3c-m Surrounding Public Viewpoints.....	2.1-72

2.1-4a-d	Built Elements Near Harmony Grove Village South.....	2.1-72
2.1-5	Viewshed Analysis.....	2.1-72
2.1-6	Conceptual Landscape Cross Sections.....	2.1-72
2.1-7a	Preliminary Retaining Wall Placement.....	2.1-72
2.1-7b	Potential Fire Walls.....	2.1-72
2.1-8a	Project Photo and Simulation from Key View 1	2.1-72
2.1-8b	Depiction of Lot 2 Topographic Backing from Community Park.....	2.1-72
2.1-9	Project Photo and Simulation from Key View 2	2.1-72
2.1-10	Topographic Cross Sections	2.1-72
2.1-11a	Slopes Providing the Project Setting.....	2.1-72
2.1-11b	Study Area Slope Map	2.1-72
2.1-11c	RPO Steep Slopes	2.1-72
2.1-11d	RPO Steep Slope Preserve and Encroachment Areas	2.1-72
2.1-12a	View toward Central Bench.....	2.1-72
2.1-12b	View toward Project from Harmony Grove Overlook in Elfin Forest Recreational Reserve	2.1-72
2.1-12c	View toward Project from Del Dios Highlands Fire Break Trail	2.1-72
2.1-13	Cumulative Projects for Visual Analysis.....	2.1-72
2.2-1	Existing Conditions.....	2.2-42
2.2-2	Existing Traffic Volumes.....	2.2-42
2.2-3	Project Traffic Distribution.....	2.2-42
2.2-4	Project Traffic Volumes.....	2.2-42
2.2-5	Existing Plus Project Traffic Volumes	2.2-42
2.2-6	Existing Plus Cumulative Traffic Volumes	2.2-42
2.2-7	Existing Plus Cumulative Plus Project Traffic Volumes	2.2-42
2.3-1	Vegetation and Sensitive Resources	2.3-70
2.3-2	Waters of the U.S./State – Existing Conditions.....	2.3-70
2.3-3	CDFW Jurisdiction – Existing Conditions	2.3-70
2.3-4	RPO Wetlands – Existing Conditions.....	2.3-70
2.3-5	Proposed Project Vegetation and Sensitive Resources/Impacts	2.3-70
2.3-6	Regional Preserve Lands/Wildlife Movement.....	2.3-70
2.3-7	Biological Cumulative Study Area	2.3-70
2.5-1	Receiver and Required Sound Wall Locations	2.5-24
2.7-1	HGV + HGV South Adjacent Land Uses	2.7-46
3.1.1-1	SDG&E Electricity Forecast.....	3.1.1-25
3.1.1-2	SDG&E Per Capita Electricity Consumption	3.1.1-25
3.1.1-3	SDG&E Electricity Consumption per Household	3.1.1-26
3.1.1-4	SDG&E Electricity Consumption for Commercial Uses.....	3.1.1-26
3.1.1-5	SDG&E Electricity Consumption for the TCU Sector	3.1.1-27
3.1.1-6	San Diego Regional Natural Gas Consumption Forecast	3.1.1-27
3.1.1-7	Water Embedded Energy Sources	3.1.1-28
3.1.1-8	Water-related Energy Use in California	3.1.1-28
3.1.1-9	San Diego Regional Projected On-road Fuel Consumption 1990–2030	3.1.1-29
3.1.2-1	Geology Map	3.1.2-14
3.1.3-1	Fire Protection Features	3.1.3-30
3.1.4-1	Project Location within Local Hydrologic Designations.....	3.1.4-34

3.1.5-1	Residences in Steep Slope Areas	3.1.5-58
3.1.9-1	Proposed Public and Private Park Locations	3.1.9-8
4-1	General Plan Consistent with Septic Alternative.....	4-46
4-2	General Plan Consistent with Sewer Alternative.....	4-46
4-3	Senior Care Traffic Reduction Alternative	4-46
4-4	Biologically Superior Alternative	4-46
4-5	Biologically Superior Alternative Vegetation and Sensitive Resources/Impacts	4-46
4-6	Off-site Connection to the HGV WRF	4-46
4-7	Off-site Connections of Combined On-/Off-site Wastewater Treatment to HGV	4-46
8.3.6-1	HGV + HGV South Adjacent Land Uses	8-70

LIST OF TABLES

	<u>Page</u>
S-1	Summary of Significant Effects..... S-21
S-2	HGV South Full-Build Alternatives Comparison of Impacts..... S-59
1-1	Project Landscape Palette
1-2	Project Design Features
1-3	Cumulative Projects in the Vicinity of the Proposed Project
2.2-1	Existing Traffic Volumes..... 2.2-29
2.2-2	Caltrans District 11 Freeway Segment Level of Service Definitions
2.2-3	Existing Street Segment Operations
2.2-4	Existing Intersection Operations..... 2.2-33
2.2-5	Existing Freeway Mainline Operations
2.2-6	Roadway Segment Operations Under Existing and Existing Plus Cumulative Plus Project Conditions..... 2.2-37
2.2-7	Intersection Operations Under Existing and Existing Plus Cumulative Plus Project Conditions..... 2.2-38
2.2-8	Freeway Segment Operations Under Existing and Existing Plus Cumulative Plus Project Conditions..... 2.2-39
2.2-9	Roadway Segment Operations Under Buildout Conditions
2.3-1	Waters of the U.S./State..... 2.3-66
2.3-2	Streambed and Riparian Habitat
2.3-3	RPO Wetlands..... 2.3-66
2.3-4	Impacts to Vegetation Communities/Habitat Types
2.3-5	Impacts to Jurisdictional Wetlands and Waterways
2.3-6	Cumulative Impacts on Biological Resources
2.5-1	Future Exterior On-site Noise Levels
2.5-2	Existing and Project Traffic Noise Level Impacts..... 2.5-21
2.5-3	Cumulative Traffic Noise Level Impacts..... 2.5-22
2.5-4	Future Exterior On-site Noise Levels with Sound Barrier..... 2.5-23
2.6-1	Ambient Air Quality Standards
2.6-2	Ambient Background Concentrations – San Diego Monitoring Stations

2.6-3	Federal and State Air Quality Designations.....	2.6-21
2.6-4	Screening-level Thresholds for Air Quality Impact Analysis.....	2.6-21
2.6-5	Construction Equipment Assumptions	2.6-22
2.6-6	Estimated Construction Emissions	2.6-23
2.6-7	Operational Emissions	2.6-23
2.6.8	Concurrent Operational and Construction Emissions.....	2.6-24
2.6.9	Estimated TAC Emissions from WTWRF	2.6-24
2.6.10	CO Hot Spots Modeling Results.....	2.6-25
2.6.11	Construction Health Risk Assessment Results	2.6-25
2.6.12	WTWRF Health Risk Assessment Results	2.6-26
2.7-1	Global Warming Potentials and Atmospheric Lifetimes of Common GHGs.....	2.7-42
2.7-2	Project Component Assumptions.....	2.7-42
2.7.3	Expected Construction Equipment	2.7-43
2.7-4	Estimated Construction CO ₂ e Emissions Summary	2.7-44
2.7-5	Estimated 2030 Annual GHG Emissions Summary (MT/Yr) with Project Design Features and State and Federal Mandates	2.7-45
3.1.1-1	California Energy Sources 2010	3.1.1-21
3.1.1-2	San Diego County Electricity Consumption 2007 – 2013.....	3.1.1-21
3.1.1-3	San Diego County Natural Gas Consumption 2007 – 2013	3.1.1-21
3.1.1-4	CEC-recommended Water Energy Proxies for Southern California	3.1.1-22
3.1.1-5	Historical and Projected Water Energy Consumption in the Rincon del Diablo MWD	3.1.1-22
3.1.1-6	Fuel Economy and Energy Consumption Rates for Autos and Trucks in the County (2014)	3.1.1-22
3.1.1-7	Summary of Potential Energy Efficiency Through Local Policies, 2020 Forecast, San Diego County	3.1.1-23
3.1.1-8	Total Energy Consumption from Construction Equipment and Vehicles	3.1.1-23
3.1.1-9	Projected Annual Energy Consumption at Buildout (Operational)	3.1.1-24
3.1.1-10	Project Fuel Economy and Energy Consumption Rates for Autos and Trucks	3.1.1-24
3.1.2-1	Description of On-site Soil Characteristics.....	3.1.2-13
3.1.2-2	Summary of Regional Fault Locations and Seismicity Data	3.1.2-14
3.1.4-1	Summary of Typical Pollutant Sources for Urban Storm Water Runoff.....	3.1.4-30
3.1.4-2	Typical Loadings for Selected Pollutants in Runoff From Various Land Uses.....	3.1.4-30
3.1.4-3	Surface and Groundwater Quality Objectives for the Escondido Creek Hydrologic Area and the Escondido Hydrologic Subarea	3.1.4-31
3.1.4-4	Potential Measures to Avoid or Minimize Impacts Related to Erosion and Sedimentation	3.1.4-32
3.1.4-5	Potential Measures to Avoid or Minimize Impacts Related to the Use and Storage of Construction-related Hazardous Materials	3.1.4-33
3.1.4-6	Potential Measures to Avoid or Minimize Impacts Related to the Generation of Debris during Demolition Activities.....	3.1.4-34
3.1.5-1	Steep Slope Analysis by Lot.....	3.1.5-58
3.1.8-1	Enrollment and Capacity of Schools that Would Serve the Project	3.1.8-11
3.1.8-2	Summary of Responding Fire Stations for the Project	3.1.8-11

3.1.8-3	Anticipated Numbers of New Students from the Project.....	3.1.8-12
3.1.8-4	Anticipated Numbers of New Students from Cumulative Projects	3.1.8-13
3.1.10-1	Rincon MWD Supply and Demand Summary for Normal-year Conditions...	3.1.10-14
3.1.10-2	Project Potable Water Demands	3.1.10-14
3.1.10-3	Wastewater Generation Estimates	3.1.10-15
3.1.10-4	Peak Flow Factors	3.1.10-15
4-1	HGV South Full-Build Alternatives Comparison of Impacts	4-46
8.3.3-1	Summary of HGV South Responding Fire Stations	8-65
8.3.3-2	Summary of Population and Estimated Call Generation	8-65
8.3.5-1	Harmony Grove Village Roadway Network Assumption Status	8-67
8.7.2-1	Lack of Need for Recirculation.....	8-125

LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACM	asbestos containing material
ADT	average daily trips
AEP	Association of Environmental Professionals
af	acre feet
afy	acre feet per year
AGR	agricultural supply
amsl	above mean sea level
APN	Assessor Parcel Number
AQAR	Air Quality Analysis Report
AQIA	Air Quality Impact Assessment
ARRA	American Recovery and Reinvestment Act of 2009
ASCE	American Society of Civil Engineers
ASM	ASM Affiliates, Inc.
AST	aboveground storage tanks
ATS	advanced treatment systems
Basin Plan	San Diego RWQCB Water Quality Control Plan for the San Diego Basin
BAT	best available technology economically achievable
BAU	business as usual
BCT	best conventional pollutant control technology
BIOL	biological habitats of special significance
BMI	benthic macroinvertebrate(s)
BMO	Biological Mitigation Ordinance
BMPs	best management practices
BOD	biochemical oxygen demand
BOS	biological open space
BRCA	Biological Resource Core Area
bsg	below surface grade
BTR	Biological Technical Report
BTU	British thermal units
CA	California
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CadnaA	Computer Aided Noise Abatement
CAFÉ	Corporate Average Fuel Economy
CalARP	California Accidental Release Program
CalEEMod	California Emission Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards
Caltrans	California Department of Transportation
CAP	Climate Action Plan

CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASQA	California Stormwater Quality Association
CBC	California Building Code
CBI	Conservation Biology Institute
CCAA	California Clean Air Act of 1988
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CDM	Community Development Model
CEC	California Energy Commission
CED	California Energy Demand
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CESA	California Endangered Species Act
CFs	chlorofluorides
CFCs	chlorofluorocarbons
CFC	California Consolidated Fire Code
CFD	Community Facilities District
CFR	Code of Federal Regulations
CFG	California Fish and Game Code
cfs	cubic feet per second
CGS	California Geological Survey
CH ₄	methane
CH&SC	California Health and Safety Code
Chang	Chang Consultants
CHHSLs	California Human Health Screening Levels
CHP	California Highway Patrol
CLOMR	Conditional Letter of Map Revision
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
COA	Conditions of Approval
COD	chemical oxygen demand
COLD	cold freshwater habitat
Construction General Permit	NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Discharges
COPPS	Community Oriented Police and Problem Solving
COS	Conservation and Open Space (Element)
County	County of San Diego
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources

CSA	County Service Area
CSD	San Diego County Sanitation District
CSMP	Construction Site Monitoring Program
CTMP	Community Trails Master Plan
CTP	County Trails Program
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
cy	cubic yards
DAWM	County of San Diego Department of Agriculture, Weights and Measures
dB	decibel(s)
dBA	A-weighted decibel(s)
DDHP	Del Dios Highland Preserve
DDT	Dichlorodiphenyltrichloroethane
DEH	San Diego County Department of Environmental Health
DM	Design Manual
DMA	drainage management area
DOGGR	California Department of Conservation, Division of Oil, Gas and Geothermal Resources
DOT	U.S. Department of Transportation
DPM	diesel particulate matter
DPW	County of San Diego Department of Public Works
Drainage Study	CEQA Preliminary Hydrology/Drainage Study
DRO	diesel range organics
DTSC	Department of Toxic Substances Control
DU/du	dwelling unit(s)
du/ac	dwelling unit(s) per gross acre
DWR	California Department of Water Resources
ECC	Escondido Creek Conservancy
EFHGFD	Elfin Forest/Harmony Grove Fire Department
EFRR	Elfin Forest Recreational Reserve
EO	executive order
EIR	Environmental Impact Report
EPIC	Energy Policy Initiative Center
ERTC	Escondido Research and Technology Center
ESA	Environmental Site Assessment
EST	estuarine habitat
EUHSD	Escondido Union High School District
EUSD	Escondido Union School District
°F	degrees Fahrenheit
FAHJ	Fire Authority Having Jurisdiction
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act

FGC	Fish and Game Code
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
Floodplain Analyses	Hydraulic (Floodplain) Analyses for Harmony Grove Village South
FMMP	Farmland Mapping and Monitoring Program
FMZ	Fuel Modification Zones
FPP	Fire Protection Plan
FRAP	Fire and Resource Assessment Program
g	acceleration due to gravity
General Plan	County of San Diego General Plan
Geocon	Geocon, Incorporated
GHG	greenhouse gas
GIS	Geographic Information Systems
GPA	General Plan Amendment
gpd	gallons per day
gpm	gallons per minute
Groundwater Permit	NPDES General Waste Discharge Requirements for Groundwater Extraction Discharges to Surface Waters Permit
GWh	gigawatt hours
GWP	global warming potential
H&SC	Health and Safety Code
H ₂ S	hydrogen sulfide
HA	Hydrologic Area
HCM	Highway Capacity Manual
HEC-RAS	Hydrologic Engineering Center – River Analysis System
HFCs	hydrofluorocarbons
HGSA	Harmony Grove Spiritualist Association
HGV	Harmony Grove Village
HI	hazard index
HLP	Habitat Loss Permit
HMBP	Hazardous Materials Business Plan
HMD	Hazardous Materials Division
HMP	Hydromodification Management Plan
HMS	Preliminary Hydromodification Management Study
HOA	homeowners' association
hp	horsepower
HR	House of Representatives Bill
HRS	USEPA Hazard Ranking System
HSA	Hydrologic Subarea
HU	Hydrologic Unit
HVAC	Heating, Ventilating and Air Conditioning

I-15	Interstate 15
IBC	International Building Code
IBI	Index of Biotic Integrity
ICC	International Code Council
IEPR	Integrated Energy Policy Report
in/sec	inches per second
IND	industrial service supply
IOUs	investor owned utilities
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
ISO	Insurance Services Office
JURMP	Jurisdictional Urban Runoff Management Plan
kg	kilogram
KV	key view
kV	kilovolt
kWh	kilowatt hours
LAFCO	Local Area Formation Commission
LBP	lead based paint
lbs/day	pounds per day
LBZ	limited building zone
LCFS	Low Carbon Fuel Standard
L _{EQ}	equivalent sound level
LF	Landfill
LGOP	Local Government Operations Protocol
LID	Low Impact Development
LLG	Linscott, Law and Greenspan Engineers
LOS	level of service
LPC	County of San Diego Light Pollution Code
LPPA	Local Park Planning Area
LTPP	Long Term Procurement Plan
LUST	leaking underground storage tank
MAR	marine habitat
MBTA	Migratory Bird Treaty Act
MEI	maximum exposed individual
MEP	maximum extent practicable
Metropolitan Water District	Metropolitan Water District of Southern California
MG	million gallons
mg/kg	milligram per kilogram
mg/l	milligrams per liter
mg/m ³	milligrams per cubic meter
mgd	million gallons per day
mpg	miles per gallon

MHCP	Multiple Habitat Conservation Program
MIGR	migration of aquatic organisms
MLD	Most Likely Descendant
MLS	mass loading station
MMT	million metric tons
MMTh	million therms
Montreal Protocol	Montreal Protocol on Substances that Deplete the Ozone Layer
mph	miles per hour
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone
MSCP	Multiple Species Conservation Program
MS4	Municipal Separate Storm Sewer Systems
MUN	municipal and domestic supply
Municipal Permit	NPDES Waste Discharge Requirements for MS4 Permit
MUP	Major Use Permit
MW	megawatt(s)
MWEL0	Model Water Efficient Landscape Ordinance
MWh	megawatt hour
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Program
NCTD	North County Transit District
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act
nm	nanometers
N ₂ O	nitrous oxide
NO	nitric oxide
NO ₂	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NSLU(s)	noise-sensitive land use(s)
O ₃	ozone
OAL	Office of Administrative Law
OES	Office of Emergency Services
OEHHHA	Office of Environmental Health Hazard Assessment
OPR	California Office of Planning and Research

PACE	Property Assessed Clean Energy
PAMA	Pre-Approved Mitigation Area
Pb	lead
PCBs	polychlorinated biphenyls
pcphpl	passenger car per hour per lane
PDC	Project Design Consultants
PDF	Project Design Feature
PDPs	Priority Development Projects
PDS	(County) Planning and Development Services
PeMS	Caltrans Performance Measurement System
PFCs	perfluorocarbons
PGA	peak horizontal ground acceleration
PG&E	Pacific Gas & Electric
PLDO	Park Land Dedication Ordinance
PM _{2.5}	particulate matter smaller than 2.5 microns in diameter
PM ₁₀	particulate matter smaller than 10 microns in diameter
POC	point of compliance
Porter-Cologne	State Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
Project/Proposed Project	Harmony Grove Village South
PV	photovoltaic
PVC	polyvinyl chloride
PWSI	Public Works Standards, Inc.
QSP	Qualified SWPPP Practitioner
RAQS	Regional Air Quality Strategy
RARE	rare, threatened, or endangered species
RCNM	Roadway Construction Noise Model
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act
REAP	Rain Event Action Plan
RECs	recognized environmental conditions
REC 1	contact water recreation
REC 2	non-contact water recreation
REL	reference exposure level
REZ	rezone
RES	Renewable Electricity Standard/Regional Energy Strategy
RFEIR	Revised Final Environmental Impact Report/2025 FEIR
RHNA	regional housing needs allocation
RMP	Resource Management Plan/Risk Management Plan
rms	root mean square
Rincon MWD	Rincon Del Diablo Municipal Water District

RPO	Resource Protection Ordinance
RPS	Resource Protection Study/ California renewable portfolio standard
RSFFPD	Rancho Santa Fe Fire Protection District
RTP	Regional Transportation Plan, or MOBILITY2030
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SANTEC	San Diego Traffic Engineers' Council
SANDAG	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SCE	Southern California Edison
SCS	Soil Conservation Service
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCFA	San Diego County Fire Authority
SDCFC	San Diego Consolidated Fire Code
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas and Electric
SDREO	San Diego Regional Energy Office
SE	Sand Equivalent
s.f.	square feet, foot
SF ₆	sulfur hexafluoride
SFR	single-family residence
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigation and Cleanup Program
SO ₂	sulfur dioxide
SOI	sphere of influence
SO _x	oxides of sulfur
SP	Specific Plan/service population
SPA	Specific Plan Amendment
SQG	Small Quantity Generators
SR	State Route
SRA	State Responsibility Area
STC	Sound Transmission Class
SWF	Solid Waste Facility
SWPPP	Storm Water Pollution Prevention Plan
SWQMP	Storm Water Quality Management Plan
SWRCB	State Water Resources Control Board
T-BACT	Toxics Best Available Control Technology
TACs	toxic air contaminants
TCU	Transportation, Communication, Utilities and Street Lighting
TDM	Transportation Demand Management

TDS	total dissolved solids
TIA	Traffic Impact Analysis
TIF	Transportation Impact Fee
TIGER	Transportation Investment Generating Economic Recovery
TM	vesting tentative map
TMDL	total maximum daily load
TNM	Traffic Noise Model
TSM	Transportation System Management
TSS	total suspended solids
TWAS	Temporary Watershed Assessment Station
UBC	Uniform Building Code
UDC	Unified Disaster Council
Un	under capacity
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
U.S.	United States
USC	United States Code
USD	University of San Diego
USDOT	U.S. Department of Transportation
USACE	U.S. Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UST	underground storage tank
UWMP	Urban Water Management Plan
VAP	Voluntary Assistance Program
V/C	volume-to-capacity ratio
VHFHSZ	Very High Fire Hazard Severity Zone
VIA	Visual Impact Assessment
VMT	vehicle miles traveled
VOCs	volatile organic compounds
vph	vehicles per hour
WARM	warm freshwater habitat
Weston	Weston Solutions, Inc.
WILD	wildlife habitat
WLAs	waste load allocations
WQBELs	water quality based effluent limitations
WRF	Water Reclamation Facility
WSA	Water Supply Assessment
WTWRF	Wastewater Treatment and Water Reclamation Facility
WUI	wildland urban interface
WUS	Waters of the U.S.
ZO	Zoning Ordinance

$\mu\text{g}/\text{m}^3$ micrograms per cubic meter