



County of San Diego

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April 15, 2021

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Project Name:

Ivanhoe Ranch; PDS2018-GPA-18-005, PDS2018-REZ-18-004, PDS2018-TM-5629, PDS2018-STP-18-016, PDS2018-AP-18-002; PDS2018-ER-18-19-004

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

3. a. Contact: Heather Steven, Project Manager
b. Phone number: (858) 495-5802
c. E-mail: Heather.Steven@sdcounty.ca.gov

4. Project location:

The project site is located in unincorporated San Diego County, approximately 4 miles south of the City of El Cajon, south of Interstate 8 (I-8), east of State Route 54 (SR-54) and north of State Route 94 (SR-94) (Figure 1, Regional Location). The project site is located within the Valle De Oro Community Plan Area. The project site is mostly undeveloped, with the exception of a single-family residence located centrally within the project site, and a working ranch with approximately three single-family residences and additional accessory structures located within the northern portion of the project site. Onsite elevations range from 115 meters above sea level (ASL) on the northwestern property line near the Cottonwood Golf Club to 172 meters ASL at the top of hill in the central portion of the site near the existing single-family residence. The project site includes horse corrals, tilled land, olive groves, a palm tree nursery, and associated infrastructure. The project site is located entirely within a Williamson Act Contract Area (AP71-071) within the Jamacha Agricultural Preserve #21, which is approximately 949.86 acres. The project site is also within the South County Multiple Species Conservation Program (MSCP) area. Approximately 36 acres of the 121.9-acre project site are designated

in the South County MSCP as Pre-Approved Mitigation Areas (PAMA). Project Assessor Parcel Numbers are the following: 518-030-41, -43, -44, and -45. Access to the project site would be through Ashley Park Drive on the southeast and Ivanhoe Ranch Road from the southwest.

5. Project Applicant name and address:

PV Ivanhoe, LLC
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

6. General Plan

Community Plan:	Valle De Oro
Land Use Designation:	Open Space/Recreation; Semi-Rural Residential (SR-10)
Density:	1 Unit per 4, 8, or 16 Acres; 1 Unit per 10 Acres (Slope Dependent)

7. Zoning

Use Regulation:	Limited Agriculture (A-70)
Minimum Lot Size:	10 Acres
Special Area Regulation:	Agricultural Preserve "A" Special Area Designator

8. Description of project:

PV Ivanhoe, LLC (Project Applicant) proposes Ivanhoe Ranch (Project), which is a 120-lot subdivision with 119 new residential units and one existing residence to remain unchanged, located in central unincorporated San Diego County, within the Valle De Oro Community Plan Area, on approximately 121.9 acres. Other Project components consists of the removal of a working ranch with approximately 3 single-family residences and additional accessory structures, 24.97 acres of biological open space, a private 1.78-acre park with a parking lot, private internal roads with concrete sidewalks, decomposed granite trails, street lighting, two bridges, landscaped areas, drainage basins, and an entry monument wall. Sewer and water infrastructure would be supplied by the Otay Water District with the closest sewer and water mains located at Ashley Park Drive. The Project would be served by the Grossmont Union High School District and the Cajon Valley Union School District for elementary, middle, and high schools. Fire services would be provided by the San Miguel Consolidated Fire Protection District with the closest fire station located three miles from the project site. As proposed, the Project requires the following discretionary actions: General Plan Amendment, Rezone, Tentative Map, Site Plan, Agricultural Preserve Disestablishment, and a Williamson Act Contract Cancellation. These aspects are discussed in greater detail below.

The Project would change the existing General Plan Land Use Designations from Open Space (Recreation) and Semi-Rural (SR-10), which allows for a maximum density of one unit per 10 or 20 gross acres (dependent upon slope). The Project would maintain the General Plan Semi-Rural land use designation but would amend the existing Use Designations to SR-0.5 on 43.2 acres within the northwestern portion of the project site, and to SR-2 on 78.66 acres of the southeastern portion of the project site. The SR-0.5 and SR-2 would allow for a maximum density of one unit per 0.5-acre or 2 acres, respectively. A Tentative Map is proposed to subdivide the approximate 121.9-acre property into 120 lots with 119 new residential units and one existing residence to remain unchanged.

The Project includes a Rezone which would change the use regulations and development regulations on the project site. The Rezone would change the existing zone from Limited Agriculture (A-70) to Rural Residential (RR) and Single Family Residential (RS). New Zoning Ordinance Development Regulations would be established with a Design Review "D" Special Area Designator. The animal designator would be changed from "L" to "C", which is more restrictive. The minimum lot size would be changed from 10 acres to 0.25-acre and 1.00-acre lot sizes. The building type would be changed from "C" to the more restrictive "B" to allow one single detached residence per lot, consistent with the proposed General Plan Designation and proposed Zone. A special setback designator "V" would be applied to the Project allowing for specific setback ranges to be established within the project site. The setbacks would range depending on abutting street widths and sizes, but at a minimum require a 20-foot front yard setback, 25-foot rear yard setback, and a 17-foot side yard separation between residential structures. The proposed "D" Special Area Designator would be implemented through a Site Plan, establishing the aforementioned setbacks by the "V" special setback designator and other development regulations such as building layouts and building materials. The Site Plan is proposed as part of the Project.

The "A" Special Area designator would be removed by the Rezone and requires removal of the project site from the Jamacha Agricultural Preserve #21. The project site also requires the cancellation of the Williamson Act Contract (AP71-17). A request to initiate the Notice of Nonrenewal on the subject property was filed on September 28, 2015, effective January 1, 2016. The Williamson Act Contract would expire on January 1, 2026, unless the Board of Supervisors approves a cancellation prior to that date as part of this Project. Historically, the project site was occupied by the Ivanhoe Stock Farm in 1952, including agricultural fencing for cattle grazing and an olive tree orchard. Currently, limited commercial agricultural operations occur onsite such as educational programs for students.

The Project Applicant proposes one and two-story farmhouse design housing types. The primary styles proposed are a modern farmhouse, adobe farmhouse, and transitional farmhouse. The primary aesthetic differences between the modern and adobe styles would be the building materials. For example, the modern farmhouse would incorporate wood elements as the primary building material

(including wood exterior elements and wood or composite/concrete shingles) along with stone, brick, or other masonry accents. The adobe farmhouse would include stucco exterior elements, reddish clay or concrete tiles, and wood accents. The transitional farmhouse would be a blend of the modern and adobe farmhouse styles but would not include clay tiled roofs. The modern farmhouse would incorporate natural wood-looking woodwork, as well as stone, brick, or other masonry accents. The design of the proposed homes would be similar in size and include exterior colors and materials to complement the adjacent residential Steele Canyon Specific Plan Area, which would allow for a contiguous and consistent pattern of development.

9. Surrounding land uses and setting:

The project site is located in unincorporated San Diego County, within the central southern portion of the Valle De Oro Community Plan Area in Rancho San Diego. This area includes the Rancho San Diego, Cottonwood and Sweetwater-Avocado Specific Plan areas. These areas are almost completely developed with large-scale, residential and commercial developments interspersed with large areas of green-belt open space and biological open space needed for wildlife preservation. The project site is bounded by Ivanhoe Ranch Road and the Cottonwood Golf Club to the west and the Steele Canyon residential development to the south. The Steele Canyon Golf Course and mountainous terrain are located to the north and east of the project site. The Cottonwood Golf Club, a public, 18-hole golf course located off Willow Glen Drive, borders the western project boundary. The Steele Canyon Estates residential development and several fairways and greens of the Steele Canyon Golf Club border the project site on the south. Residential development is located off Ivanhoe Ranch Road located approximately 500 feet from the project site. A large-lot residential development is located to the east of this neighborhood located approximately 40 feet from the project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
General Plan Amendment	County of San Diego
Rezone	County of San Diego
Tentative Map	County of San Diego
Site Plan	County of San Diego
Agricultural Preserve Disestablishment	County of San Diego
Williamson Act Contract Cancellation	County of San Diego, CA Department of Conservation
Landscape Plan	County of San Diego
Grading and Improvement Plans	County of San Diego
County Right-of-Way Permits Construction & Encroachment Permit(s)	County of San Diego

401 Permit - Water Quality Certification (if required)	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill (if required)	US Army Corps of Engineers (ACOE)
1602 – Streambed Alteration Agreement (if required)	CA Department of Fish and Wildlife (CDFW)
Section 7 - Consultation or Section 10a Permit – Incidental Take (if required)	US Fish and Wildlife Services (USFWS)
National Pollutant Discharge Elimination System (NPDES) Permit (if required)	RWQCB
General Construction Storm Water Permit	RWQCB
Fire District Approval	San Miguel Consolidated Fire Protection District
School District Approval	Grossmont Union High School District and the Cajon Valley Union District
Sewer and Water District Approval	Otay Water District

The Project may require other approvals not listed in this table.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES

NO

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission’s Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Signature 

April 15, 2021
Date

Jenna Roady
Printed Name

Land Use/Environmental Planner
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Potentially Significant Impact: The project site is mostly undeveloped, with the exception of a single-family residential home that will remain and a working ranch. The Project would introduce development, including 119 single-family residences, a 1.78-acre park, and 24.97 acres of open space areas. Because the Project would introduce development, it has the potential to result in significant impacts to scenic vistas. Therefore, a visual analysis will be prepared and discussed within the context of the Draft Environmental Impact Report (DEIR) to analyze potential impacts to scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

State Scenic Highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic per the California Scenic Highway Program. Generally, the area defined within a State Scenic Highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the State Scenic Highway.

Potentially Significant Impact: The project site is located north of SR-94, which is eligible for listing on the Caltrans Scenic Highway Program, however, it is not a State designated scenic highway. Therefore, the Project will not impact a State designated highway. The Open Space and Conservation Element of the County’s General Plan identifies the County Scenic Highway System. The project site is located approximately 0.25 mile from Willow Glen Drive, a County scenic roadway listed in Table COS-1, County Scenic Highway System of the Open Space and Conservation Element of the County’s General Plan. Therefore, a visual analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to scenic resources.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of the public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is located in a non-urbanized area. The project would introduce development on the project site compared to existing conditions. Therefore, a visual analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to visual character and quality of the onsite and surrounding scenic resources.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 29 miles from the Mount Laguna Observatory. Light introduced on site as a result of the Project would include lighting for outdoor residential walkways, roadways, parking lots, and residential entrance lighting, which could result in introduction of substantial light in the area. Glare impacts could occur if large expanses of reflective materials, such as glass or metal, would be introduced on site. Therefore, a visual analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to day- or night-time views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the majority of the project site is designated as “Prime Agricultural Lands,” and portions of the project site are also designated as “Farmland of Local Importance”. Therefore, the Project has the potential to directly and indirectly impact important farmland. An agricultural resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to important farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is located within an existing Williamson Act Contract (AP71-17) and Jamacha Agricultural Preserve #21, which includes approximately 949.86 acres. The project site is zoned A-70 and is subject to the Agricultural Preserve “A” Special Area Designator. Therefore, the Project has the potential to conflict with existing zoning for agricultural use or a Williamson Act Contract. An agricultural resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to important farmland.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site, including offsite improvements, does not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland production zones.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site does not contain any forest lands as defined in Public Resources Code Section 12220(g); therefore, Project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the Project is not located in the vicinity of forest resources.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is located within an existing Williamson Act Contract (AP71-17) and Jamacha Agricultural Preserve #21. Portions of the project site are designated as “Prime Farmland” and Farmland of Local Importance” by the Farmland Mapping and Monitoring Program. Therefore, the Project would result in changes in the existing environment that, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources to non-agricultural use. An agricultural resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to important farmland or other agricultural resources.

The project site does not contain any forest lands.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is located within the San Diego Air Basin and is subject to the San Diego Air Pollution Control District Guidelines and regulations. The Project would produce temporary equipment and vehicular emissions during construction and would produce operational emissions from area sources (such as landscaping and use of architectural coatings), energy sources, and mobile sources.

The Project includes a General Plan Amendment and is proposing denser development than densities anticipated in the San Diego Association of Governments (SANDAG) growth projections used in development of the San Diego Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP). Operation of the project may result in emissions that were not considered as a part of the RAQS based on growth projections. As such, the Project may conflict with either the RAQS or the SIP. An air quality analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to the RAQS and SIP.

b) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: San Diego County is presently in nonattainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for ozone (O₃). San Diego County is also presently in nonattainment for the annual geometric mean and for the 24-hour concentrations of particulate matter less than or equal to 10 microns (PM₁₀) and 2.5 microns (PM_{2.5}) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands. The Project proposes a General Plan Amendment and Rezone that would result in a more intense use of the project site. Construction emissions would include emissions associated with Carbon Monoxide (CO), VOCs, NO_x, Sulfur Oxide (SO_x), PM₁₀, and PM_{2.5} from fugitive dust, heavy construction equipment, and construction workers commuting to and from the site. Operational emissions would include emissions associated with CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5} generated by the Project that would be associated with traffic accessing the project site, and with area sources such as fireplaces, landscaping, and energy use for the residences. Therefore, the Project may contribute to a cumulatively considerable net increase of criteria pollutants for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. The Project’s potential impacts, as well as the past, present and future projects within the surrounding area, related to air quality standards and existing or projected air quality violations will be discussed in an air quality analysis within the context of the DEIR to analyze potential cumulative impacts to air quality.

c) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other

facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors.

The Project would introduce new “sensitive receptors” into the project area from the development of residential units. Grading and construction activities associated with the proposed development could expose sensitive receptors to substantial pollutant concentrations. An air quality analysis will be prepared and discussed within the context of the DEIR to analyze the Project’s potential to expose sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Potentially Significant Impact: Construction of the Project could result in objectionable odors from the emission of diesel fumes and other odors typically associated with construction activities. If located near sensitive receptors, construction odors could affect a substantial number of people. During operations, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Although odor impacts are unlikely, an analysis will be prepared and discussed within the context of the DEIR to analyze the Project’s potential to result in significant odor impacts during construction and operation.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Potentially Significant Impact: Approximately 36 acres of the 121.9-acre project site are designated in the South County MSCP as Pre-Approved Mitigation Areas (PAMA). Sensitive or special status species occur or have the potential to occur within the project site. Therefore, the Project has the potential to directly and indirectly impact candidate, sensitive, and/or special-status species. A biological resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to candidate, sensitive or special status species.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Potentially Significant Impact: The project site is currently mostly undeveloped. Pursuant to the San Diego Geographic Information System, a variety of vegetation communities have been mapped within the project site, including Diegan Coastal Sage Scrub, valley and foothill grasses, and chaparral. Therefore, the Project has the potential to result in an adverse effect on riparian habitat or other sensitive natural community. A biological resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Potentially Significant Impact: The project site could contain wetlands and drainages that would likely be subject to the Resource Protection Ordinance and/or federal and state jurisdictional water regulations. Therefore, the project has the potential to cause a substantial adverse effect on state or federally protected wetlands. A biological resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to a state or federally protected wetland.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Potentially Significant Impact: The project site is currently undeveloped and surrounded by vacant uses to the north and northeast, a golf course to the west, and residential development to the south and southeast. The Project has the potential to impact native resident or migratory wildlife corridors. A biological resources analysis will be prepared and discussed within the context of the DEIR to analyze potential impacts to wildlife movement.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Potentially Significant Impact: The project site is located within the boundaries of the MSCP South County Subarea Plan within the unincorporated land in the Metro-Lakeside-Jamul Segment. Approximately 36 acres of the project site are designated in the South County MSCP as PAMA. The Project has the potential to conflict with local policies or ordinances protecting biological resources. A biological resources analysis will be prepared and discussed within the context of the DEIR to analyze potential local, regional, and state plans, policies and ordinances.

f) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Potentially Significant Impact: The project site is located within the boundaries of the MSCP South County Subarea Plan within the unincorporated land in the Metro-Lakeside-Jamul Segment. Approximately 36 acres of the project site are designated in the South County MSCP as PAMA. Therefore, the Project has the potential to conflict with local, regional, and state plans, policies, and ordinances. A biological resources analysis will be prepared and discussed within the context of the DEIR to analyze potential local, regional, and state plans, policies and ordinances.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less than Significant Impact
- No Impact

Potentially Significant Impact: One existing residential structure is present on the project site. However, this residence would remain on site and be undisturbed. Various other structures, including a horse barn and farm buildings, are currently present on the project site. Historical resources may be located on the project site and/or in the vicinity. Therefore, the Project has the potential to cause a substantial adverse change to a historical resource. A Cultural Resources analysis will be prepared and discussed within the context of the DEIR to analyze potential for impacts to cultural resources resulting from the Project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: Archaeological resources may be located within the project site. Therefore, the Project has the potential to cause a substantial adverse change of an archaeological resource. A Cultural Resources analysis will be prepared and discussed within the context of the DEIR to analyze the potential for impacts to archaeological resources resulting from the Project.

c) Disturb any human remains, including those interred outside of formal cemeteries?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: There may be archaeological resources within the Project area that could contain interred human remains. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the Project, the County and applicant would work with the appropriate Native Americans as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98 to ensure that all human remains would be appropriately treated. An analysis of the potential impacts to disturb any human remains, including those interred outside of formal cemeteries, will be prepared and discussed within the context of the DEIR.

VI. ENERGY – Would the Project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact. The Project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during the construction and operation phases of the Project. Because the amount of energy anticipated to be used during construction and operation of the Project is not known at this time, the Project could have a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. An analysis of the Project's energy consumption will be prepared and discussed within the context of the DEIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact. Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and vehicle miles traveled (VMT). Nonetheless, because the amount of energy anticipated to be used during construction and operation of the Project, and the features for energy efficiency implemented for the Project are not known at this time, the Project could conflict with or obstruct a state or local plan for renewable energy and/or energy efficiency. An analysis of the potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency will be prepared and discussed within the context of the DEIR.

VII. GEOLOGY AND SOILS -- Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site is not located within a State of California Earthquake Fault Zone, nor is it located in a County Special Study Zone. However, the Project would introduce 119 single-family residences to the project site. Therefore, due to the seismically active nature of Southern California and because the Project would include habitable structures, the Project could expose people or structures to potentially significant impacts. A Geologic Investigation analysis of potential adverse effects involving rupture of an earthquake fault, will be prepared and discussed within the context of the DEIR.

- ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project site is not located within a Near-Source Shaking Zone as identified in Figure 3 of the County of San Diego Guidelines for Determining Significance: Geologic Hazards (Geologic Hazards Guidelines). However, the project site is within Seismic Zone 4, as is all of San Diego County, and is subject to ground shaking. To ensure the structural integrity of all structures, the Project must conform to the seismic design requirements as outlined within the California Building Code. The County Department of Planning & Development Services will review applications for building permits for compliance with the California Building Code. Compliance with the California Building Code and the County Code would minimize potential impacts from the exposure of people or structures to

potential adverse effects from strong seismic ground shaking. Nonetheless, to ensure that significant impacts from seismic ground shaking would be reduced to the extent feasible, a Geologic Investigation analysis of potential adverse effects involving strong seismic ground shaking will be prepared and discussed within the context of the DEIR.

iii. Seismic-related ground failure, including liquefaction?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation
- No Impact
- Incorporated

Potentially Significant Impact: Portions of the project site are located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Liquefaction typically occurs in a zone with seismic activity, on sites with soils that are cohesionless, static groundwater occurs within 50 feet of the surface, and soil relative densities are less than about 70%. The Project would be designed in accordance with the seismic design requirements of the California Building Code. However, the Project could result in seismic-related ground failure, including liquefaction. A Geological Investigation analysis of potential adverse effects involving seismic-related ground failure, including liquefaction, will be prepared and discussed within the context of the DEIR.

iv. Landslides?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation
- No Impact
- Incorporated

Potentially Significant Impact: The project site is not located within a “Landslide Susceptibility Area” as identified in the County’s Geologic Hazards Guidelines. However, various slopes are present throughout the project site that could result in landslide hazards. A Geological Investigation analysis of potential adverse effects involving landslides will be prepared and discussed within the context of the DEIR.

b) Result in substantial soil erosion or the loss of topsoil?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation
- No Impact
- Incorporated

Potentially Significant Impact: Because the Project would be located on a vacant, undeveloped site, construction of the Project would expose and disturb soils and would therefore increase the potential of soil erosion. The Project would be required to comply with the County’s Grading Ordinance, which contains design standards and performance requirements to avoid or reduce erosion. Nonetheless, to further ensure that the Project would not result in substantial erosion or the loss of topsoil, a Geologic Investigation analysis will be prepared and discussed within the context of the DEIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would involve site grading for construction that could occur on unstable soils. Therefore, the Project could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse as a result of unstable soils. A Geologic Investigation analysis will be prepared and discussed within the context of the DEIR to analyze the Project site’s unstable soil potential.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project site is not located in an area identified as having expansive soils as determined by the County’s Geologic Hazards Guidelines. However, to ensure that no impacts to expansive soils would occur as a result of the Project, a Geologic Investigation analysis will be prepared and discussed within the context of the DEIR to analyze the Project site’s expansive soil potential.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would be served by existing wastewater providers and would not require the installation of septic systems or other on-site wastewater systems. However, to ensure adequate wastewater would be provided, and thus no septic tanks would be required, this issue will be further discussed within the context of the DEIR.

f) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County of San Diego.

Potentially Significant Impact: The project site is designated as having low potential for containing unique geological features. However, due to the unknown nature of excavation, there could be a potential for indirect impacts. An analysis on unique geological features will be further discussed within the context of the DEIR.

VIII. GREENHOUSE GAS EMISSIONS – Would the project

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Greenhouse Gas (GHG) emissions result in an increase in the earth’s average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, nitrous oxide, and fluorinated gases. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

The Project would generate GHG emissions from area sources, energy demand (electricity and natural gas), water consumption, solid waste handling, motor vehicle trips, and construction and land use change activities. A Greenhouse Gas Technical analysis will be prepared and discussed within the context of the DEIR to address the Project’s potential impacts from GHG emissions.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would generate GHG emissions from area sources, energy demand (electricity and natural gas), water consumption, solid waste handling, motor vehicle trips, and construction and land use change activities. A Greenhouse Gas analysis will be prepared and discussed within the context of the DEIR to quantify and analyze any potential conflicts with any applicable plan, policy, or regulation for the purpose of reducing the emissions of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Construction of the Project would involve heavy pieces of machinery that use diesel fuels, oils and lubricants, grease, and solvents that could result in a significant hazard to the public or the environment, or an upset or accident if not stored or disposed of properly.

Hazardous materials associated with operation of the residential dwellings, landscaping, and facility maintenance would be limited to private use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. The Project would introduce residential dwelling units to the site, resulting in an increased use of commercially available potentially hazardous materials. Further, the Project’s landscaping would potentially use commercially available fertilizers, pesticides, and other regulated materials commonly used in agricultural operations. Although use of these chemicals is generally common for residential uses, they could result in significant hazard to the public or the environment if not stored or disposed of correctly. Therefore, the Project could result in impacts to hazardous materials during construction and operations. A Hazardous Materials analysis will be prepared and discussed within the context of the DEIR to determine the Project potential to involve an accident condition or release of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Construction of the Project would involve heavy pieces of machinery that use diesel fuels, oils and lubricants, grease, and solvents that could result in a significant hazard to the public or the environment, or an upset or accident if not stored or disposed of properly.

Hazardous materials associated with operation of the residential dwellings, landscaping, and facility maintenance would be limited to private use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. The Project would introduce residential dwelling units to the site, resulting in an increased use of commercially available potentially hazardous materials. Further, the Project’s landscaping would potentially use commercially available fertilizers, pesticides, and other regulated materials commonly used in agricultural operations. Although use of these chemicals is generally common for residential uses, they could result in significant hazard to the public or the environment if not stored or disposed of correctly. Therefore, the Project could result in impacts to hazardous materials during construction and operations. A Hazardous Materials analysis will be prepared and discussed within the context of the DEIR to determine the Project potential to involve an accident condition or release of hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The closest school is Jamacha Elementary School, located approximately 0.35 miles from the project site. The Project would not use any substances listed in Chapter 6.95 of the Health and Safety Code within 0.25 miles of a school. The risks associated with hazardous materials and existing hazardous conditions would not apply to the project site, and potential impacts to local schools would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: California Government Code Section 65962.5 requires that information regarding environmental impacts of hazardous substances and wastes be maintained and provided at least annually to the Secretary for Environmental Protection. The project site is not included on the Cortese List per Government Code Section 65962.5. A Hazardous Materials analysis will be prepared and discussed within the context of the DEIR to review all available federal, state, and local records documenting hazardous waste and contamination sites to determine if the Project is located within or adjacent to any of these sites.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project site is not located within an established Airport Influence Area for a public airport or public use airport, and the nearest airport is located approximately 6.5 miles away at the Agua Caliente Airport according to the San Diego County Regional Airport Authority maps. In addition, the Project does not constitute a hazard to aviation and does not include the development of any helipads or associated aeronautical uses. As such, there would be no impacts associated with safety hazards or excessive noise for people residing or working in the project area. Therefore, this issue will not be discussed in the DEIR.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The County of San Diego has several emergency response plans including, but not limited to the following: Operational Area Emergency Plan; Multi-Jurisdictional Hazard Mitigation Plan; San Diego County Nuclear Power Station Emergency Response Plan; Oil Spill Contingency Element; and the Emergency Water Contingencies Annex and Energy Shortage Response Plan. The following subsections summarize the Project’s consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Potentially Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The Plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas.

Portions of the project site are located within a Very High Fire Hazard Severity Zone (FHSZ) as defined by the California Department of Forestry and Fire Protection (CAL FIRE). Development of 119 single-family homes and associated infrastructure would create an increase in demand for fire protection and emergency services due to increased activity, proximity of housing to preserved vegetation fuel on the site, and a greater number of ignition sources on the site, including equipment and human activities. The potential for the Project to impair implementation of or physically interfere with these plans will be analyzed in the DEIR.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The Project would not interfere with the San Diego County Nuclear Power Station Emergency Response Plan due to the location of the Project and the specific requirements of the Emergency Response Plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. The project site is approximately 80 miles from the San Onofre Nuclear Generation Station, and as such, is not expected to interfere with any response or evacuation for that facility. Therefore, this subject will not be addressed in the DEIR.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Project is not located along the coastal zone or coastline; therefore, it would not interfere with the Oil Spill Contingency Element. This subject will not be addressed in the DEIR.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Project would not interfere with the Emergency Water Contingencies Annex and Energy Shortage Response Plan because the Project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct. This subject will not be addressed in the DEIR.

v. DAM EVACUATION PLAN

No Impact: According to the California Department of Water Resources, the Project is not located within a dam inundation zone. Therefore, the Project would not interfere with the Dam Evacuation Plan. This subject will not be further addressed in the DEIR.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Portions of the project site are located within moderate, high, and very high fire hazard severity zones. The project site is also located adjacent to wildlands that have the potential to support wildland fires. The Project would be required to comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Nevertheless, the Project may expose people or structures to a significant risk of loss, injury or death involving wildland fires. A Fire Protection Plan analysis will be prepared and discussed within the context of the DEIR to determine the Project potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project could potentially result in an increase in stormwater runoff and pollutant discharge. A Stormwater Quality Management Plan analysis will be prepared and discussed within the context of the DEIR to determine the Project’s compliance with regulations pertaining to water quality and waste discharge.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would obtain its water supply from the Otay Water District (OWD), which receives the majority of its water from the San Diego County Water Authority, with back-up purchases from the City of San Diego’s Otay Water Treatment Plant. OWD does not currently obtain any of its supply from groundwater; however, OWD is continuing to investigate local groundwater opportunities as a means of reducing its dependence on imported water. Because the Project would not rely of groundwater use it would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

The Sustainable Groundwater Management Act (SGMA) requires basins to be sustainably managed by local public agencies (e.g., counties, cities, and water agencies) who become groundwater sustainability agencies, or GSAs. The primary purpose of the GSAs is to develop and implement a Groundwater Sustainability Plan (GSP) to achieve long-term groundwater sustainability. In San Diego County, the State has designated four of the county’s basins as medium-priority and subject to SGMA: Borrego Valley, San Diego River Valley, San Luis Rey Valley and San Pasqual Valley. The project site is not located within a priority basin. Therefore, the Project would not impede sustainable groundwater management of the basin. However, an analysis will be prepared and discussed within the context of the DEIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in substantial erosion or siltation on- or off-site?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project could result in the alteration of the existing drainage pattern resulting in erosion or siltation. A Hydrology and Stormwater Quality Plan analysis will be prepared and discussed within the context of the DEIR to determine the Project potential to result in substantial erosion or siltation on- or off-site.

- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The project site encompasses a total of 121.9 acres and new development is proposed in undeveloped areas. The Project would increase the total area of impervious surfaces, which would result in an increase in peak runoff. A Hydrology analysis will be prepared and discussed within the context of the DEIR to determine the Project potential impact on drainage patterns of the site and surrounding area related to erosion and siltation.

- iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project could increase the total area of impervious surfaces, which could result in an increase in peak runoff. A Hydrology analysis will be prepared and discussed within the context of the DEIR to determine the potential Project impacts on the increases in drainage patterns of the site and surrounding area related to capacity of the stormwater drainage systems.

- iv. Impede or redirect flood flows?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project would include development that may impede or redirect flood flows. The Project would develop 119 single-family residences and associated improvements. The County of San Diego County Floodplain Maps indicates that sections of the western portion of the project site are within a Federal Emergency Management Agency (FEMA) and County Floodplain. A Hydrology analysis will be prepared to analyze the runoff quantities and conditions before and after development of the Project, including analysis of existing and

proposed drainage facility capacity and lines of inundation by the 100-year flood. The Hydrology analysis will be discussed within the context of the DEIR to determine the Project’s potential to impede or redirect flood flows.

d) In a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

i. FLOODING

Potentially Significant Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. However, the County of San Diego County Floodplain Maps indicates that sections of the western portion of the project site are within a Federal Emergency Management Agency (FEMA) and County Floodplain. A Hydrology analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in a release of pollutants due to inundation.

ii. TSUNAMI

No Impact: The project site is located more than one mile from the coast; therefore, in the event of a tsunami, the Project would not be inundated. This issue will not be further addressed in the DIER.

iii. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche. This issue will not be further addressed in the DEIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

The Project would obtain its water supply from the OWD. A Stormwater Quality Management Plan analysis will be prepared and discussed within the context of the DEIR.

The SGMA requires basins to be sustainably managed by local public agencies (e.g., counties, cities, and water agencies) who become groundwater sustainability agencies, or GSAs. The primary purpose of the GSAs is to develop and implement a Groundwater Sustainability Plan (GSP) to achieve long-term groundwater sustainability. In San Diego County, the State has designated four of the county’s basins as medium-priority and subject to SGMA: Borrego Valley, San Diego River Valley, San Luis Rey Valley and San Pasqual Valley. The project site is not located within a priority basin. Therefore, the Project would not impede sustainable groundwater

management of the basin. However, an analysis will be prepared and discussed within the context of the DEIR.

XI. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would add 119 units, open space, and park space to a site that is currently undeveloped. The site is surrounded by residential uses to the south, a golf course to the west, and undeveloped land to the north and northeast. The Project would be generally consistent with the rural residential lot development to the south. Although the Project is not expected to result in conflicts with surrounding land uses, because the Project would result in development of a vacant lot and would change the on-site land use from agricultural to residential with supporting utilities/services and recreational uses, the Project could potentially physically divide an established community. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site is currently subject to the Semi-Rural General Plan Regional Category and SR-10 Land Use Designation. Zoning for the entire site is Limited Agriculture (A70) with a minimum lot size of 10 acres. The project site is subject to the Agricultural Preserve “A” Special Area Regulation and is currently under a Williamson Act contract (AP71-017). The Project requires a General Plan Amendment and a Rezone to change the land use designation and zoning as proposed. Therefore, the Project could result in a conflict with a land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect. An analysis will be prepared and discussed within the context of the DEIR to determine if any Project conflicts could potentially result in significant environmental impacts.

XII. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The majority of the project site contains areas classified as Mineral Resource Zone (MRZ) 3, and a portion of the southern boundary of the project site is within an area classified as MRZ-4. Additionally, the northernmost portion of the project site borders an area classified as MRZ-2. The MRZ classifications are as follows: MRZ-1 are areas where adequate geologic information indicates that no significant mineral deposits are present, or that little likelihood exists for their presence; MRZ-2 are areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present; MRZ-3 areas contain known mineral deposits that may qualify as mineral resources; and MRZ-4 areas are those where geologic information does not rule out either the presence or absence of mineral resources.

Therefore, because significant mineral resources could potentially exist on site and within the site’s immediate surrounding, the Project could result in the loss of availability of a known mineral resource. An analysis will be prepared and discussed in the context of the DEIR to determine the Project’s potential impacts on mineral resources.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Less than Significant Impact: Sections 2820 and 6550, Extractive Use Regulations, of the County Zoning Ordinance are zoning designations that may be used to signify the presence of mineral deposits and/or to preserve areas with valuable mineral deposits until the deposits can be extracted. The Special Purpose Regulation (S82) contains zoning and land use designations that are used by the County to group lands of known, existing, and potential mineral resources. The S82 Extractive Use Regulations identify and establish zones within the County where mining and quarrying uses are permitted. The S82 Zone is not present on or surrounding the project site. Therefore, impacts to locally important mineral resource recovery sites would be less than significant.

XIII. NOISE -- Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Potentially Significant Impact: The Project includes the development of 119 single-family residences and associated infrastructure. The Project would generate noise from construction activities and ongoing operations, including vehicular traffic, which could expose people to noise levels that exceed allowable limits of the County of San Diego General Plan, Noise Ordinance and other applicable standards. A Noise analysis will be prepared and discussed within the

context of the DEIR to determine if the Project would result in a substantial temporary or permanent increase in ambient noise levels.

b) Generation of excessive groundborne vibration or groundborne noise levels?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Potentially Significant Impact: The Project may produce groundborne vibration or groundborne noise levels during construction. A Noise analysis will be prepared to evaluate noise-generation sources for conformance with the County Noise Ordinance and General Plan as well as include the potential for groundborne vibration and groundborne vibration noise levels during the construction phase of the Project. The Noise analysis will be discussed within the context of the DEIR to determine the project’s potential generation of groundborne vibration and groundborne noise levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

No Impact: The Project is not located within an airport land use plan area or within two miles of a public airport where a plan has not been adopted. The Project is not located within a one-mile vicinity of a private airstrip. Therefore, the Project would not expose people working or residing in the area to excessive noise levels. This topic will not be addressed in the DEIR.

XIV. POPULATION AND HOUSING -- Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Potentially Significant Impact: The Project would introduce 119 new residential units to the project area, directly increasing population. The Project includes a General Plan Amendment and is proposing denser development than densities anticipated in the County General Plan. Because the Project would involve development within a vacant property located adjacent to vacant land to the north and northeast, the Project could potentially induce unplanned direct and indirect population growth in the area. A population and housing analysis will be prepared and

discussed within the context of the DEIR to determine the Project’s potential to induce substantial population growth.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Less than Significant Impact: The project site currently contains one dwelling unit, which will remain unaffected by the Project. Demolition of several accessory agricultural structures would be required, but no homes would be demolished as part of the Project. Demolition of existing structures would not be considered substantial and would not necessitate the construction of additional housing elsewhere. Impacts would be less than significant.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Potentially Significant Impact: The project would include development of 119 residential units, the construction of which would increase demand for public services.

- i. The project site is within the boundaries of the San Miguel Consolidated Fire Protection District service area. The Project would increase demand for fire protection and emergency services in the area that could result in the need for new or physically altered government facilities. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in substantial adverse impacts to fire protection services.
- ii. The County Sheriff’s Department currently provides law enforcement services to the project area and would continue to provide services in the area. The Project would increase demand for law enforcement services. An analysis will be prepared and

discussed within the context of the DEIR to determine the Project’s potential to result in substantial adverse impacts to police protection services.

- iii. The project site is located within the service boundaries of the Grossmont Union High School District and the Cajon Valley Union School District. The Project would increase the demand for enrollment into the school districts. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in substantial adverse impact to school services.
- iv. The Project includes a 1.78-acre private park with a parking lot to satisfy the parkland dedication requirement for the proposed new development. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in substantial adverse impacts to park services and facilities.
- v. Analysis of impacts to community facilities and other provisions for public facilities will be prepared and discussed within the context of the DEIR.

XVI. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b)

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project would involve development of 119 residential units, which would result in increased use of existing neighborhood and regional parks and other recreational facilities. The County’s Park Lands Dedication Ordinance requires dedication of parks, payment of park impact fees, or a combination of both for private residential development projects. Although the Project would also include development of a private park and open space easements on site, additional analysis is required to determine whether or not this provided park and recreational space would meet the County’s Park Lands Dedication Ordinance requirements and would be able to support the anticipated residents generated by the Project. As such, the Project could potentially result in an increase of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in substantial physical deterioration park and recreational facilities.

- c) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project would involve construction of public and private recreational uses on site, which could result in potentially significant environmental effects. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in adverse physical effects on the environment due to the construction or expansion of recreational facilities.

XVII. TRANSPORTATION -- Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project includes 119 single family residences and recreational uses which could result in a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A transportation analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in a conflict to a circulation system plan, ordinance, or policy.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020, that set specific considerations for evaluating a project’s transportation impacts. Generally, VMT is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and nonmotorized travel. Except as provided regarding roadway capacity, a project’s effect on automobile delay does not constitute a significant environmental impact.

Potentially Significant Impact: The Project proposes 119 single-family residences and public recreational amenities. A transportation analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential impact on VMT.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project includes construction of numerous roadway and circulation facilities, including internal residential streets, internal intersections, pedestrian walkways and sidewalks, recreational trails, and bicycle facilities. Therefore, the Project could increase hazards due to design features. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential for increasing hazards due to a design feature.

d) Result in inadequate emergency access?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project proposes 119 residential units and associated improvements. A Fire Protection Plan analysis will be prepared for the Project that will describe how the Project will comply with requirements related to emergency access, water supply, and fire suppression design measures. The Fire Protection Plan analysis will be discussed within the context of the DEIR to determine the Project’s potential to result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: Pursuant to Assembly Bill (AB) 52, consultation was initiated with culturally affiliated tribes. Four responses were received from the following tribes: Viejas Band of Kumeyaay Indians, Lipay Nation of Santa Ysabel, Barona Group of the Capital Grande, and Jamul Indian Village. The Project could cause a substantial adverse change in the

significance of a tribal cultural resource. Consultation is currently ongoing, and an analysis of tribal cultural resources will be prepared and discussed within the context of the DEIR to determine the Project’s potential impact to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power, natural gas, or telecommunication, the construction or relocation of which could cause significant environmental effects?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project would require wastewater treatment and water supply to serve the proposed 119 single family residences and associated park and landscaping. The Project would also require water for construction-related activities, including dust suppression and washing down streets or paved areas. The project site is located within the boundaries of the Otay Water District (OWD) for water and sewer service. Depending on OWD’s existing water supplies and wastewater treatment facility capacities, and its ability to serve the Project, relocation, or construction of new or expanded water and wastewater treatment facilities, may be required. The Project would also require appropriately sized and designed stormwater drainage facilities to ensure proper drainage and to reduce pollutants from entering downstream receiving waters. Additional services will also be required such as electric power, natural gas and telecommunication facilities. An analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to result in the relocation or construction of new or expanded utilities and service systems.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The project site is located within the boundaries of the OWD for water service. The Project includes 119 single family residences on a vacant site; therefore, the Project would result in an increased demand for water supplies. Depending on the water availability of the OWD, the Project could require water supplies that would exceed the OWD allocated supply for foreseeable future development. An analysis will be prepared and discussed within the context of the DEIR to determine if sufficient water supplies are available to serve the project.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The OWD currently provides wastewater treatment to the project site’s existing residence. To ensure OWD has adequate capacity to serve the site, a Service Availability Letter would be required to be filled out by OWD. In addition, an analysis will be prepared and discussed within the context of the DEIR to determine if OWD had adequate capacity to serve the Project demand in addition to OWD’s existing commitments.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project would generate solid waste from residential and recreational uses proposed on the project site. Although the Project would comply with County, state, and CALGreen requirements regarding recycling and waste disposal, the Project could result in solid waste generation that would potentially exceed the capacity of existing infrastructure. An analysis will be prepared and discussed in the context of the DEIR to determine the Project’s potential impacts due to solid waste generation.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Less Than Significant Impact: The Project would be required to comply with applicable federal, state, and local statutes and regulations related to solid waste and recycling. During construction, solid waste would be appropriately sorted and recycled, when feasible, per CALGreen Building Standards. Further, construction and operational waste would meet local standards of solid waste and recycling policies as defined in the Conservation and Open Space Element of the County’s General Plan and in Chapter 5, Management of Solid Waste, of the County Administrative Code. Compliance with these regulations and statutes would result in less than significant impacts in respect to disposal of solid waste.

XX. WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The project site lies within areas designated as Moderate, High, and Very High fire hazard severity zones (FHSZs) as defined by CAL FIRE. Development of 119 single-family homes and associated infrastructure would create an increase in demand for fire protection and emergency services. Therefore, the Project could substantially impair an adopted emergency response plan or emergency evacuation plan during a fire. A Fire Protection Plan analysis will be prepared and discussed in the context of the DEIR to determine the Project’s potential to substantially impair an adopted emergency response or evacuation plan.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: As discussed under threshold (a) above, the project site lies within areas designated as Moderate, High and Very High FHSZs. Further, the project site contains moderately steep slopes. Therefore, due to slope, prevailing winds, and other factors, the Project could exacerbate wildfire risks and expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. A Fire Protection Plan analysis will be prepared and discussed in the context of the DEIR to determine the Project’s potential to exacerbate wildfire risks.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project would include infrastructure such as roadways, fuel modification buffers, and utilities. This associated infrastructure could exacerbate fire risk that may result in temporary or ongoing impacts to the environment. A Fire Protection Plan analysis will be prepared and discussed within the context of the DEIR to determine the Projects potential to result in exacerbated fire risks or temporary or ongoing impacts to the environment due to Project infrastructure.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

- Less than Significant Impact
- No Impact

Potentially Significant Impact: As discussed under Section VII, Geology and Soils, the project site is not located within a “Landslide Susceptibility Area” as identified in the County’s Geologic Hazards Guidelines. Nonetheless, because the Project is located within a Moderate, High and Very High FHSZ, and has steep slopes, the Project could potentially expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. A Fire Protection Plan analysis will be prepared and discussed within the context of the DEIR to determine the Project’s potential to expose people or structures to significant risk.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

- Less than Significant Impact
- No Impact

Potentially Significant Impact: The Project has the potential to impact biological resources and important examples of the major periods of California history or prehistory. The DEIR will analyze the Project’s potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated

- Less than Significant Impact
- No Impact

Potentially Significant Impact: The Project has the potential to incrementally contribute to cumulatively significant impacts. Potentially significant cumulative effects could occur related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, GHGs, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Land Use Planning, Population and Housing, Public Services, Recreation,

Transportation, Tribal Cultural Resources, and Utilities and Service Systems Therefore, cumulative impacts associated with the Project will be analyzed in the DEIR.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Potentially Significant Impact: The Project has the potential to result in impacts to environmental issue areas that could directly or indirectly affect human beings. The Project is required to prepare a DEIR which shall address environmental effects that may cause adverse direct or indirect effects on humans.

XXII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

AESTHETICS

- California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov>)
- California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)
- County of San Diego, Planning & Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (www.co.san-diego.ca.us)
- County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)
- County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)
- County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)
- Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).
- Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (<http://www.dark-skies.org/ile-gd-e.htm>)
- International Light Inc., Light Measurement Handbook, 1997. (www.intl-light.com)
- Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003. (www.lrc.rpi.edu)
- US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)
- US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. (www.blm.gov)
- US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.
- US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legsregs/nhsdatoc.html>)
- California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)
- California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)
- California Land Conservation (Williamson) Act, 1965. (www.ceres.ca.gov, www.consrv.ca.gov)
- California Right to Farm Act, as amended 1996. (www.qp.gov.bc.ca)
- County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)
- County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcountry.ca.gov)
- United States Department of Agriculture, Natural Resource Conservation Service LESA System. (www.nrcs.usda.gov, www.swcs.org).
- United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

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