

CHAPTER 1.0 DRAFT PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING

1.1 Project Objectives

The project's objectives are to:

1. Create a residential development that will provide high quality living amenities in a rural setting that will be compatible with the environment,
2. Provide needed housing for the community,
3. Preserve the site's agricultural resources by providing an ongoing agricultural use,
4. Preserve the site's natural beauty, landforms, and biological resources, and
5. Preserve the community character of the area with a design that is consistent with the Pala/Pauma Subregional Plan.

1.2 Project Description

Shadow Run Ranch, LLC, (proposed project) is a residential project that retains an agricultural use in a rural setting. It consists of a tentative map (TM 5223RPL4), a Major Use Permit (MUP 00-030) for a Planned Residential Development (PRD) and on-going maintenance of a reservoir, and a Boundary Adjustment (BA 00-0205). Annexation to the Metropolitan Water District of Southern California (MWD), San Diego County Water Authority (CWA), and Yuima Municipal Water District (YMWD) is proposed for the residential area of the project for potable water, excluding the Caltrans right of way within the residential area, approximately 5.66 acres. Net annexation area within the proposed subdivision will be 104.21 acres. Annexation to the MWD, CWA, and YMWD spheres of influence is also proposed. and fire services.

The boundary adjustment for the project will result in three off-site lots (Parcels A, C, and D of the boundary adjustment) immediately east of the subdivision area that total 16.99 acres. These lots are also proposed for annexation to MWD, CWA, and YMWD but are not a part of the proposed subdivision area.

Three additional existing off-site lots east of the project site totaling 13.38 acres are also included in the annexation. Their assessor parcel numbers are 111-080-16, 111-080-17, and 111-080-20. Assessor's parcel 111-080-17 will be detached from the Mootamai Municipal Water District (MMWD) prior to annexation to MWD, CWA, and YMWD. This lot supports a residence and agriculture. The remaining two lots support agriculture only. Figure 1-8, "Annexation Area," provides a visual reference for this discussion. The proposed project will also annex to YMWD for fire services

Forty-seven lots are proposed on the 248.2-acre site. These consist of 44 residential lots ranging in size from 2.01 to 7.35 acres, one biological open space lot, one agricultural lot, and one recreation lot. The proposed project site is located in the unincorporated community

of Pala/Pauma in north San Diego County, as shown in Figure S-1, “Regional Vicinity Map.” Figure S-2, “Aerial Photograph,” shows the project’s boundary superimposed on an aerial photograph. The site currently is cultivated with approximately 154 acres of citrus, avocados, pomegranates and persimmons. The groves have been in operation since the 1960s. An existing residence, caretaker’s house, and buildings related to the agricultural activity are present on the site.

1.2.1 Project’s Component Parts

The 248.26-acre proposed project consists of 44 residential lots with a minimum lot size of 2.0 acres ~~net~~ within a development area of 109.874 acres. Approximately 5.66 acres of this area is within the Caltrans right of way. Three other uses are proposed: a 91.31-acre biological open space lot will provide protections for sensitive habitat along Frey Creek; a 39.12-acre agricultural open space lot will accommodate an on-going agricultural operation; and a 7.96-acre recreational open space lot will provide day use facilities such as a picnic area and multi-use court (badminton, volleyball, tennis) for residents. Figure 1-1 provides an overview of the project configuration. The project will not be phased. Pads, roads, and driveways will be graded prior to initiating sales. The common areas of the site will be landscaped. A concept landscape plan emphasizing native vegetation (Figures 1-2C and 1-2D) has been provided. The build-out is expected to take place over the span of approximately five years

The proposed project consists of the following major components:

1. Tentative Map (TM 5223RPL⁴) will be prepared to subdivide the project site into 47 lots consisting of 44 residential and three open space lots;
2. Major Use Permit (MUP) (P00-030) is proposed to implement a Planned Residential Development (PRD) including the clustering of lots with a minimum lot size of two acres, and design of a recreational lot (See Figures 1-2A, “Major Use Plot Plan,” Figure 1-2B, “Major Use Permit Plot Plan Detail” and Figure 1-2C, “Conceptual Landscape Plan”). Additionally the MUP will be used to govern ongoing operations and maintenance of an on-site reservoir;
3. Boundary Adjustment (BA) 00-0205 will incorporate a portion of APNs 111-080-14 ~~and 111-080-15~~ into the project and will adjust lot lines from within the project boundary that will result in three lots east of the site that are not part of the project;
4. Amendment of the MWD, CWA, and Yuima Municipal Water District (YMWD) spheres of influence to include the project site, three BA-adjusted lots, and three existing off-site lots not a part of the project;
5. Annexation to the MWD, CWA, and YMWD to provide potable water to the residential area of the proposed project, ~~three~~ Three BA-adjusted lots, and 3

three existing off-site lots not a part of the project will also be annexed but will not receive potable water from the project;

6. Detachment of one off-site parcel from the Mootamai MWD prior to annexation to MWD, CWA, and YMWD.
- ~~7. Annexation to the YMWD to provide fire protection services to the proposed project.~~
8. ~~An~~ 4.63 acre 100 foot wide easement for visual and noise mitigation purposes that will parallel the project's frontage with SR-76
9. The proposed project includes formation of a home owners association (HOA). HOA responsibilities will include:
 - Ownership and management of an agricultural open space area of 39.12 acres and a biological open space of 91.3 acres;
 - Management of the 4.63-acre 100 foot wide visual/noise buffer between SR-76 and proposed residences on lots 5, 6, 15, 16, and 30 along the project frontage;
 - Management of existing groves on individual residential lots, if desired by lot owners, to ensure continued fire safety, including watering, tree maintenance, harvesting, and other routine activities; and,
 - Ownership and management of the 7.9-acre recreation lot and the internal trail system.

Two off-site improvements will be required to implement the project. They are:

1. Work in the Caltrans right of way of State Route 76/Pala Road (SR-76), to include: grading associated with road improvement along the project frontage, construction of a potable water pipeline along the southern right of way from Adams Drive to the proposed main project entrance, and ~~C~~clearing the existing vegetation from along SR76 in the southwest part of the site in order to maintain sight distance. The applicant will need to obtain Caltrans authorization and County of San Diego approval in order to make these improvements.
2. Extending the second access road in the northeast portion of the project site across an adjoining parcel (owned by the applicant) for approximately 800 feet to join Adams Drive. The access follows an existing road through a citrus grove and has no biological impacts associated with it.

Impacts associated with these improvements have been evaluated and are discussed in the appropriate technical reports.

1.2.2 Technical, Economic, Environmental Characteristics

1.2.2.1 *Technical Characteristics*

Planning

The proposed project is within the Semi-Rural Residential (SR-10) Land (RL) Use Designation of the current General Plan, with a ~~minimum lot size of 40 acres (RL-40)~~ density of one dwelling unit per 10 acres. Zoning is A 70 (4 acres). However, the proposed project qualifies as a pipelined project under the rules adopted for the current General Plan by the Board of Supervisors in 2003. As such it is evaluated under the general plan in effect prior to August 3, 2011 and is referred to in the DEIR as the previous General Plan (GP). The project is within the Estate Development Area (EDA) regional category of the GP. The EDA allows for combined agricultural and low-density residential uses, where parcel sizes of two to 20 acres apply. The site is designated (19) Intensive Agriculture on the Pala/Pauma Subregional Plan Map, and is zoned Limited Agriculture (A70), specifying a density of 0.25 acres. The following discussion focuses on density and minimum lot size, and then reviews provisions related to clustering, and Planned Residential Development standards. While these categories overlap in some respects they are presented to provide the reader with a comprehensive understanding of this complex issue.

Density is controlled by three regulations, the GP, the Zoning Ordinance, and, in cases where steep slopes are present, the Resource Protection Ordinance (RPO). Allowed number of dwelling units (DU) under these regulations are 62 DU, 60 DU, and 53 DU, respectively. In all cases the project's proposed 44 residential lots fall well below the maximum number allowed. Details are provided in Chapter 3.1.5, Land Use.

Minimum parcel size is governed by the GP and the Zoning Ordinance. The GP allows four acre lot sizes based on a density of 0.25 DU/acre. Permitted lot size under the A-70 zone is also four acres. However, two-acre parcels are allowed with approval of a MUP for a PRD. Section 6624 of the Zoning Ordinance specifies that within a planned development, "the minimum lot size shall be 50 percent of the minimum lot size requirement of the applicable zone" provided the GP Land Use Element lot size standards are satisfied.

Clustering is permitted within the EDA. Clustering in this context refers to the grouping of lots rather than the lots being distributed evenly throughout the site. The total number of dwelling units in a clustered development will not exceed the number of units allowed under the applicable GP land use designation and zoning. Several standards apply to a planned development, as detailed in Chapter 3.1.5.

The proposed project is consistent with the clustering provisions of the EDA. The number of units proposed does not exceed the number of units allowed under the GP. The standards outlined for the EDA are also met by the project, as noted in Chapter 3.1.5.

Clustering is permitted with the (19) Intensive Agriculture designation. Where the site's average slope does not exceed 25 percent, 0.25 DU per gross acre are permitted. A slope analysis for the project indicates the average slope is 23.6 percent, which is below the 25 percent threshold. Therefore an overall maximum density of 0.25 DU per gross acre may be allowed.

Sections 5800 --5849 and 6600 -- 6699 of the San Diego County Zoning Ordinance define and implement PRD requirements. Section 5804 requires a MUP to implement a PRD. A MUP has been prepared for the proposed project and more open space and amenities are provided than would be possible with a non-clustered development.

Sections 6600 – 6699, entitled “Planned Development Standards,” have the purpose of carrying out the intent of Section 5800 and setting forth development standards that must be met before a MUP is granted. Section 6606 calls for the project to be “planned and developed as a whole” in a way that defines location of structures, circulation patterns, parking, open space, and utilities. A MUP plot plan has been prepared for the project that presents these details.

Section 6618, “General Development Criteria,” calls for compatibility with existing and potential residential development in the vicinity. The proposed project is consistent with existing residential land uses because it maintains the rural character of the area. Details are provided in Chapter 3.1.5.

Section 6624 states the minimum lot size shall be 50 percent of the minimum lot size requirement of the applicable zone. The existing A70 zone for the site requires a four-acre minimum lot size. Therefore the minimum two-acre parcels proposed are consistent with this provision.

Section 6648, entitled “Open Space,” details the open space requirement of the planned development. Open space shall comprise at least 40 percent of the total land area. Open space for the proposed project consists of ~~146.25~~^{138.4} acres of biological, agricultural, and recreational open space. This amounts to 56 percent of the site, which exceeds the 40 percent requirement,

In summary the proposed project meets the requirements for two-acre lots in a cluster development in conformance with a PRD.

Section 7358 of the Zoning Ordinance details the findings that must be made before a use permit may be granted or modified. These are addressed in Chapter 3.1.5.

Separate findings for the project have been made and are a part of the submittal going before decision makers.

LAFCO

LAFCO will use the DEIR in reviewing the proposed project annexation to YMWD, amendment to the MWD, CWA, and YMWD spheres of influence and annexation of the project residential area to MWD, CWA, and YMWD for potable water service. The residential area of the project excluding the Caltrans right of way will be annexed. The boundary adjustment for the project will result in three off-site lots (Parcels A, C, and D of the boundary adjustment) immediately east of the subdivision area that total total 16.99 acres. These lots are also proposed for annexation but are not a part of the proposed subdivision area. This area currently supports an agricultural use and currently receives approximately 40 AFY of non-potable water from wells on the project site. This is slated to continue with or without project approval.

Three adjacent parcels under the applicant's ownership but not a part of the project are also proposed for annexation. Figure 1-8, "Annexation Areas," provides an overview of the proposal. Two parcels (APNs 111-080-16, and 111-080-20) are not within a district. A third parcel (APN 111-080-17) is in the Mootamai Municipal Water District (MMWD). This parcel would be detached from the MMWD and annexed to YMWD at part of the LAFCO action.

LAFCO has adopted Legislative Policy L-101, "Preservation of Open Space and Agricultural Lands," to further the policies and priorities of the Cortese-Know-Hertzberg Local Government Reorganization Act of 2000 regarding the preservation of open space and prime agricultural lands. LAFCO is required to consider how spheres of influence or changes of local governmental organization could affect open space and prime agricultural lands. Commissions are directed to guide development away from prime agricultural lands unless that action would not promote the planned, orderly and efficient development of an area, and to encourage development of existing vacant or non-prime agricultural lands within a jurisdiction. Policy L-101 uses "prime agricultural lands" as a focus for its evaluation of agricultural lands. The project has no land classified as prime agricultural land.

The agricultural evaluation for the project has determined that that there are no prime agricultural soils on the Shadow Run Ranch project site and there is no Prime Farmland or Farmland of Statewide Importance on the site. In addition, the LARA analysis of the project determined the site is not an important agricultural resource. However, the project proposes an agricultural open space lot of 39.12 acres to

preserve part of the existing agricultural grove operation. Provisions are also made to encourage and support the continuation of agriculture on individual lots.

The proposed project also creates a 91.31-acre biological open space lot that preserves the site's most sensitive biological resources. This includes the on-site portion of Frey Creek, which is an important wildlife movement corridor in the area. The proposed project provides greater protections for this resource than are currently in place. These are a probation against unauthorized use or intrusion into open space, fencing as needed, and the removal of non-native agricultural trees from the stream bed. For these reasons, the project is consistent with LAFCO Policy L-101.

Access

Access to the site is provided via SR-76, a public road under the jurisdiction of Caltrans, at the proposed internal Haas Grove Lane. A second access point, Haas View Road Way to Fig Tree Bend, is proposed in the northern part of the site to Adams Drive. All access points will be ungated and fully improved to Caltrans and County of San Diego standards.

Grading

The project design retains most of the site's natural topography. Grading in the amount of 63,660 cubic yards of balanced cut and fill will be limited to pads, driveways, and roads. Grove trees will be retained in ungraded areas of residential lots to encourage the continuation of agriculture. No mass grading is proposed. The project does not propose any development on slopes exceeding 25 percent. A Resource Protection Ordinance (RPO) steep slope analysis was performed and indicated that the project will not exceed steep slope encroachment limits.

Water Service/Annexation

~~The proposed project will be required to annex into the YMWD for potable water service. Two adjacent offsite parcels (APN 111 080 16 and 17) totalling 10.46 acres located east of the project will also be annexed. These parcels are owned by the applicant.~~ The proposed project is adjacent to the YMWD boundary and must be added to the YMWD sphere of influence prior to annexation. This is one of the discretionary actions that is being proposed by the project. Figure 1-7, "Yuima Municipal Water District Boundary," shows the ~~existing and~~ proposed boundary. The YMWD has indicated it can serve the project for water service, as noted in their service letter (Attachment A). Service is predicated on the approval of annexation described in the LAFCO discussion above.

~~YMWD, unique among San Diego County Water Authority member agencies, relies on both imported and local water supplies for in excess of 60% of its retail deliveries.~~ As a part of its local water portfolio, YMWD presently purchases local groundwater

from the applicant and will continue to do so after the project is complete. Purchased water is mixed and treated before delivery to YMWD customers. The fact that the applicant will continue to be a net exporter of groundwater to YMWD is the basis for Yuima's position that simultaneous annexation of the subject parcels into the SDCWA and Met is not required.

Drought and shifting weather patterns have raised the possibility of local water shortages in the future. The project therefore may have to rely on imported potable water to meet its domestic water needs. To ensure residents will have continued access to potable water, the project would annex to MWD and CWA, and YMWD. Details of the annexation have been provided in the LAFCO discussion above. A separate application for annexation has been prepared and will be used in conjunction with a certified DEIR to complete the annexation process. Three offsite lots are also included in the proposed annexation. One lot is included to allow one residence to switch its potable water source from MMWD to YMWD. The other lots are included to eliminate "islands" and "windows" of unannexed land, required as part of the annexation process.

The YMWD has reviewed the annexation. Their service letter related to annexation is included in Attachment A of the DEIR. If the Shadow Run Ranch project is approved and the DEIR is certified by the County Board of Supervisors, the Project will be required to obtain LAFCO approval of the annexation. ~~A synopsis of the annexation process is included as Attachment B of the DEIR.~~

The proposed potable water system for residences is shown on Figure 1-3, "Water Circulation and Well Locations." YMWD water will be supplied from a point on the south side of SR76 and will enter the site via Haas Grove Lane. The water distribution system will follow proposed streets to each lot. It would provide water service to each residence, and a fire hydrant system. Each lot will be metered by YMWD for the purposes of managing potable water use.

~~The project proposes annexation to the YMWD for its potable water supply, as noted. However, water~~ Water for irrigation of landscaping and ongoing agricultural groves will be provided by the applicant using existing wells on the project site. Overall water use will decline on the site as a result of the conversion of some agricultural land to developed land. The estimated reduction is approximately 20-25 percent of irrigation water, as discussed in the water usage letter (Appendix P) and Chapter 3.1.3.2 of this EIR. The applicant or subsequent HOA will own and maintain the non-potable water system to meet the irrigation needs of the project. Existing wells and the reservoir are already in place for this system. Wells are located in Frey Creek and a mid-site drainage, which are proposed for biological open space protections. An additional well is off-site to the east on land owned by the applicant. The easement for the open space will be written to allow continued access to the wells for

maintenance purposes. The existing irrigation distribution system will be modified to provide a non-potable water source for each lot ~~as shown on Figure 1-3~~. Non-potable water will be pumped to the existing reservoir where it will be distributed via gravity feed to appropriate locations. Each lot will be equipped with a meter for non-potable water for the purposes of managing water use for irrigation. The non-potable water system will be managed through the HOA.

Fire Service/Annexation

~~Annexation to YMWD for fire service will take place concurrently with annexation for potable water service. YMWD has indicated it can serve the project if annexation is completed. See Attachment A, Service Letters. Fire protection is currently provided by Calfire under contract with the YMWD in CSA 135. Calfire operates a fire station in Rincon, approximately five miles east of the site. Proposed fire service also will be provided by Calfire, primarily from this station.~~

Two additional fire stations operated by fire departments other than Calfire are located in the immediate area. The Rincon Fire Department opened a new facility in Rincon in 2007 that is located approximately five miles east of the project site. The Pala Fire Department operates a large station adjacent to the Pala Casino approximately three miles west of the project.

Septic Systems

Sewer service will be provided via individual septic systems on each lot. The site has been evaluated for appropriate soil types and septic systems have been designed for each lot. Septic designs have been submitted to the County of San Diego Department of Environmental Health (DEH) for review and approval. These are shown on the grading plan for the project.

Electricity and Gas

Electricity will be provided by SDG&E while gas for heating will be supplied by local propane retailers.

Trails

A public trail is proposed along the north side of the project frontage with SR 76. The trail will be outside the dedicated Caltrans right of way. The Community Trails Master Plan adopted by the Board of Supervisors in 2005 includes a public trail along SR 76 that passes in front of the project site. Internal trails are provided that follow the internal road system and connect with the public system. These trails will be maintained by the HOA.

Agriculture

The project design includes retention of 39.12 acres (Lot 45) of agriculture within a conservation easement as a design feature of the project. This lot is located in the eastern part of the site where slopes are somewhat steeper than in other parts of the site. However there is no substantial difference in soils or irrigation coverage and this area is as productive as other areas of the site. Some trees in the east have aged and are in the process of being replaced, so tree density is temporarily lower here than in other areas. Additionally, a 100-foot wide visual easement along the project frontage will preserve grove trees.

The groves on Lot 45 and in the easement will belong to and will be managed by the HOA. Sale of produce and costs related to maintenance will accrue to the HOA. Professional managers will be retained to ensure good stewardship and compliance with County policies and ordinances. The use of conservation easements will help ensure the area will remain in agricultural. The easements will require that dead or aging trees be replaced with a suitable agricultural crop. Replacement crops in the visual easement will need to provide equal or better visual buffering. Non-potable water will be provided to ~~this lot~~ Lot 45 and the easement via the water system owned and operated by the applicant or subsequent HOA.

The applicant or subsequent HOA will enter into an agreement with the County of San Diego governing the ongoing management of Lot 45 and easement. The Agricultural Maintenance Agreement will be put into place prior to approval of the final map. The agreement may be transferred to the HOA when one is formed. Groves on individual lots will be retained except where grading is necessary for house pads, roads, and driveways. The area of groves on individual lots is estimated to be approximately 67 ~~70~~ acres. A non-potable water source will be provided to each residential lot by the applicant, as discussed above.

The groves will be managed by the HOA. As stated in the County Agricultural Guidelines, “preservation of agricultural resources ensures that the land would remain available for agricultural use; however, the choice to use the land for agriculture is the decision of the individual property owner.” Each future residential lot owner may continue with HOA management, self-manage their agricultural production, or choose to discontinue agriculture.

Should individual lot owners opt to terminate the grove operation on their site, they will be responsible for removing all dead or dying trees and maintaining a fire safe zone around their residence. The CC&Rs for the HOA will require that if a lot owner chooses to eliminate part or all of the agricultural activity on his or her lot, the lot owner must notify the HOA. The CC&Rs will require the HOA to put the lot owner on notice that a fire safe zone per the fire protection plan must be provided in place of the irrigated grove being replaced. CC&R provisions will be enforced under

appropriate State and County statutes and ordinances governing these types of contracts.

Because agricultural activities will take place adjacent to residences and the proposed recreational open space, limitations on the use of pesticides will be required. Specifically, aerial spraying will be discontinued and pesticide application will be coordinated with the HOA. Pesticides, herbicides, or fertilizer use is regulated by the United States Environmental Protection Agency (USEPA) and the California Department of Pesticide Regulation (DPR) to ensure their use does not degrade environmental resources and to protect public health and property. Prior to using any pesticide or herbicide a permit for this use must be secured from the County Agricultural Commission (California Code of Regulations, Title 3 §6420(a)). Prior to issuing any permit to use a pesticide or herbicide, the County Agricultural Commissioner must determine that issuance of the permit will not cause any substantial adverse environmental effect and has the authority to impose measures to ensure that no adverse impacts occur from the pesticide use (§6432). Pest control operators must secure a license and pass an examination demonstrating their knowledge of pesticides and how to use them (§§6500 - 6504). Each person using a pesticide must use pest control equipment which is in good repair and safe, perform all pest control in a careful and effective manner and exercise reasonable precautions to avoid contamination of the environment (§6600). Prior to application of a pesticide, notice must be given to persons on site, and the discharge of a pesticide onto a property without the consent of the owner or operator of that property is prohibited (§§6618, 6616). All pesticides must be properly labelled with detailed instructions for their use (§§6235 – 6243).

Information to make residents aware of the agricultural activities on the site will be provided. To protect existing and future agricultural operations, prospective lot owners will be educated about the on-going agricultural operation. This will be in the form of information provided through the real estate sale office for the project, in conformance with California Department of Real Estate procedures. The proposed project will further enhance compatibility by complying with the San Diego County Agricultural Enterprises and Consumer Information Ordinance, which requires notice to all lot purchasers that active agriculture is being conducted in the area. This notice will include information about the possible effects arising from agricultural uses, including but not limited to noise, odors, dust, and the use of fertilizers and pesticides. Fencing between on- and off-site areas will be installed as needed in order to discourage theft. These measures will reduce the possibility of conflicts from existing agriculture because prospective owners will be fully aware of the presence of agriculture on and around their lots, and the inconveniences it may engender, prior to their purchase of the lot.

Biological Open Space

The project provides 91.31 acres of biological open space to encompass the site's most sensitive biological resources within Lot 46. This area includes Frey Creek and steep slopes in the northeast portion of the subject property. The area will be governed by an open space easement which will bar intrusions and any uses not related to the preservation of the area as a biological resource. Two exceptions to open space restrictions relate to an existing road that crosses the creek and existing wells in the creek bed. Access to this road and the wells will be maintained.

The open space will be owned by the HOA and will be professionally managed pursuant to the approval of a Resource Management Plan (RMP). Granting of the open space will authorize the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.

Recreational Open Space

A 7.9-acre recreational open space area is provided for residents' use within Lot 47. The lot may include recreational facilities such as a picnic area and multi-use court that could consist of a badminton, volley ball, or tennis court. The lot will be for day use only and will be closed and locked at sunset. No night lighting will be provided. The area will be owned and maintained by the HOA.

1.2.2.2 *Environmental Characteristics*

The project is designed to cluster development towards the south-central portion of the subject property. This will avoid impacts to sensitive resources in Frey Creek to the west and north and allow preservation of a 39.12-acre agricultural open space lot. Additionally, the project design provides for approximately 67 ~~70~~ acres of existing grove to remain in agricultural production.

The proposed project site was assessed for mineral resources. Resources in the form of gravel are present on the site in quantities that exceed County guidelines for significance. The project would impact these resources because residential uses would preclude mining. There is no mitigation available to address this impact so the environmental effect remains unmitigated. Details are provided in Sub-Chapter 2.1

The proposed project could have aesthetic impacts to views from SR76 due to the possibility that homeowners fronting the highway may remove the grove that screens houses. In addition, existing vegetation provides some noise reduction for houses along SR 76. These effects are addressed through the creation of a 100 foot wide easement along the project frontage that will provide for preservation of the existing agricultural grove or its replacement as trees age or are eliminated. The easement will extend across lots 5, 6, 15, 16, and 30. Details are provided in Sub-chapter 2.2.

Air quality impacts will be minimized using Best Management Practices (BMP) such as watering graded surfaces and covering haul vehicles, proper maintenance of vehicles, soil stabilization, limits to vehicle idling-time, and use of low-sulphur diesel fuels. Details are provided in Sub-chapter 2.3

The project site supports sensitive biological resources, largely in the Frey Creek area along the western site boundary. A 91.31-acre open space lot will protect this resource. However, sensitive habitats consisting of Diegan Coastal Sage Scrub and Coast Live Oak Woodland are impacted by the project, and mitigation on- and off-site is required. Sub-chapter 2.4 of this DEIR evaluates the potential impacts of the proposed project to onsite biological resources.

Cultural resources were assessed and most sites are placed in open space protection. Significant impacts to an existing site, SDI-9537/H, will require mitigation in the form of testing, reporting, and curating. A recovery plan has been prepared to ensure that the resources are preserved in accordance with current protocols. Details are provided in Sub-chapter 2.5

The fire protection plan for the project requires irrigated zones around all proposed residences, and limited Building Zones (LBZs) bordering biological open space. Sub-chapter 2.6 summarizes the fire protection plan and provides details about proposed mitigation. Phase I and limited Phase II analyses have been undertaken for the project and one burn site was found to contain limited contaminants. The proposed project design will place this site in open space and no human access will be permitted. Details are also discussed in Sub-chapter 2.6. Vectors are a potential hazard in areas where standing water is present, such as the reservoir. A vector management plan has been developed to prevent the breeding of mosquitos. Sub-chapter 2.6 provides details.

Geologic issues related to existing faults, ground shaking and stability were also examined. A residential setback of 100 feet from existing faults has been incorporated into the design of the project. The existing reservoir was studied for evidence of stability in the event of ground shaking. It was found that the reservoir would be stable in the event of ground shaking. Drainage measures are to be incorporated to address the worst-case scenario of possible dam failure for protection of new development downstream. A spillway has been designed to address potential overtopping. Evaluation of these issues is provided in Sub-chapter 2.7.

Potential noise impacts from traffic along SR76 could impact homes along the highway, as noted. A 100 foot-wide buffer provides noise reduction that mitigates this impact. Construction noise could affect nesting or breeding birds if allowed to take place during certain key times of the year, and mitigation such as breeding season

avoidance, will be required. These potential effects and mitigation are discussed in Sub-chapter 2.8.

The large alluvial fan underlying the site could contain fossil (paleontological) resources. Monitoring of grading by a County-approved palaeontologist is proposed to protect these resources. Sub-chapter 2.9 summarizes the paleontological impacts and required mitigation.

Traffic impacts at the project level are less than significant. However cumulative impacts require mitigation in the form of payment of a Traffic Impact Fee (TIF). Details are provided in Sub-chapter 2.10.

While the site is not considered a significant agricultural resource by the County, an effort has been made to preserve agriculture throughout the site in keeping with the character of the area and the applicant's desire to maintain a productive agricultural resource on the site. Agriculture is preserved through the project's design, which creates a 39.12-acre agricultural open space for the existing grove. Easements along the project frontage with SR76 will also preserve and protect groves. Individual lot owners will have the opportunity to retain agriculture and have it managed by the HOA. Non-potable irrigation water will be made available to all areas where groves are retained. Details are provided in Sub-chapter 3.1.1.

Global climate change was evaluate and it was determined that the project has no significant impact due to compliance with existing state law and the very large global-wide scale of this issue. This is discussed in Sub-chapter 3.1.2.

Groundwater resources are conserved by the project. Overall water use is expected to decrease by approximately ~~40~~ 25 percent, as discussed in Sub-chapter 3.1.3.

Hydrogeologic and surface-water resources were studied and measures were designed for the project to avoid significant effects from uncontrolled or polluted runoff. These effects are discussed in Sub-chapter 3.1.4.

Land use and community character is not impacted as a result of the project because it proposes agricultural and biological open space that are consistent with the surrounding rural and agricultural community. Two-acre lots provide sufficient room to allow retention of an agricultural use in conjunction with residential development. This is consistent with the Pala/Pauma Subregional Plan, which encourages avocational agriculture. Details are provided in Sub-chapter 3.1.5.

Utilities are readily available to serve the project. Potable water will be provided by the YMWD. The project will rely on septic systems, the design of which will be reviewed by the Department of Environmental Health for compliance with current health and safety regulations. Details are provided in Sub-chapter 3.1.6.

The YMWD, in cooperation with other water districts, may install a water pipeline through the region, a segment of which would cross the subject property. The pipeline would enter the site on the northwest and would traverse Frey Creek. Then it would follow proposed project roadways across the central part of the site and traverse an agricultural area before exiting on the southeast. The pipeline has not been constructed but the possibility of constructing it still exists. The easement is labelled “Proposed 30” Yuima Waterline” on the TM.

The proposed project would not in any case use water from this pipeline because the water has been allocated to Indian Reservations in the region as the result of a court decision. Project water will be provided from existing wells operated by the YMWD on the south side of SR76 and will enter the site at ~~Adams Drive~~ the main project entrance.

A separate EIR for that pipeline project [Northern Route Pipeline Project Environmental Impact Report/Assessment, State Clearing House (SCH) No. 2007091022] has been prepared and certified, evaluating a 100-foot-wide area along the proposed pipeline route. The reader is referred to SCH No. 2007091022 for details. While the pipeline project has been in abeyance for several years, the YMWD, which is the lead agency for the pipeline, has indicated it could go forward. ~~The construction of the pipeline is the subject of a lawsuit as of this writing. Potential buyers on of lots will be notified that there is a possibility that this pipeline could be constructed, and that it would disrupt streets and groves on the site during construction. A map of the proposed pipeline route will be included in the notification. of the possibility that this pipeline could be constructed unless the decision is made prior to offering the lots for sale that the pipeline will no longer be constructed.~~

1.3 Project Location

The project site is located northwest of the intersection of State Route 76/Pala Road (SR76) and Adams Drive in the unincorporated community of Pala/Pauma. The subject property is described as being portions of Sections 5 and 6, T10S, R1W, S.B.B.M; and portions of Sections 31 and 32, T9S, R1W, S.B.B.M. The project is situated on southwest-sloping alluvial fans above the San Luis Rey River. Figure 1-4, “USGS Quadrangle Map,” shows the location of the project overlain on a topographical map.

1.4 Environmental Setting

The project is located on the north side of the San Luis Rey River valley in the foothills associated with Palomar Mountain. Land uses surrounding the site are primarily agricultural and rural residential. Large tracts of land in the mountains and along the San Luis Rey River are undeveloped. The project site consists of steep to gently-sloping terrain that drains toward

Frey Creek on the western boundary and an unnamed drainage on the east. Drainages flow toward the San Luis Rey River, which flows east to west approximately 700 feet south of the property's southern boundary. Befitting the rural setting, the area is served by one major roadway adjacent to its southern boundary, SR76. Traffic is light, although some increase in traffic is associated with Tribal gaming facilities that have been located in the valley. Figure 1-5, "Land Use Map," shows the land uses in the area.

Adjacent to the subject property to the north are holdings belonging to the Pauma Indian Reservation, beyond which stretches the Cleveland National Forest to the west and east. These areas are largely undeveloped. The Palomar Observatory lies approximately 8.75 miles to the northeast. Uses to the east of the subject property are primarily rural estate residential uses combined with agricultural uses. The community of Pauma Valley is located approximately three miles southeast of the property along SR76. Some estate residential uses are found adjacent to the property to the southeast. SR76 is parallel to and within the southern boundary. A trailer park is located south of the site, with the San Luis Rey River beyond. To the southwest are the Wilderness Gardens Park and Open Space Preserve and sparse residential/agricultural uses. Directly to the west and northwest of the subject property are located parts of the Pala Indian Reservation, large agricultural grove operations and undeveloped land. The Pala Casino and the surrounding community of Pala are located approximately three miles to the west of the subject property, along SR76. The project site is located within 15 miles of the Palomar Observatory and so is in Zone A of the County's Outdoor Light Control Ordinance Zone Map, which calls for strict outdoor lighting controls. The Proposed Project design will conform to the ordinance.

Sensitive riparian habitats are associated with onsite and nearby drainages. Aside from agriculture and developed areas, native habitats such as Coastal Sage Scrub and Oak Woodland occur in the area. Sensitive animals expected in the area, based on evidence onsite, would include raptors, reptile species, and several large mammals such as mountain lion and bobcat. The sensitive arroyo toad is expected in the area, although none were found on the site.

The site reflects the rural agricultural setting common to the valley, and has been developed with approximately 154 ~~146~~ acres of grove. The crops grown onsite are:

- Oranges
- Lemons
- Grapefruit
- Avocados
- Persimmons
- Pomegranates

Current uses onsite consist of the above-mentioned active agricultural operations with a primary residence, caretaker residence, barns, offices, and other buildings related to the farming enterprise.

1.5 Intended Uses of the DEIR

This DEIR is an informational document which will inform public agency decision-makers and the public of the significant environmental effects of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. This is a project DEIR because it examines the environmental impacts specific only to the proposed development project.

1.5.1 Matrix of Approvals/Permits

Discretionary / Ministerial Approval/Permit	Approving Agency
Major Use Permit	County of San Diego
Tentative Map	“
Grading Permit	“
Boundary Adjustment	“
Habitat Loss Permit	“
Building Plans	“
Final Subdivision Map	“
County Right-of-Way Construction, Excavation and Encroachment Permit	“
<u>Caltrans Encroachment Permit for roadway improvements and water line installation</u>	<u>Caltrans</u>
Air Quality Permit to Construct	APCD
1603 Streambed Alteration Agreement	CDFW
Amendment to the Existing Sphere of Influence of the <u>MWD, CWA, and YMWD</u>	LAFCO, <u>MWD, CWA, YMWD</u>
<u>De-annex from MMWD</u>	<u>LAFCO, MMWD</u>
Annexation to <u>MWD, CWA, YMWD</u> for water service	LAFCO, <u>MWD, CWA</u> and YMWD
Annexation to YMWD for fire protection service	LAFCO, YMWD

1.5.2 Related Environmental Review and Consultation Requirements

The proposed project has been designed in consultation with the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). The project was reviewed for potential impacts to the Draft North County Multiple Species Conservation Program (MSCP), and specifically for impacts to Coastal Sage Scrub habitat.

The applicant has consulted with Caltrans concerning the location of an access point to and from SR76, as well as about the Adams Drive/SR 76 intersection.

The applicant has also consulted with the MWD, CWA, MMWD and YMWD concerning the annexation of the project for water service ~~and fire service~~. ~~The MWD and CWA were consulted when annexation into their service areas was contemplated. The annexation MWD and CWA is no longer needed due to changes in annexation policies by these agencies.~~ The Local Agency Formation Commission (LAFCO) has been consulted related to the above annexations. If the proposed project is approved by the Board of Supervisors, LAFCO will use the ~~YMWD approval and~~ County-certified ~~approved~~ Final EIR in processing sphere of influence amendments and annexation to MWD, CWA, and YMWD for potable water service and fire service. These actions will apply to the proposed project, three boundary adjusted lots, and three off-site parcels not a part of the project applications. See Figure 1-8 for a visual representation.

1.6 Project Inconsistencies with Applicable Regional and General Plans

The project has been found to be consistent with the County of San Diego's previous General Plan and Pala/Pauma Subregional Plan pursuant to the "pipeline" status from 2003. The Project has also been found to be consistent with Regional Housing Allocation Plans, Regional Air Quality Strategy (RAQS), State Implementation Plans (SIPs), San Diego County Air Pollution Control District (APCD) rules and regulations, the Regional Water Quality Control Board's Basin Plan for the San Diego area, SANDAG's Growth Forecast and Congestion Management Plan, and Caltrans' Regional Transportation Plan.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

A review of other projects in the area was undertaken to determine whether the project in combination with other past, present or anticipated projects would have cumulative impacts. A cumulative study area was determined for each resource, and projects within the study area were evaluated for potential impacts and mitigation measures. Study areas were defined so as to provide the clearest picture of potential cumulative effects. The focus of the cumulative study area was the approximately 13-mile segment of SR76 from I-15 on the west to Cole Grade Road on the east. This focus was chosen because it is the main access corridor for the project and because it crosses terrain that has several elements in common with the project, including geologic characteristics, agricultural use patterns, drainage patterns, biological resources, and alluvial soils. The study area projects are listed in Table 1-1, "Cumulative Projects." The geographic locations of the cumulative projects are depicted on Figure 1-6, "Cumulative Projects." Cumulative effects are discussed in the study area sections in Chapters 2 and 3.

1.8 Growth Inducing Impacts

The proposed project was analyzed for its potential to induce growth in the area. A project can foster economic or population growth, directly or indirectly, when it leads to the construction of additional housing. Removing obstacles to growth could also be growth-inducing. For example, expanding the boundary of the YMWD could make it easier for unserved areas to receive water service.

The proposed project will not foster economic or population growth over and above what is currently expected for the region. Economic growth resulting from construction is anticipated to occur over a five year period. The economic impact of construction dollars will be distributed over a broad area because the modern economy is highly mobile and orders for goods, and services, and labor can be placed with firms far-removed from the local economy. The economic impact of new residents will be absorbed gradually by commercial operations in Pala, Pauma, and Valley Center as the population growth anticipated with this project is modest at approximately 152 people and well within the population growth rate already predicted for the area. Additionally, the project is consistent with GP and zoning regulations, and there will be no net increase in density over what would be allowed without a PRD.

The project will annex to the MWD, CWA, and YMWD for potable water service ~~and fire service~~. Annexation includes three off-site boundary adjusted lots and three adjoining properties all under the same ownership~~two adjoining properties under the same ownership~~. ~~However, proposed~~Proposed water-line extension will be sized only to serve the project and excess capacity will not be created. The proposed water system is shown on Figure 1-3, "Water Circulation and Well Locations."

Annexation will not induce further growth in the vicinity because the site is already surrounded by established jurisdictions and local water companies. YMWD already serves areas to the west, south, and east of the project as shown in Figure 1-7, "Yuima Municipal Water District Boundary as Proposed." In addition the Pauma and Pala Indian Reservations border the site to the east and west, respectively, and are not subject to annexation. The Pauma Municipal Water District borders the site on the northwest and the Pauma Ridge Municipal Water Company provides service to points east and southeast of the project site. Annexation will not open new areas to service.

The boundary adjusted lots would be required to apply to YMWD for service. The lots support agriculture and no residences. A nexus for extending a potable water service would need to be established, and possible environmental review would need to be undertaken. No such actions are proposed.

The three off-site lots that will be annexed would be required to apply to YMWD for service. No such actions are proposed and the lots are not a part of the project. One lot with a residence will be detached from MMWD and annexed to YMWD. This will be a change of service districts but no change in overall water deliveries is anticipated.

Maximum development in the boundary adjusted and off-site legal lots under their current general plan designation of RLSR-10 (one dwelling unit per 10 acres minimum lot size), were it to be proposed in the future, would be five residences. This number of additional residences would not change the overall conclusions related to economic growth and demand for infrastructure. In summary, annexation will not open significant new areas to service.

Frey Creek creates a topographic and environmental barrier to expansion to the west and northwest. Steep terrain and the Pauma Indian Reservation near the northern boundary constrain expansion in this direction. Areas to the east are already developed. Areas to the south are developed or are constrained by the river and their currently designated use as a source of water for the YMWD. Connecting potable water service to the project site is therefore considered a logical extension of service rather than a growth inducing one because service to the surrounding area is already in place.

Because the site will not be developed at a density greater than that allowed by the general plan, the proximity of existing YMWD boundaries, and site constraints, annexation to MWD, CWA, and YMWD for potable water service will not be growth-inducing.

~~The project will also annex to the YMWD for fire service. Annexation will include only areas within the boundary of the site. Therefore areas outside the boundary will not be served and growth will not be encouraged. Additionally, the current fire protection service is provided to YMWD through by Calfire under CSA 135, which also provides fire service to the general vicinity. Therefore inclusion of the project will not alter the overall fire-service profile for other properties in the area. Annexation to YMWD for fire protection purposes will not be growth inducing.~~

1.9 Energy Conservation

Appendix F of the CEQA Guidelines provided guidance for analyzing significant energy implications of a project. The introduction states that “[t]he goal of conserving energy implies the wise and efficient use of energy.” Three means of achieving this goal are provided:

1. Decreasing overall per capita energy consumption
2. Decreasing reliance on fossil fuels such as coal, natural gas, and oil, and
3. Increasing reliance on renewable energy sources.

Emphasis in the discussion should be on “avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.”

1.9.1 Effect Consumption and Effect on Energy Resources

The project proposes 44 residential lots, an agricultural lot, biological open space, and a recreation area on a 248.2-acre site. The project will be served by the Yuima Municipal

Water District (YMWD) for potable water needs and by an onsite well system for irrigation water. Heating would be generated from propane delivered to the area by commercial providers. Grove agriculture will continue as a component of the project. There will be two major categories of energy use, construction, and operations. Energy use will fall into distinct categories as shown in the following table.

Table 1-2 Project Energy Use by Energy Type and Use Categories

Use Type	Electricity	Non-transport Gasses (1)	Transportation Fuels(2)
Construction			
Vehicles			X
Materials(3)	X	X	X
Machinery	X	X	
Transportation			X
Operation			
Home operation	X	X	
Irrigation	X		
Agriculture	X		X
Transportation			X

(1) Primarily propane for home operation

(2) Primarily gasoline and diesel fuel

(3) Embodied energy, or energy needed to manufacture and transport materials

Energy use during construction will include construction vehicles such as excavators, scrapers, forklifts, and rollers. Energy used to fabricate, finish, and transport materials is embodied in the material used. Electricity would be used for construction lighting, field services (trailers), and electrically driven construction equipment such as air compressors, drills, saws, and pumps, among other equipment. Primary fuel use would be associated with gasoline- and diesel-powered mobile construction equipment and commuting of workers to and from the construction site. Full details of energy use are provided in the air quality and global climate change reports associated with this DEIR (Appendices B and N respectively).

The major energy uses during operation of the project would be for heating and cooling of houses, followed by lighting. Energy will also be required to operate pumps that will supply water to the project, both off-site by YMWD and onsite by the supplier of non-potable irrigation water. Energy will also be expended in the harvesting and transport of fruit from on-site orchards.

Most residential functions will use electricity. Heating in the project area is generated from propane (also known as Liquid Petroleum Gas or LPG). Energy demand for

agricultural operations will decrease with the project because the area under cultivation will be reduced by approximately 20 percent. Therefore energy demand associated with agriculture is not included in this analysis. Energy demand related to gasoline is considered in a separate section. The project is expected to use 261,400 kWh of electricity per year (California Statewide Residential Appliance Saturation Study, 2004). Overall annual residential energy use in San Diego County in 2012 was 6,884.8 million kWh (Department of Conservation, ecdms.energy.ca.gov/electbycounty.aspx). The project represents less than one ten thousandth of total County electricity use. The project will therefore have a minimal effect on overall energy use in the County. Nevertheless, the project proposes energy efficiency measures which are discussed below in Section 1.79.5.

The project is projected to use 3,519.1 million Btus for heating annually. This amounts to 38,418 gallons of propane at a conversion rate of 91,600 Btus per gallon. In contrast the Western Propane and Gas Association estimated its members sold 576 million gallons of propane in California (CEC, "Alternate and Renewable Fuel and Vehicle Technology Program," Workshop 2009). The project represents less than a ten thousandth of total California consumption. Impacts to State-wide natural gas use would therefore not be significant. However, proposed conservation measures for are provided in Section 1.79.5.

1.9.2 Effect on Energy Supplies

San Diego Gas and Electric (SDGE) is the electricity supplier for San Diego County. For 2012, SDGE reported available and planned resources of 16,614 GWh, balanced against the same amount of energy requirements. While no data was available for energy projections between 2013 and 2015, 2016 was reported~~ing~~ as showing an excess of 205 GWh of electricity from existing and planned sources. The proposed project would require approximately 261,400 kWh of electricity, or 0.26 GWh. This is far below the projected excess of electricity in the project's initial year of operation. The project is expected to come on line in 20212016. California's mid-level demand for electricity is expected to increase at about 1.27 % per year in the 2016 to 2030 time frame, with peak demand growing at 0.84 %.¹ Recent analysis of SDGE capacities has indicated that no new generation capacity is needed at present through the 2028 time frame. The data indicate that increased demand, to which the project would contribute, is not expected to disrupt energy supplies in California in the near term. In addition, solar systems are proposed on all residential units that are expected to offset most if not all electricity demand. ~~As such it would require approximately 261,400 kWh of electricity, or 0.26 GWh. This is far below the projected excess of electricity in the project's initial year of operation.~~ Therefore the project would not require construction of additional electrical generation capacity.

¹ California Energy Commission, California Energy Demand 2018-2030 Revised, February 2018

The project will also use propane, noted above. The propane industry is unregulated in California and therefore the state maintains no statistics on its availability. However, industry reports note that propane is in ample supply in California. This is due to the development in the 2000s of shale gas technology. California may reportedly become an exporter of LPG in the near future due to this development.

1.9.3 Effect on Peak and Base Demand for Electricity

Peak demand for electricity occurs when so much electrical equipment is in use at one time that it places a strain on the entire electric system. This generally occurs in California during summer heat waves in the weekday afternoon, hours when air conditioners at both homes and businesses are running at full strength.

The project would continue to operate during peak energy demand periods, and so would constitute a new source of peak demand usage. Residential construction will fall under the 2013 Title 24 regulations in effect at the time of construction ~~taking effect on July 1, 2014~~. This code revision has extensive requirements for more sustainable and energy efficient construction practices that will affect both the types of materials used and the way in which finished systems will be tested. Title 24 provisions are detailed below. The project's overall demand will be reduced from historic levels of residential energy use due to compliance with Title 24 changes.

1.9.4 Transportation Energy Use

Energy will also be expended in the daily trips made by residents. The project has been estimated to create 528 Average Daily Trips (ADT) with an average trip length estimated to be 10.68 miles. Energy use in the form of gasoline will therefore increase as a result of the project. However, several factors will combine to reduce this increased demand for gasoline by the project. The project would be located approximately 4 three miles from the Pala Casino, a major employer in the area, as well as 10 miles from new commercial and job centers being created at the intersection of I-15 and SR-76, approximately 10 miles to the eastwest. The project also provides a recreation area that will provide a neighborhood source of recreation and diminish the need to drive elsewhere for similar facilities. New title 24 regulations will include electrical vehicle hookups in a portion of new homes constructed, enabling a reduction in gasoline consumption for transportation. Electric vehicle use is also projected to increase significantly statewide in the coming years, and it is reasonable to conclude that some residents would incorporate electric vehicles into their driving mix.

Finally the project will construct a new bus stop at the Adams Drive/SR76 intersection. The bus stop design has been approved by the North County Transit District and meets the latest design standards for paved pull off lanes and handicapped loading and unloading platforms. The project's transportation energy use will not be wasteful due to

the proximity of new destinations developing west of the project. The project is improving a mass transit option adjacent to the project, and the usage of alternative energy vehicles will be enabled.

1.9.5 Energy Conservation

The State of California controls building standards throughout the state through Title 24. The 2013 standards have undergone a significant revision that will mandate greater energy conservation in the construction and operation of all buildings. The California Energy Commission expects the new standards to reduce annual electricity consumption by 613 gigawatts (GWh) and natural gas consumption by 10 million Therms per year (CEC, Title 24, 2013). These changes affect all aspects of the building process. In particular single family residential development standards mandate new energy efficiency in solar energy, windows, building envelope, insulation, and heating, ventilation, and air conditioning (HVAC) systems. Several of the new features are outlined in the following table.

Table 1- 3 Title 24 2014: Selected Energy Efficiency Requirements

Improved heating and cooling controls
Air leakage control on all fenestrations and exterior doors
All joints with a potential for leakage shall be sealed
Automatic timing switches on all lighting to include dimmers, daylight controls, occupant sensing controls, part-night sensing controls
Solar systems for all residences
New building simulation tools allow builders to make tradeoffs between energy saving devices
Greater insulation requirements
Higher standards for window performance in terms of energy conservation

Additional efficiencies in energy use will be achieved through the use of local water for the project. Irrigation water will be provided on-site. Irrigation consumes approximately 70 percent of the water used in San Diego County. It is estimated that it takes 13,022 kWh to import each million gallons of potable water into the region (Appendix N Green House Gas Analysis, Ldn Consulting, May 13, 2014). Therefore reducing demand for imported potable water that would be used for irrigation represents a significant conservation of energy.

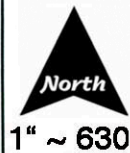
Propane is a clean burning, low emissions fuel that does not leave residue that could contaminate soils. It is also produced in California, thereby minimizing pollution and saving energy associated with transport over very large distances. The project's propane use represents an efficient use of energy.

Finally, SDGE is expanding its portfolio of renewable energy sources. Energy from these sources will be fed into the electricity grid and distributed to customers. As SDGE customers the project residents will indirectly participate in the increased use of renewable energy.

1.9.6 Conclusions

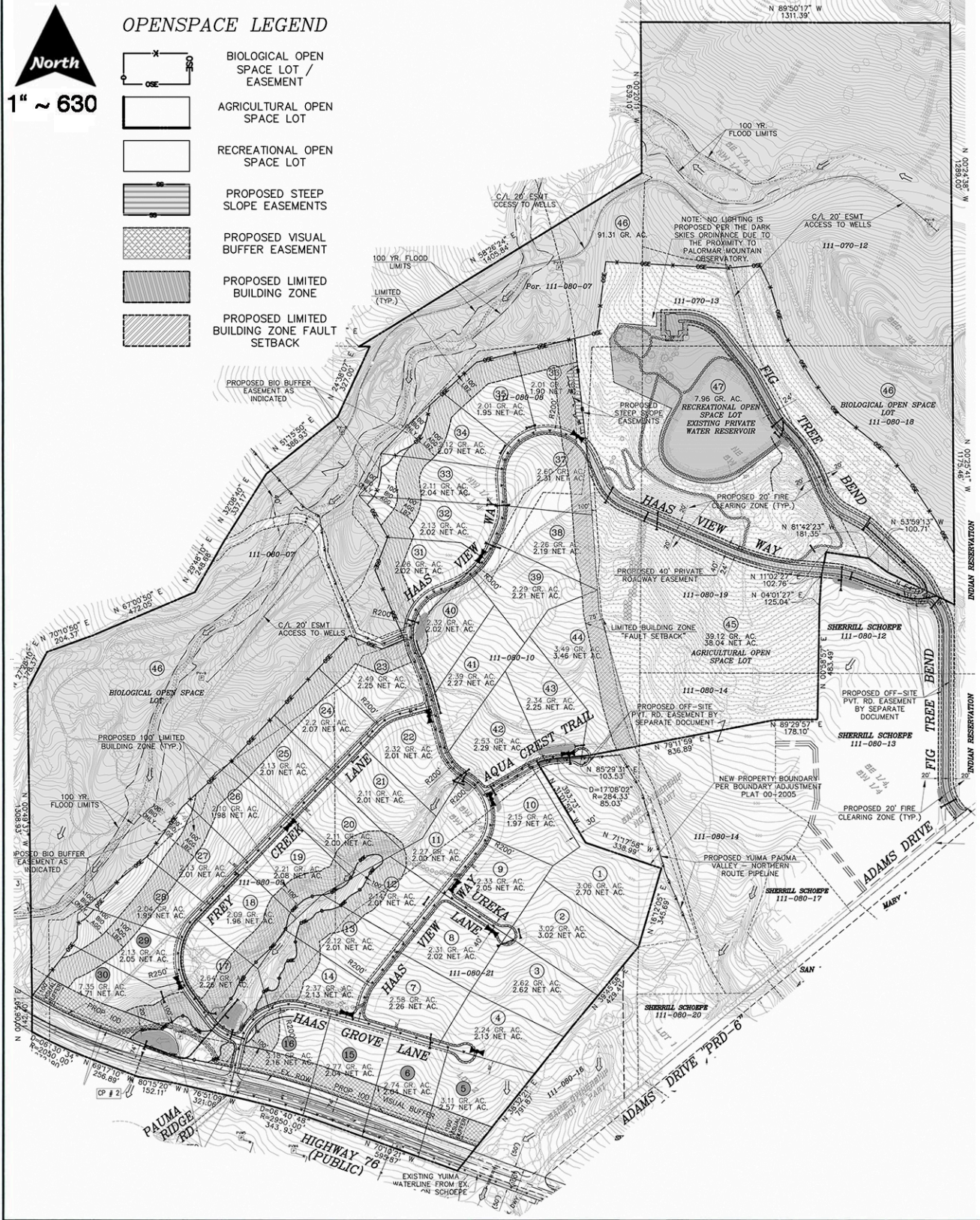
The proposed project will consume energy in the construction and operation of 44 residential homes and related facilities. Construction energy use will be limited in scale and the construction management plan for the project will include measures to prevent the waste of energy. Operational aspects of the project represent a very small fraction of overall energy use in San Diego County. The project will incorporate measures to increase energy efficiency and prevent waste through current Title 24 requirements. SDGE has the capacity to serve the project without the construction of new facilities. Transportation energy will not be wasted because destinations that can meet residents' needs for consumable and jobs already exist in the area or are in the process of being developed. A bus stop is being upgraded to enhance the desirability of mass transit in the area. The project will conserve energy through new building standards that will lead to a reduction in per capita energy use when compared to current developments. Alternative energy use will take place in the form of a projected increase in use of electric vehicles, and reliance on SDGE's expanding portfolio of alternative energy sources. Although the project will increase energy usage in the County, it will incorporate efficiencies in its design that will result in a per capita decrease in energy use, and will not result in inefficient, wasteful, or unnecessary consumption of energy.

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OPENSOURCE LEGEND

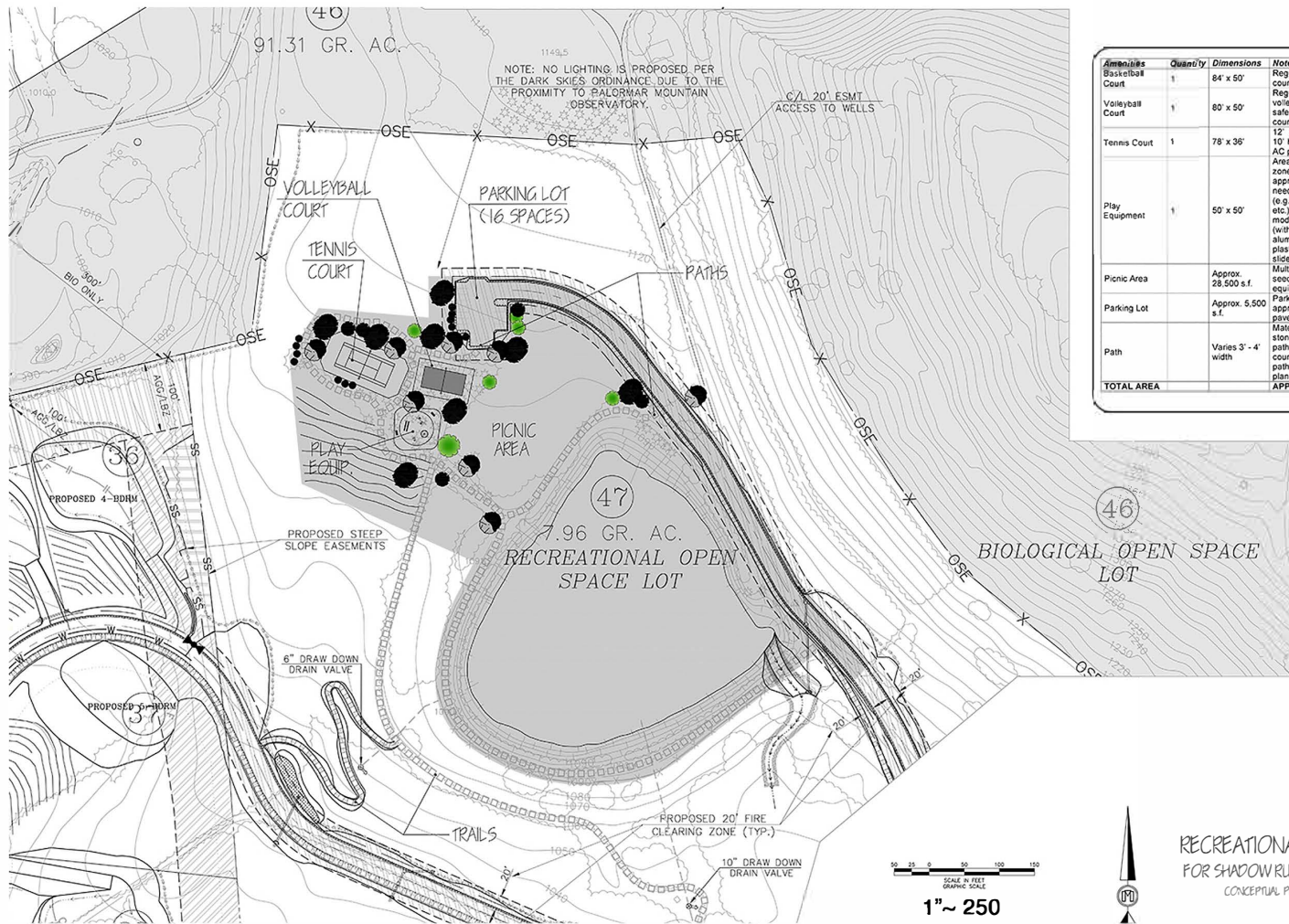
- BIOLOGICAL OPEN SPACE LOT / EASEMENT
- AGRICULTURAL OPEN SPACE LOT
- RECREATIONAL OPEN SPACE LOT
- PROPOSED STEEP SLOPE EASEMENTS
- PROPOSED VISUAL BUFFER EASEMENT
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED LIMITED BUILDING ZONE FAULT SETBACK



North
1" ~ 630'



**Figure
1-2A**



Amenities	Quantity	Dimensions	Notes
Basketball Court	1	84' x 50'	Regulation High School court, AC pavement.
Volleyball Court	1	60' x 50'	Regulation size beach volleyball court with 10' safety space around courts.
Tennis Court	1	78' x 36'	12' space around court, 10' high chain link fence, AC pavement.
Play Equipment	1	50' x 50'	Area includes safety zone around equipment; approx. ages 3-12; needs soft safety surface (e.g., rubberized mat, etc.) within entire area, modular play equipment (with powder-coated aluminum posts/recycled plastic inserts, roofs, slides, etc.).
Picnic Area		Approx. 28,500 s.f.	Multi-use area, sod or seeded, tables near play equipment.
Parking Lot		Approx. 5,500 s.f.	Parking spaces for approx. 16 vehicles, AC pavement.
Path		Varies 3' - 4' width	Material varies (crushed stone to AC pavement), paths from parking lot to courts & play structure, path also connects to planned trail.
TOTAL AREA			APPROX 2.1 ACRES

RECREATIONAL AREA
FOR SHADOW RUN RANCH
CONCEPTUAL PLAN

50 25 0 25 50 100 150
SCALE IN FEET
GRAPHIC SCALE

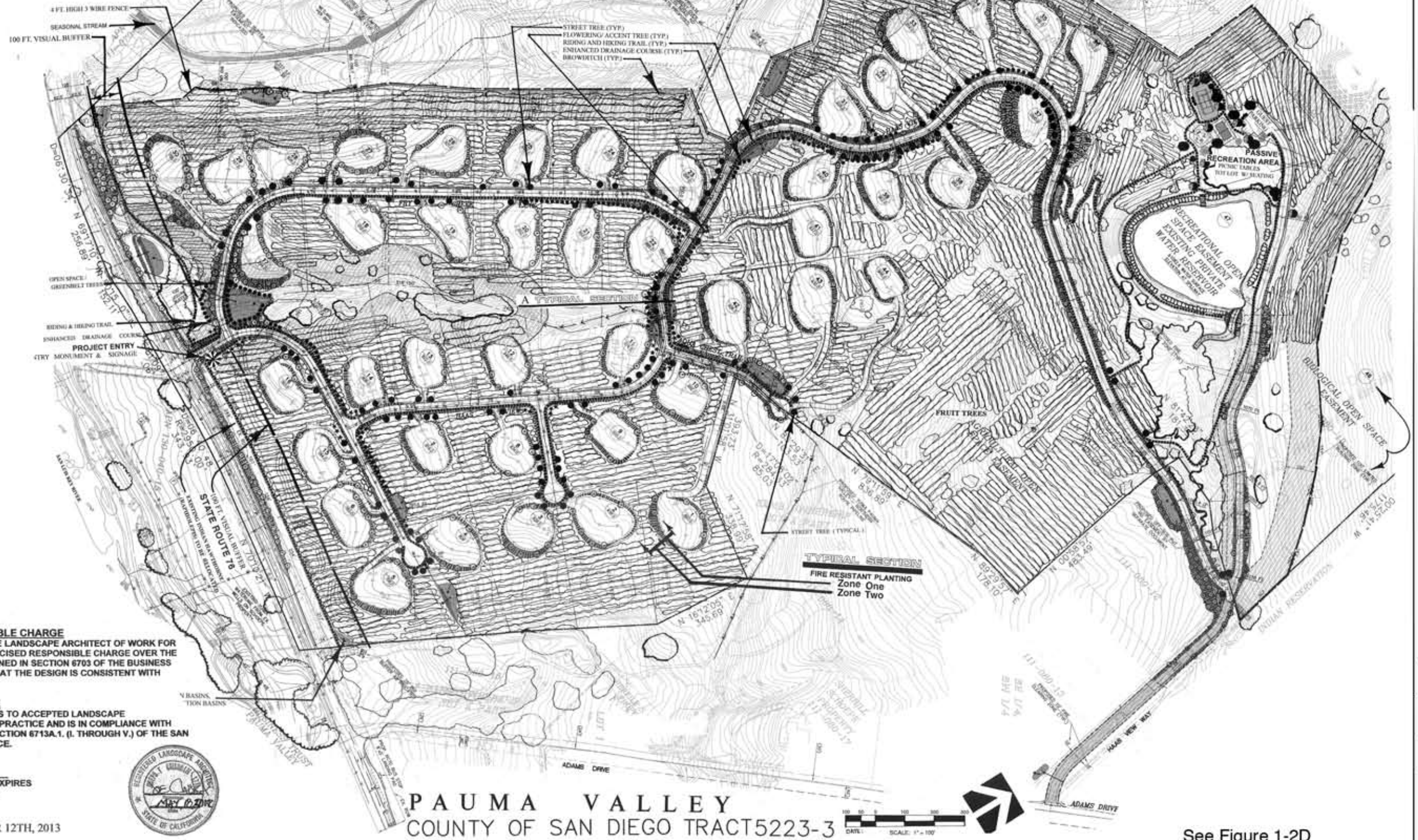
1" ~ 250'





Chisholm Land Planning

4424 44th St. Ste. 209, San Diego, Ca. 92115 760-745-3581
LANDSCAPE ARCHITECTURE
Ca. Lic. #1774 chisholm@chisholm.com



DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

STATEMENT OF COMPLIANCE
I FIND THAT THIS SHEET CONFIRMS TO ACCEPTED LANDSCAPE ARCHITECTURAL STANDARDS OF PRACTICE AND IS IN COMPLIANCE WITH THE REQUIREMENTS LISTED IN SECTION 6713A.1, (I. THROUGH V.) OF THE SAN DIEGO COUNTY ZONING ORDINANCE.

BY: *Joe Chisholm*
JOE CHISHOLM, RLA 1774 EXPIRES
CHISHOLM LAND PLANNING



REVISED DATE: DECEMBER 12TH, 2013

EXPIRES: 4-30-15

PAUMA VALLEY
COUNTY OF SAN DIEGO TRACT 5223-3

DATE: 12/12/13
SCALE: 1" = 100'

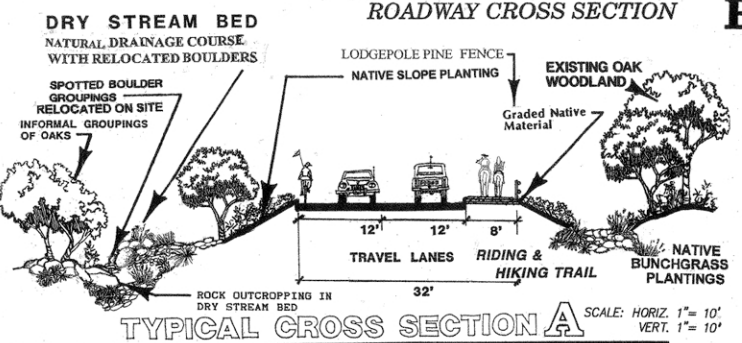


See Figure 1-2D
for notes and details

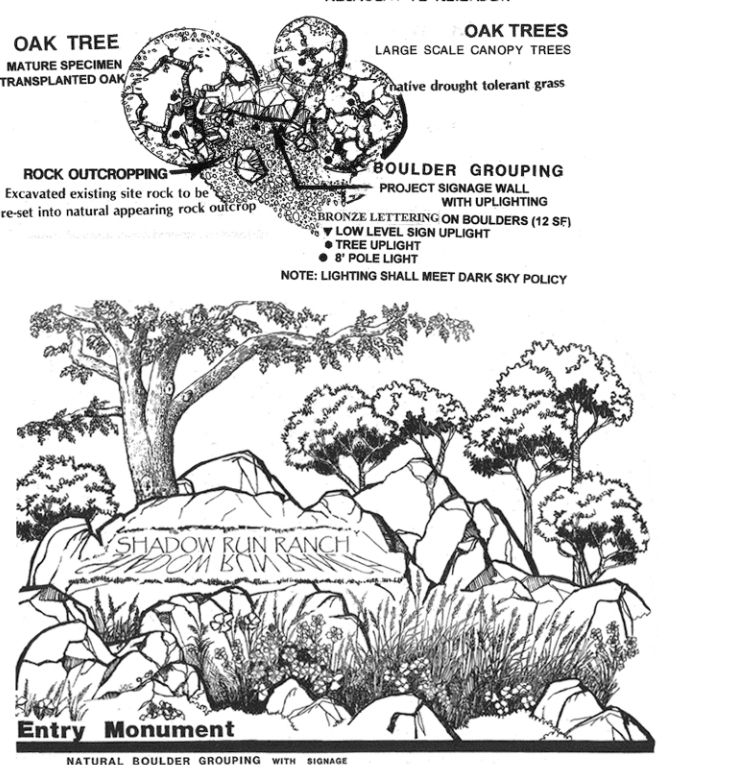
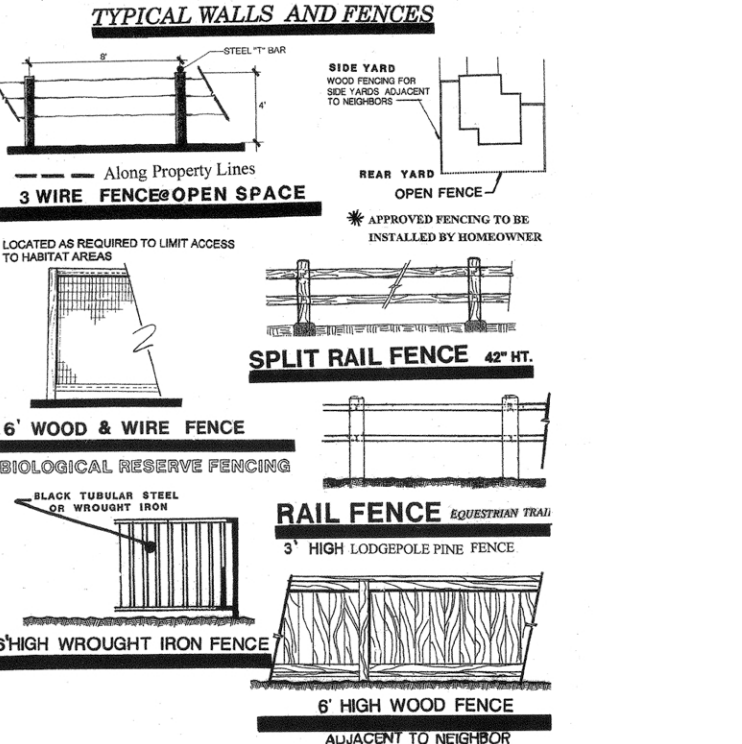
Conceptual Landscape Plan

Figure
1-2C

STREETSCAPE ROADWAY CROSS SECTION



TYPICAL WALLS AND FENCES

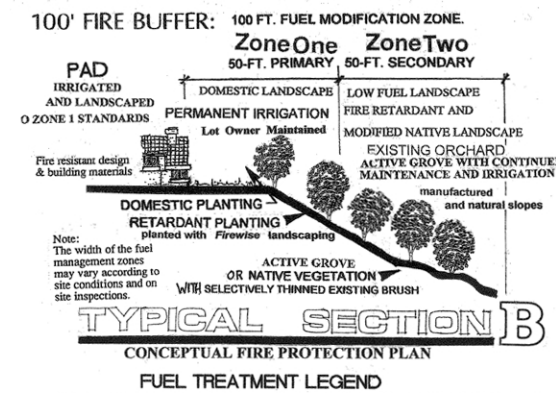


BRUSH MANAGEMENT PLAN

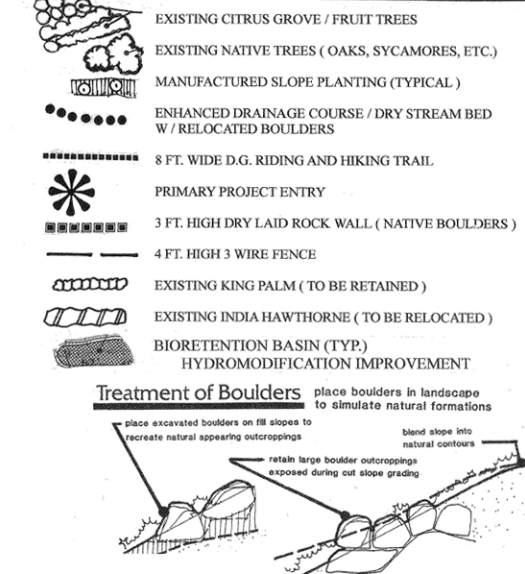
TYPICAL LANDSCAPING ON MANUFACTURED SLOPES

EXISTING CITRUS GROVES LOCATED ON PRIVATE LOTS WILL BE RETAINED AND MAINTAINED TO MEET STATE AND LOCAL FIRE DISTRICT STANDARDS. WATER WILL BE PROVIDED THROUGH THE EXISTING IRRIGATION DISTRIBUTION SYSTEM (OR AS MODIFIED TO ALLOW FOR PROJECT DEVELOPMENT). SYSTEM WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS WILL ON-GOING AGRICULTURAL OPERATIONS.

CITRUS AND AVOCADO TREES LOCATED WITHIN THE SECONDARY FUEL MODIFICATION ZONE WILL BE PRUNED TO 3 FT. ABOVE GROUND LEVEL AND IRRIGATED. SURFACE VEGETATION SHALL NOT EXCEED 8 INCHES IN HEIGHT WITHIN FUEL MODIFICATION ZONES. ALL GROVES WILL BE IRRIGATED AND MAINTAINED AT ALL TIMES. SEE FUEL MODIFICATION PLAN PREPARED FOR THIS PROJECT.



TYPICAL LANDSCAPE LEGEND



Plant Materials List

BOTANICAL NAME	COMMON NAME	
STREET TREE	NEIGHBORHOOD THEME TREE	24" BOX
ARBUTUS UNEDO 'MARINAE'	STRAWBERRY TREE	
TRISTANIA CONFERTA	BRISBANE BOX	
FLOWERING/ACCENT TREE	PLANTED AT INTERS	
	FOCAL POINT	24" BOX
SUCH AS:		
CERCIS OCCIDENTALIS	WESTERN REDBUD	
LAGERSTOEMIA INDICA	CRABE MYRTLE	

OPEN SPACE GREENBELT TREES	
AT ENHANCED DRAINAGE COURSE OPEN SPACE	
NATIVE TREES:	
15 GAL. MIN. SIZE, 5 GAL. ON SLOPES) SUCH AS:	
PLANTANUS RACEMOSA	WESTERN SYCAMORE
POPULUS FREMONTII	WESTERN COTTONWOOD
QUERCUS AGRIFOLIA	COASTAL LIVE OAK
QUERCUS ENGERLMANNII	MESA OAK

AGRARIAN LANDSCAPE PLANTINGS	
ORCHARD / FRUIT TREES	
CITRUS (SPECIES)	NAVEL ORANGE
CITRUS AURANTIFLORA	LIME TREE "BEARS SEEDLESS"
CITRUS LEMON EUREKA	LEMON TREE
CITRUS SINENSIS VALENCIA	VALENCIA ORANGE
CITRUS RETICULATA	TANGARINE "CLEMENTINE"
CITRUS PADISI	GRAPEFRUIT
AVOCADO	HASS
CITRUS MEYER "IMPROVED"	MEYER LEMON
PUNICA GRANATUM	POMEGRANATE
KINNOW MANDARIN	SPECIES
NAGAMI KUMOUAT	" "
OLEA EUROPAEA	OLIVE
FEJOA SELLOWIANA	PINEAPPLE GUAVA
VITIS VINIFERA	GRAPE ASSORTED

FLOWERING/ACCENT SHRUBS	
REFINED SHRUB AREAS: SHRUBS - 5 GAL. 4' ON CENTER.	
GROUND COVER: FROM FLATS, 10" ON CENTER, SUCH AS	
SANTOLINA CHAMAECYPARISSUS	SANTOLINA
LAVANDULA ANGUSTIFOLIA "OFFICINALIS"	LAVENDER
LEYMUS CONDENSATUS	GIANT WILD RYE
ALOE STRIATA	CORAL ALOE
AGAVE SHAWII	SHAW'S CENTURY PLANT
AGAVE ATENUATA	N.C.N.
YUCCA WHIPPLEI	OUR LORD'S CANDLE
STRELITZIA REGINAE	BIRD OF PARADISE
ECHIUM FASTUOSUM	PRIDE OF MADIERA

TYPICAL SLOPE PLANTING CONCEPT		
SLOPE LANDSCAPING TO RECREATE OAK WOODLAND AND TO MEET BRUSH MANAGEMENT REQUIREMENTS		
TEMPORARY IRRIGATED UNTIL ESTABLISHED		
*ALL PLANTS LISTED ARE PER THE SAN DIEGO COUNTY FIRE CHIEF'S ASSOC.		
FUEL MODIFICATION ZONE CHECK LIST		
LOW FUEL NATIVE PLANT SPECIES SHALL BE PLANTED IN FUEL MANAGEMENT 1		
SHRUBS (1 GAL.) SMALL TREES (5 GAL.) 10' ON CENTER		SUCH AS:
PLUS ACORNS WILL BE GROWN AND PLANTED AT LINER SIZES		
TREES	PRUNUS LYONII	CATALINA CHERRY
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY
	QUERCUS AGRIFOLIA	COASTAL LIVE OAK
	QUERCUS ENGERLMANNII	MESA OAK
GROUND COVER	CEANOTHUS GRISEUS "YANKEE POINT"	PROSTRATE CEANOTHUS
	BACCHARIS PILULARIS	DWARF COYOTE BUSH
SHRUBS	CEANOTHUS 'JOYCE COULTER'	CEANOTHUS TOYON
	HETEROMELES ARBUTIFOLIA	FLANNEL BUSH
	FREMONTODENDRON CALIFORNICA	CALIFORNIA COFFEEBERRY
	RHAMNUS CALIFORNICA	SUGAR BUSH
	RHUS OVATA	BUSH SUNFLOWER
	ENCILIA CALIFORNICA	BUSH MONKEYFLOWER
	MIMULUS AURANTIACUS	CLEVELAND MONKEYFLOWER
	MIMULUS CLEVELANDII	WHITE SAGE
	SALVIA APIANA	CLEVELAND SAGE
	SALVIA CLEVELANDII	

NATIVE BUNCHGRASS & WILDFLOWER SEED MIX

BIOSWALES, BIORETENTION BASINS, DETENTION BASINS AND ALL AREAS DISTURBED BY GRADING, INCLUDING THOSE TEMPORARILY DISTURBED TO ALLOW FOR THE PLACEMENT OF LEACH LINES WITHIN EXISTING CITRUS GROVES WILL BE HYDROSEEDED WITH THIS NON-IRRIGATED HYDROSEED MIX:

ELYMUS GLAUCUS	BLUE WILDRYE
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
LOTUS SCOPARIUS	DEER WEED
MUHLENBERGIA RIGENS	CALIFORNIA DEERGRASS
NASSELLA LEPIDA	FOOTHILL NEEDLEGRASS
NASSELLA PULCHRA	PURPLE NEEDLEGRASS
SISYRINCHIUM BELLUM	BLUE-EYED GRASS

NOTE: NASSELLA LEPIDA SHALL BE DEAWNED (REMOVE SEED HUSKS)

General Notes

- ALL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH SAN DIEGO COUNTY CODE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS AND THE STANDARDS AND CRITERIA OF THE LANDSCAPE TECHNICAL MANUAL AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- ALL PLANTING AREAS WILL BE IRRIGATED WITH AN ELECTRONICALLY CONTROLLED REMOTE SPRAY IRRIGATION SYSTEM. THE SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE STATE OF CALIFORNIA WATER CONSERVATION ORDINANCE TITLE 24.
- MAINTENANCE: ALL PUBLIC LANDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH ALL COUNTY ORDINANCES BY A HOMEOWNERS' ASSOCIATION. ALL AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION. LITTER SHALL BE REMOVED AND PLANTS SHALL BE REGULARLY TRIMMED, IRRIGATED AND FERTILIZED. ALL BRUSH MANAGEMENT AREAS SHALL BE MAINTAINED PER THE CALIFORNIA PUBLIC RESOURCES CODE SECTION 4291.
- ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY.
- ALL PLANTING AND MULCHED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE.
- "BIOBARRIER" ROOTGUARDS SHALL BE INSTALLED ADJACENT TO ALL LANDSCAPE WITHIN SIX FEET OF ANY TREE.
- NATIVE TREES IN TEMPORARY IRRIGATED NATIVE AREAS WILL BE SERVED BY A SEPARATE BUBBLER IRRIGATION SYSTEM.
- A RAIN SENSOR DEVICE SHALL BE INSTALLED ON THE CENTRALLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM. IT IS THE RESPONSIBILITY OF THE IRRIGATION DESIGNER TO VERIFY THE NEED FOR RECLAIMED WATER PRODUCTS.
- ALL PLANTING BEDS AND SLOPES LESS THAN 3:1 SHALL RECEIVE 2" OF ORGANIC MULCH.
- ANY GRADING ABOVE A 25% SLOPE SHALL BLEND WITH THE SURROUNDING AREA AND BE LANDSCAPED TO LOOK NATURAL.
- COMPLETED SLOPES THAT ARE MORE THAN FIVE FEET IN HEIGHT, MORE THAN 250 SQUARE FEET IN TOTAL AREA, AND STEEPER THAN 3:1 (RUN-TO-RISE) THAT HAVE BEEN DISTURBED AT ANY TIME BY CLEARING, GRADING, OR LANDSCAPING, SHALL BE PROTECTED FROM EROSION PRIOR TO THE FIRST RAINY SEASON FOLLOWING COMPLETION OF THE SLOPE, AND CONTINUOUSLY THEREAFTER.
- PROVIDE 2" OF ORGANIC MULCH FOR ALL PLANTING BEDS AND SLOPES LESS THAN 3:1.
- ALL PLANTING AREAS INDICATED ON PLANS WILL BE PROVIDED A PERMANENT IRRIGATION SYSTEM
- ACORNS WILL BE GROWN UNDER NURSERY CONDITIONS AND PLANTED AT LINER SIZES, WITH TEMPORARY IRRIGATION
- NATIVE AND NATURALIZING LANDSCAPE AREAS SHALL BE IRRIGATED TEMPORARILY (2 GROWING SEASONS) UNTIL ESTABLISHED
- EXISTING VEGETATION ALONG HWY. 76 SHALL BE PRESERVED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE LANDSCAPE PLANT ESTABLISHMENT OF ALL GRADED AND/OR DISTURBED AREAS OF CAL TRANS RIGHT OF WAY.

DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

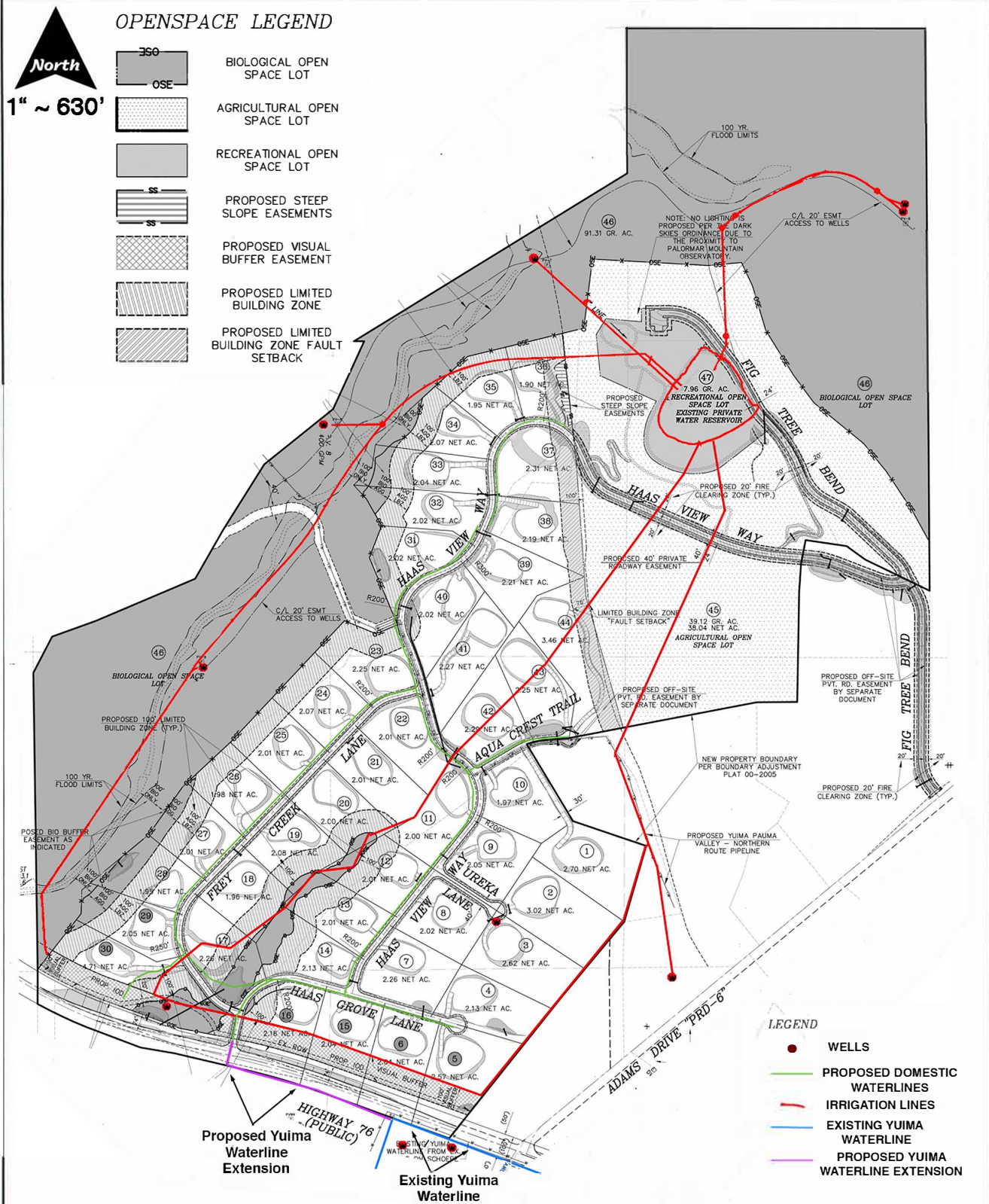
STATEMENT OF COMPLIANCE
I FIND THAT THIS SHEET CONFIRMS TO ACCEPTED LANDSCAPE ARCHITECTURAL STANDARDS OF PRACTICE AND IS IN COMPLIANCE WITH THE REQUIREMENTS LISTED IN SECTION 6713A.1. (I. THROUGH V.) OF THE SAN DIEGO COUNTY ZONING ORDINANCE.

BY: JOE CHISHOLM, RLA 1774 EXPIRES CHISHOLM LAND PLANNING



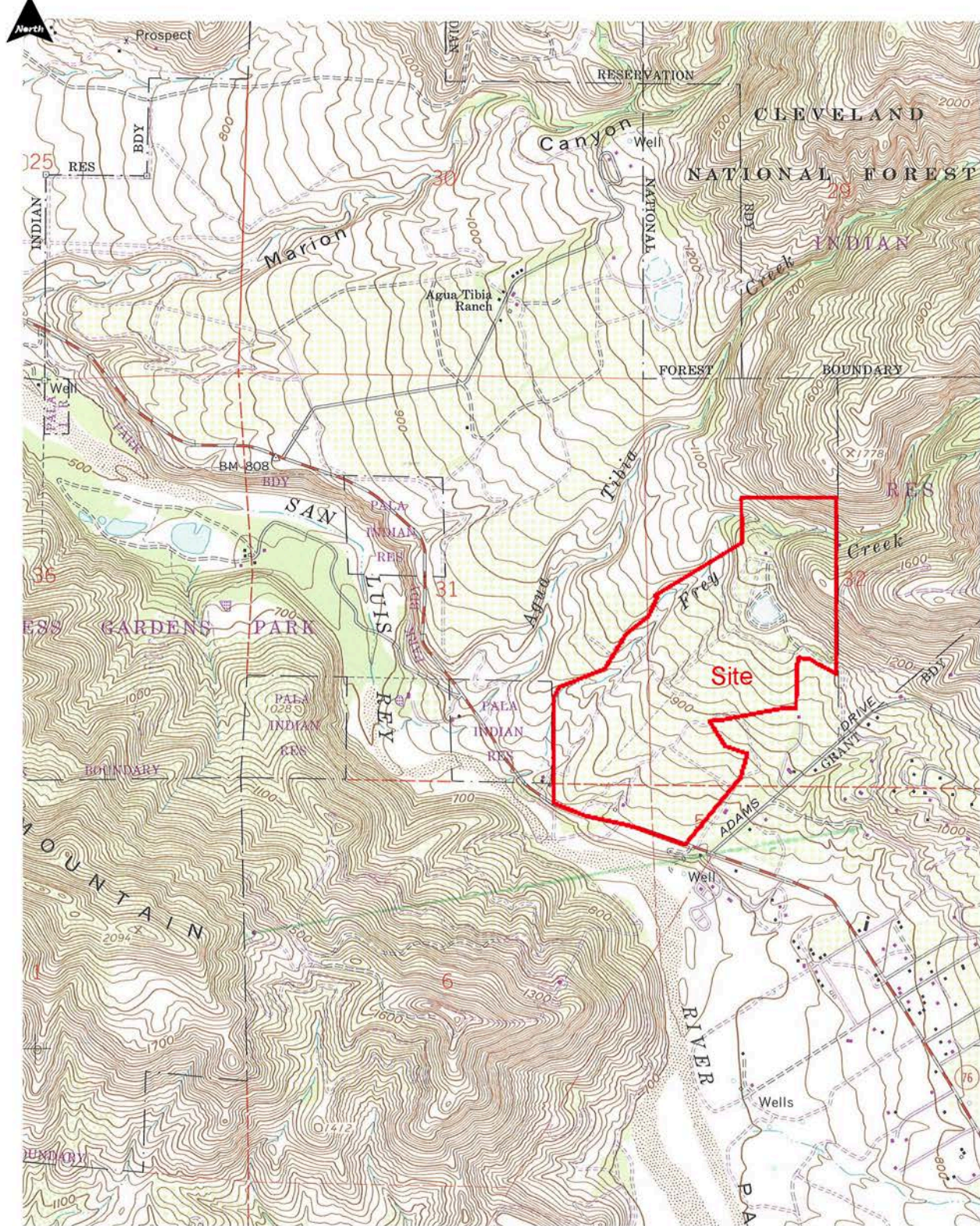
REVISED DATE: DECEMBER 12TH, 2013
EXPIRES: 4-30-15

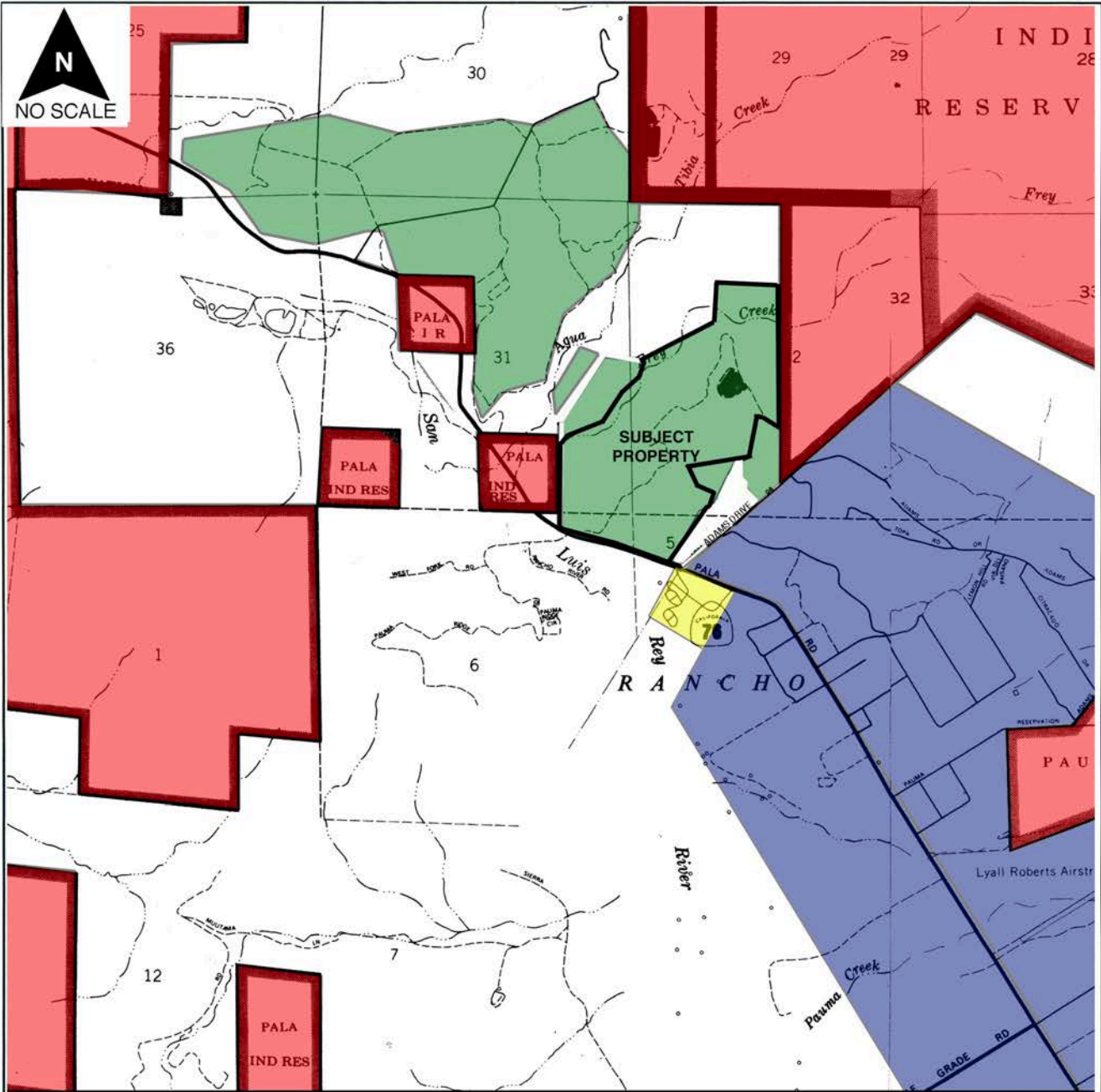
ENGINEER
MASSON & ASSOCIATES INC.
200 E. WASHINGTON AVE. SUITE 200
ESCONDIDO, CA. 92025
(760) 741-3570



Water Circulation and Well Locations

1" ~ 2000'





LEGEND



Indian Reservations



Recreational Vehicle
Park



Intensive
Agriculture,
Single Family
Dwellings,
Minor
Commercial



Intensive Agriculture



Undeveloped Property
Scattered Dwellings



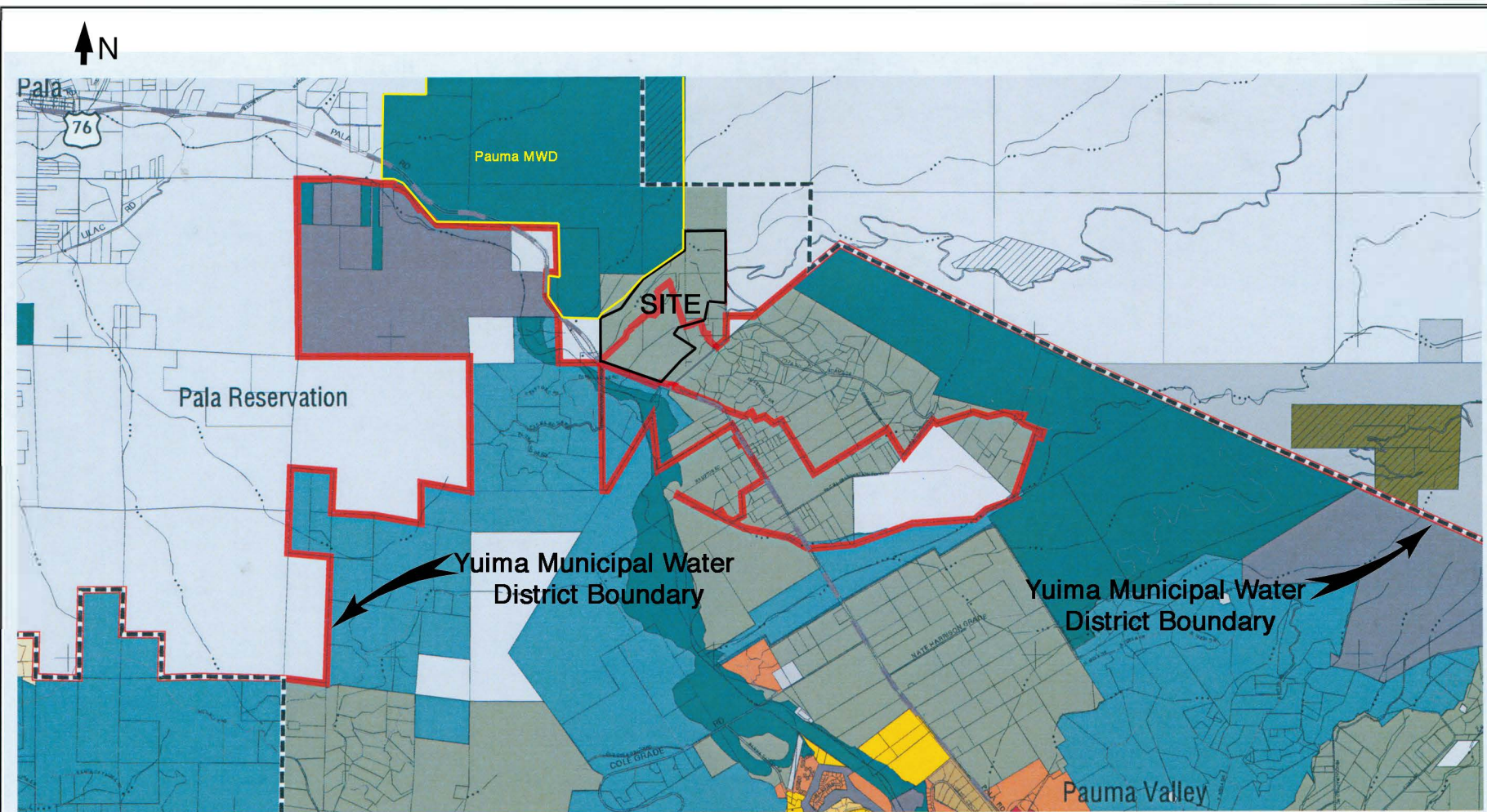




Figure 1-8

Map Location Number	Project Name and Description	Potential Project Impacts	Mitigation
1	TPM 21004 McNally Road 58 acres, four lots and remainder Avocados and citrus on site Approved 4/20/09	<u>Biology</u> : Potential impact to sensitive species <u>Hazards</u> : Phase 1 study shows smudge pots, above ground storage tanks with oil, diesel, herbicides <u>Traffic</u> : Cumulative impact	<u>Biology, Hazards</u> : No construction during bird-nesting season, enroll in County SD DEH Voluntary Assistance Program to obtain oversight of site remediation activities, including identification of vertical/horizontal extent of TPH contamination. <u>Traffic</u> : TIF required
2	MUP 05-014 Nextel Wireless cell tower On-site agriculture to continue Approved 1/11/08	<u>Visual</u> : cell towers <u>Agriculture</u> : truck crops <u>Biology</u> : wetlands Agriculture: Impact to less than an acre of Prime Farmland	Categorical exemption from CEQA
3	AP 05-064, 05-065 TY Nursery Yard 52.36 ac, permit to clear 10.9 ac for expanding existing nursery operation Approved 12-05	No impacts noted	Categorical exemption from CEQA
4	TM 5540 Oak Tree Ranch 24 condominiums Active truck farming. Site supports Farmland of Statewide Importance	<u>Biology</u> : Potential impacts to wetlands, Coast Live Oak <u>Geology</u> : Landslide, liquefaction, ground shaking zone FEMA flood zone <u>Noise</u> : within noise contours <u>Traffic</u> : cumulative <u>Agriculture</u> : Impacts up to 10 acres of grove	<u>Biology</u> : NNG mitigation offsite <u>Traffic</u> : TIF required <u>Agriculture</u> : No significant impacts
5	TM 5263 La Cuesta De Pauma 274 ac of 616 ac into 51 residential lots 2-20 ac/ea Active avocado and citrus groves	<u>Biology</u> : Potential wetland impact <u>Traffic</u> : cumulative	<u>Biology</u> : RPO buffer and revegetation plan required <u>Traffic</u> : TIF required

Map Location Number	Project Name and Description	Potential Project Impacts	Mitigation
6	TM 5499, Club Estates 48.31 acres, 32 residential lots Active citrus grove. Site supports some Prime Farmland and Farmland of Statewide Importance	<u>Biology</u> : Impacts to sensitive species <u>Cultural</u> , <u>Paleontological</u> : potential to disturb resources during grading <u>Agriculture</u> : Potential impacts to grove	<u>Biology</u> : 10.25 acres open space easement <u>Cultural</u> , <u>Paleontological</u> : Monitoring during grading <u>Agriculture</u> : No significant cumulative impacts
7	MUP 81-037 Pauma Valley Community Church Add Youth Building and Office	None	None
8	MUP 65-034 Pauma Valley Country Club 150 acres existing club, additions: swimming pool, bath house, snack bar, tennis courts First approved 4/9/65	<u>Visual</u> : Steep Slopes and Dark Skies	Categorical exemption from CEQA
9	ZAP 01-114 Sprint/Nextel Approved 4/04	<u>Visual</u> : cell towers <u>Agriculture</u> : citrus & subtropicals	Categorical exemption from CEQA
10	TPM 20896 Diana Acres 7.1 acres into 3 lots	Withdrawn	None
11	MUP 05-009 Frummet Residence Cellular Facility	Withdrawn	None
12	TPM 20959 Adams Dr TPM 10 acres into 4 lots	Withdrawn	None
13	ZAP 07-006 Price Animal Co.	Withdrawn	None
14	MUP 67-092 Rancho Corrido Campground No on-site agriculture or important soils	No impacts noted	None

Map Location Number	Project Name and Description	Potential Project Impacts	Mitigation
15	MUP 99-001 Pauma Valley Packing Co. 4 acre fruit packing/processing 1.44 acre site impacted Approved 7/29/99	<u>Agriculture</u> : 1.44ac impacted <u>Traffic</u> : cumulative	<u>Agriculture</u> : none, site continues to support agriculture <u>Traffic</u> : improve Hampton Rd.
16	TPM 20913 Wexler 5.2 acres, four lots Approved 8/25/06	<u>Traffic</u> : impacts	<u>Traffic</u> : TIF
17	MUP 06-076 Sprint/Nextel Yuima Creek Cellular Facility	<u>Visual</u> : cell towers	Categorical exemption from CEQA
18	MUP 63-162 Mountain Valley Health 18.79 acres. Minor expansion Approved 3/18/04	<u>Agriculture</u> : Unique Farmland No environmental issues	None
19	TM 4944, North County Ventures 26 acres, 10 residential lots on completely disturbed site previously plant nursery	None	Categorical exemption from CEQA
20	MUP 08-045, Peterman MUP Cell Site	<u>Hazards</u> : Sulfuric acid in sealed batteries	Negative findings

Map Location Number	Project Name and Description	Potential Project Impacts	Mitigation
21	AP 11-037 Sol Orchard San Diego 5 LLC. 110 total acres, Approximately 43-acre solar generating facility. Retention of agriculture around solar panels.	<u>Land Use</u> : Proposed project represents a land use not presently existing in the surrounding neighborhood. <u>Agricultural Resources</u> : Project site currently supports an active agricultural operation (pasture and row crops) and is designated almost in its entirety as Farmland of Statewide Importance. <u>Visual</u> : Project will be more visible to the public than are its neighbors (larger than average, not screened by landscaping). Project will introduce glare. Solar panels are designed to reduce glare	<u>Land Use</u> : Reclamation plan after use expires <u>Agriculture</u> : Pest management to reduce conflict with adjacent uses <u>Visual</u> : Landscaping
22	AP 07-009 Orange Grove Project 8.5 acre site on 41 acre parcel, 96 megawatt simple cycle electric generating plant and ancillary facilities	Avoid oaks, establish agricultural area	Exempt from CEQA
23	GPA 09-006, Palomar College satellite campus 85.6 acres	<u>Agriculture and noise studies</u>	No significant impacts

24	GPA 03-004, SPA 03-008, TM 5338, Campus Park 420 acres. Residential, office, and commercial subdivision, public facilities, parks, and trails.	<u>Biology</u> : impacts to 5.8 acres of riparian habitats. Impacts to 46.07 acres of Diegan coastal sage scrub, 44.77 acres of Non-native grassland. , 144.46 acres pasture. Impacts to 1 pair of California gnatcatchers. Quino checkerspot butterfly present. <u>Cultural Resources</u> : Cultural resources present. Human remains found. <u>Noise</u> : Potential impacts from construction and area roadways <u>Aesthetics</u> : Temporary and cumulative impacts to visual corridor <u>Traffic</u> : Widen SR-76 <u>Air Quality</u> : Exceeds limits for Volatile Organic Compounds, NO3, PM2.5 and PM10 during construction and cumulatively <u>Geology</u> / <u>Paleontology</u> : Liquefaction, possible paleontology impact	<u>Biology</u> : Onsite (166.5 acres) and offsite (148 acres) dedication of upland and wetland native vegetation. Creation/enhancement of wetlands onsite. Resource Management Plan. Controls on grading during breeding season <u>Cultural Resources</u> : Avoidance and monitoring. Raise road to avoid further disturbance to remains. <u>Noise</u> : Noise barriers <u>Aesthetics</u> : Landscaping. Unmitigable temporary and cumulative impacts <u>Traffic</u> : Potential unmitigated impact due to timing of Transnet improvements <u>Air Quality</u> : Effects unmitigable during construction and cumulatively <u>Geology</u> / <u>Paleontology</u> : Ground modifications as needed. Paleontological monitoring
24 cont	Campus Park		

25	GPA 05-003, SPA 05-001, VTM 5424. Campus Park West. 118.5 acres. Residential, office, and commercial subdivision	<u>Biology</u> : impacts 60.9 acres of onsite native vegetation, predominantly Non-native Grassland (46.9 acres) Least Bell's vireo present <u>Aesthetics</u> : Impacts to visual corridor <u>Cultural Resources</u> : Resources potentially present <u>Agriculture</u> : 8.8 acres impacted	<u>Biology</u> : Dedication of 20.5 onsite acres of natural vegetation to the North County Preserve Mitigate with 50-60 acres for impacts. Arroyo toad estivation area to be set aside <u>Aesthetics</u> : Landscaping <u>Cultural Resources</u> : Avoid resources where feasible. Record and monitor.
26	GPA 04-002, SP 04-01, TM 5354 Meadowood 389.5 acres. 355 single family dwellings, 459 multi-family units, 10.1 acre park, elementary school	<u>Biology</u> : impacts to 24.5 acres of onsite native vegetation, predominantly Coastal Sage Scrub (11 acres) and Non-native Grassland (12.4 acres). California gnatcatcher present, Arroyo toad may be present <u>Agriculture</u> : impacts to 165.3 acres. <u>Cultural Resources</u> : Resources potentially present	<u>Biology</u> : Dedication of 123 acres of natural vegetation to the North County Preserve Agriculture: Project preserves 45.1 acres existing agriculture. Agriculture outside PAMA retained <u>Cultural Resources</u> : Avoid resources

27	<p>GPA 06-009, SPA 06-002, TM 5508. Warner Ranch. 513 acres. Mixed residential units, public and private parks, and preserved open space, and fire station.</p>	<p><u>Biology</u>: impacts 127.2 acres of onsite native vegetation, predominantly Coastal Sage Scrub (80.8 acres), and Non-native Grassland (38.6 acres). Additional impacts anticipated for offsite improvements; not quantified at this time.</p> <p><u>Agriculture</u>: impacts 77.3 acres.</p> <p><u>Traffic</u>: Impacts to SR-76</p> <p><u>Cultural Resources</u>: Resources present on site</p> <p><u>Drainage</u>: Potential runoff and altered drainage patterns.</p> <p><u>Minerals/Geology</u>: Impacts to mineral resources.</p> <p><u>Visual</u>: Potential impacts to scenic routes</p> <p><u>Noise</u>: Potential impacts from highway</p> <p><u>Air Quality and Global Climate Change</u>: Potential construction and cumulative effects from new traffic</p> <p><u>Hazards</u>: Potential for impacts from agricultural chemicals</p> <p><u>Fire</u>: Potential risks due to fire</p>	<p><u>Biology</u>: Open space dedication in accordance with the MSCP of 305 acres.</p> <p><u>Agriculture</u>: Project preserves 2.1 acres of agriculture in ‘other’ open space, and 36.5 acres in biological open space. Total of 49.3 acres of agriculture preserved</p> <p><u>Traffic</u>: Road improvements, TIF payments</p> <p><u>Cultural Resources</u>: Record, test, archive impacted resources. Monitoring and fencing during construction and open space protection. Curation of any resources found.</p> <p><u>Drainage</u>: SWMP, hydromodification analysis, drainage report, and installation of appropriate detention basins and other infrastructure.</p> <p><u>Minerals/Geology</u>: Potential unmitigated impact to mineral resources. Additional analysis required.</p> <p><u>Visual</u>: Landscape plan</p> <p><u>Noise</u>: Sound barriers, residential interior noise assessments</p> <p><u>Air Quality and Global Climate Change</u>: Additional analysis required</p> <p><u>Hazards</u>: Phase 2 to identify contamination and address with avoidance, recover,</p>
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<u>28</u>	<u>TM5545 Pauma</u> <u>Estates, 22 acres, 16</u> <u>residential lots.</u> <u>Approved by</u> <u>Planning</u> <u>Commission April</u> <u>30, 2010</u>	<u>Biology: Survey for</u> <u>Arroyo Toad</u> <u>Traffic: Cumulative</u> <u>impacts to roadway</u> <u>system</u>	<u>Biology: Protected</u> <u>open space,</u> <u>monitoring plan</u> <u>Traffic: TIF fee</u>
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