



County of San Diego

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March 22, 2018

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

1. Project Name:

Warner Springs Ranch Resort; PDS2014-GPA-14-006, PDS2014-SPA-14-003,
PDS2014-REZ-14-005; PDS2014-ER-81-04-006B

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: Nicolas Gustafson, Project Manager
b. Phone number: (858) 495-5351
c. E-mail: Nicolas.Gustafson@sdcounty.ca.gov

4. Project location:

The Project site is located approximately five miles to the east of Lake Henshaw within the northeastern portion of the Valle Del San Jose. The intersection of State Route 79 (SR 79) and State Route 78 (SR 78) is located approximately six miles to the southwest of the Project site; State Route 79 (SR 79) loops through the central portion of Project area. The Project is located within the North Mountain Subregional Plan area within the unincorporated area of San Diego County. Assessor's Parcel Numbers: 137-092-31 and 137-092-33.

5. Project Applicant name and address:

Warner Springs Ranch Resort, LLC
11250 El Camino Real, Suite 100
San Diego, CA 92130

6. General Plan
Community Plan: North Mountain Subregional Plan
Land Use Designation: Specific Plan Area (SPA); Rural Lands (RL-80)
Density: 0.26 du/acre
7. Zoning
Use Regulation: Specific Planning Area (S-88); Rural Residential (RR); General Agriculture (A72)
8. Description of project:

The proposed Warner Ranch Springs Resort Project (Project) includes a General Plan Amendment, a Specific Plan Amendment to the Warner Springs Ranch Specific Plan, and a Rezone. The Project background and components are described in the paragraphs below.

Background

On November 5, 1981, the Warner Springs Ranch General Plan Amendment (GPA 81-02) was approved which designated the 2,885-acre Ranch site as Specific Planning Area (.26), allowing a residential density of 0.26 dwelling units per gross acre. In conjunction, a Conceptual Plan was prepared to identify the location and type of development to be pursued within the Specific Planning Area. The land uses in the Conceptual Plan are Resort, Residential, Commercial and Open Space. An Environmental Impact Report (SCH# 81032503) was prepared and approved for the Warner Springs Ranch GPA.

The Warner Ranch Springs Specific Plan (SP-83-04) was approved by the County in 1983. A Mitigated Negative Declaration was prepared and approved for the Specific Plan. The Specific Plan serves as the master guide for the long-term development of the entire Specific Plan area and allows specific development of a 452-acre portion. Previously approved uses the 452-acre portion include resort lodging, resort facilities, commercial, residential (rural lots), recreation uses, and a cultural preserve. The remaining portions of the Warner Ranch Springs Specific Plan area are identified as a Future Planning Areas, which require preparation of a subsequent specific plan. The previously approved GPA and Specific Plan identified conceptual uses for the Future Planning Areas, including residential uses, a golf course, a nature camp, open space, and a private air strip. Subsequently in 1984, a Specific Plan Amendment to the Warner Springs Specific Plan was approved. A Negative Declaration was prepared and approved for the Specific Plan Amendment.

Specific Plan Amendment

The proposed Project consists of 2,452 acres of the approved Warner Springs Ranch Specific Plan (SP-83-04). Properties owned by other entities within the

Warner Springs Ranch Specific Plan boundaries include the cultural preserve and rural lots; these are not included in the proposed Project.

The Project proposes additional resort lodging and facilities; serves as the subsequent specific planning document for the Future Planning Areas; and proposes changes to General Plan regional categories, land use designations and zoning designations within the Future Planning Areas. Proposed improvements to the existing resort include 45 additional overnight guest cottages and a new conference facility. Within the Future Planning Areas, the Project proposes a nine-hole addition to the existing 18-hole golf course; a 120-space recreational vehicle park and restaurant; additional commercial uses; a cultural museum; agricultural uses, a horse camp, fish hatchery and trout pond, and open space. The Project also includes 685 residential units, which are identified as a land use in the Future Planning Areas in the previously approved documents. Public facilities and infrastructure improvements are also proposed, including a new wastewater treatment plant, a community park, and a pathway/trail system.

The proposed Project includes a General Plan Amendment, which would change the existing General Plan Regional Categories and Land Use Designations within portions of the Future Planning Area. The existing Rural Regional Category is proposed to be changed to Village within a portion of the Future Planning Area. Also, portions of the Future Planning Areas which are currently designated as Rural Lands (RL-80) are proposed to be changed to Rural Commercial (C-4), Village Residential (VR-7.3), Village Residential (VR-20), and Semi-Rural Residential (SR-1).

The proposed Project also includes a Rezone. Portions of the Future Planning Area with an existing use regulation of General Agriculture (A72) are proposed to be changed to Rural Commercial (C40), Rural Residential (RR), and Variable Family Residential (RV).

9. Surrounding land uses and setting:

Land surrounding the Project site is generally undeveloped, with the exception of the Los Tules residential subdivision located to the southeast. Adjacent land to the east lies within the 25,000-acre Los Coyotes Indian Reservation. The Vista Irrigation District owns more than 40,000 acres and operates large water well fields to the northwest, west and southwest of the Ranch. The nearest communities to the Project site are Ranchita 8 miles to the east and Santa Ysabel 13 miles to the south.

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
Specific Plan Amendment	County of San Diego
Rezone	County of San Diego
Co. Right-of-Way Permits Construction & Encroachment Permit(s)	County of San Diego and CalTrans
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)
1603 – 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
Fire Service Availability	San Diego County Fire Authority
School Service Availability	Warner Union School District

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.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology & Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Haz. Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality |
| <input checked="" type="checkbox"/> Land Use & Planning | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities and Service Systems |
| | | <input checked="" type="checkbox"/> 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

22 March, 2018
Date

Nicolas Gustafson
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 |

Potentially Significant Impact: Portions of the proposed Project are undeveloped land that include portions of the Pacific Crest Trail and the California Riding and Hiking Trail. The surrounding land is largely undeveloped with the exception of limited residential development. Since the proposed Project would introduce development, it has the potential to result in significant impacts to scenic vistas. Therefore, a detailed visual analysis will be prepared and discussed within the context of the EIR to analyze potential impacts to a scenic vista.

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 |

Potentially Significant Impact: State Route 79 is listed as eligible for designation as a State Scenic Highway. State Route 79 loops through the Project site. A detailed visual analysis will be included in the EIR to determine if the proposed development would have significant impacts to scenic resources within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <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 include undeveloped land that is surrounded by land that is largely undeveloped, with the exception of limited residential development. Since the proposed Project would introduce development, it has the potential to result in significant impacts visual character. Therefore, a detailed visual analysis will be prepared and discussed within the context of the EIR to analyze potential impacts to the visual character or quality of the Project site and its surroundings.

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 |
|--|---|

- Less Than Significant With Mitigation Incorporated No Impact

Potentially Significant Impact: The proposed Project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 17 miles from the Mount Palomar Observatory. A detailed visual analysis will be included in the EIR to determine if the proposed Project would adversely affect day or nighttime 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 (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

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

Potentially Significant Impact: The proposed Project could contain Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland) as mapped by the California Resources Agency. Therefore, the proposed Project could convert land designated as Important Farmland to non-agricultural use. The conversion of Important Farmland will be further analyzed in the EIR.

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

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

Potentially Significant Impact: A portion of the Project site is zoned General Agricultural (A72), which is considered to be an agricultural zone. The proposed Project includes a Rezone that would change some of the areas zoned A72 to Rural Commercial (C40), Rural Residential (RR), and Variable Family Residential (RV). The Project site is not under a Williamson Act Contract. Potential impacts to agricultural resources and zoning conflicts for agricultural use will be further analyzed in the EIR.

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

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated 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, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in 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 could contain forest lands as defined in Public Resources Code section 12220(g). Any potential impacts to forest land will be further analyzed in EIR.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, 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: The proposed Project could result in changes to the existing environment that could result in the conversion of Important Farmland or other agricultural resources to non-agricultural use. The conversion of Important Farmland will be analyzed in the EIR.

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 proposed Project may conflict with either the RAQS or the SIP, and additional information is required including an analysis of direct, indirect, and cumulative project impacts. The potential conflicts with the RAQS and SIPS will be analyzed in the EIR and an Air Quality Technical Report for the Project.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|---|
| <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 a General Plan Amendment and Rezone that would result in a more intense use of the site. The proposed Project would also generate air pollutants during construction and operation. The proposed Project's potential impacts related to air quality standards and existing or projected air quality violations will be addressed in the EIR and in an Air Quality Technical Report.

c) Result in a 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <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 proposed Project would generate emissions of PM₁₀, NO_x, CO and VOCs from grading and construction, as well as CO and VOCs from operational traffic and the application of architectural coatings. 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 proposed Project's potential cumulative impacts to air quality will be addressed in the EIR and in an Air Quality Technical Report.

d) 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 proposed Project would introduce new "sensitive receptors" into the Project area from the development of residential units. An existing school is also located adjacent to the Project site. Grading and construction activities associated with the proposed development could expose

sensitive receptors to substantial pollutant concentrations. The proposed Project's potential to expose sensitive receptors to substantial pollutant concentrations will be addressed in the EIR and in an Air Quality Technical Report.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <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: Diesel equipment may generate some nuisance odors during construction for the proposed Project. The Project also proposes a wastewater treatment facility that could also potentially generate objectionable odors. The Project's potential impacts related to objectionable odors will be addressed in the EIR and in an Air Quality Technical Report for the project.

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?

- | | |
|---|---|
| <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: Sensitive or special status species occur or have the potential to occur within the Project site. Special status wildlife species include Stephen's kangaroo rat and arroyo toad. Additionally, four special status plant species have been identified in the project site. Potential impacts to candidate, sensitive, or special status species will be analyzed in the EIR and in a Biological Resources Technical Report.

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?

- | | |
|---|---|
| <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: A variety of vegetation communities have been mapped within the Project site, including oak woodland, riparian forest, grasslands, coastal sage scrub, chaparral, and other communities. Potential Project impacts to riparian or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California

Department of Fish and Wildlife or the U.S. Fish and Wildlife Service will be analyzed in the EIR and in a Biological Resources Technical Report.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <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 features wetlands. Potential Project impacts to wetlands will be analyzed in the EIR and in a Biological Resources Technical Report.

- 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?

- | | |
|---|---|
| <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 features riparian corridors and other areas that serve as local wildlife corridors or movement routes. The proposed development may affect wildlife that are more sensitive to human disturbance and activities. Potential project impacts to wildlife movement will be analyzed in the EIR and in a Biological Resources Technical Report.

- e) 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?

- | | |
|---|---|
| <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 draft Multiple Species Conservation Program (MSCP) East County Plan area. The proposed Project would impact Diegan coastal sage scrub. As a result, the proposed Project would be required to conform to the specific requirements of the San Diego County Habitat Loss Permit Ordinance. The Project's consistency with local, regional, and state plans, policies, and ordinances will be analyzed in the EIR and in a Biological Resources Technical Report.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 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: The project site contains historic-period structures that could be impacted by the proposed development. Potential project impacts to historical resources will be analyzed in the EIR and in a Cultural Resources Technical Report.

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: Multiple archaeological resources are located within the Project site. Potential Project impacts to archaeological resources will be analyzed in the EIR and in a Cultural Resources Technical Report.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|--|
| <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 |

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.

Less Than Significant Impact: The Project site is designated as having low potential for containing unique geological features. The EIR will analyze direct and indirect impacts to unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or 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: A review of the County's Paleontological Resources Maps and data of San Diego County's geologic formations indicates that the Project site is located on three geological formations: Plio-Pleistocene Nonmarine, Quaternary Alluvium, and Cretaceous Plutonic. Plio-Pleistocene Nonmarine formations have a high sensitivity rating for potential paleontological resources and Quaternary Alluvium has a low sensitivity rating. Cretaceous Plutonic has zero potential for paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. Potential impacts to unique paleontological resources will be further analyzed in the EIR.

e) 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 are known archaeological resources within the proposed 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. The potential impacts to disturb any human remains, including those interred outside of formal cemeteries, will be further analyzed in the EIR.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to 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 located within the seismically active Southern California region and known fault zones are located within the Project site. The potential to expose people or structures to potential substantial adverse effects due to the rupture of a known earthquake fault will be further analyzed in the context of the EIR.

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 located within the seismically active Southern California region and has the potential to expose people to seismic ground shaking. The potential to expose people or structures to potential substantial adverse effects due to strong seismic ground shaking will be further analyzed in the context of the EIR.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <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 a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Therefore, areas proposed for development could experience liquefaction. The EIR and a Geologic Technical Report will analyze geologic conditions and potential impacts resulting from ground failure, including liquefaction.

iv. Landslides?

- | | |
|---|--|
| <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 state or county defined Landslide Susceptibility Area. Portions of the site underlain by alluvial soils do not feature steep slopes and significant slope construction is not anticipated. Therefore, the risk of landslides is low. The EIR and a Geological Resources Technical Report will further analyze the risks to people or property from potential landslides.

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

- | | |
|---|---|
| <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: Proposed new development within the Project site could potentially result in substantial erosion or loss of topsoil. The EIR will analyze Project impacts on erosion.

- 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: Earthwork, including excavation, will be required for the development associated with the proposed Project. The geology of the Project site will be analyzed in a Geological Technical Report and in the EIR to determine adverse effects from potentially unstable soils that could result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- 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 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 geology of the Project site will be analyzed in a Geological Technical Report and in the EIR to determine potential impacts from expansive soils.

- 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: A wastewater treatment plant is being proposed as part of the Project. The EIR will analyze the soils capability to support disposal of wastewater.

VII. 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 are said to 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.

The Project will 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 Report will be prepared in support of the EIR which will quantify the project's GHG emissions and determine whether the Project has any potential impact on the environment in accordance with the framework established by CEQA Guidelines Section 15064.4.

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 EIR and a Greenhouse Gas Technical report will quantify and analyze any potential conflicts with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

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

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into 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 proposes residential units, a recreational vehicle park, commercial uses, and agricultural use (vineyards and orchards), a wastewater treatment plant, and other uses. These uses may involve the temporary and permanent use and storages of hazardous materials. All storage, handling, transport, emission, and disposal of hazardous substances would be in full compliance with local, State, and Federal regulations. Hazards associated with the project will be analyzed in the EIR.

b) 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 type="checkbox"/> Less than Significant Impact |
|--|---|

- Less Than Significant With Mitigation Incorporated No Impact

Potentially Significant Impact: The Project could potentially emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or school. Potential significant impacts from hazards associated with the Project will be further analyzed in the EIR.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

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

Potentially Significant Impact: A review of available federal, state, and local records documenting hazardous waste or contamination sites will be reviewed as a part of the hazardous materials analysis of the EIR. Potential significant impacts from hazards associated with the Project will be further analyzed in the EIR.

- d) 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 for people residing or working in the project area?

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

No Impact: The proposed Project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the Project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the Project will not constitute a safety hazard for people residing or working in the Project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

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

Potentially Significant Impact: The Warner Springs Airport is located in the northwestern corner of the Project site. Potential significant impacts from hazards associated with the Project will be further analyzed in the EIR.

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 potential for the Project to impair implementation of or physically interfere with these plans will be analyzed in the EIR.

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 plant 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. The potential for the Project to impair implementation of or physically interfere with these plans will be analyzed in the EIR.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the Project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a Project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the Project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the Project is not located within a dam inundation zone.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|---|
| <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 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. However, the Project may, nevertheless, expose people or structures to a significant risk of loss, injury or death involving wildland fires. A Fire Protection Plan will be required for the Project and potentially significant impacts will be analyzed in the EIR.

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <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 a stormwater runoff system that would include bioretention areas and stormwater storage. It is not currently anticipated that water would be allowed to stand for a period of 72 hours (3 days) or more. However, analysis of the

potential impact of the Project with respect to increasing exposure of the surrounding area to vectors will be addressed in the EIR and in technical studies that will be prepared for the Project.

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

a) Violate any waste discharge requirements?

- | | |
|---|---|
| <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. Compliance with regulations pertaining to waste discharge will be analyzed in the EIR.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <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: Under Section 303(d) of the Clean Water Act (CWA), the State Water Resources Control Board (SWRQCB) is required to develop a list of water quality limited segments for jurisdictional waters of the United States. The waters on the list do not meet water quality standards; therefore, the Regional Water Quality Control Board (RWQCB) was required to establish priority rankings, called total maximum daily loads (TMDL), and develop action plans to improve water quality. Runoff from the project area flows to the San Luis Rey River via Agua Caliente Creek. The EIR will analyze whether the Project could result in an increase in any pollutant for which a water body is already impaired.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|---|
| <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 RWQCB has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The Project may contribute to the exceedance of surface or groundwater and generate pollutants into stormwater runoff from onsite construction and operation. Therefore, the EIR, technical studies, and any required plans will analyze potential impacts to groundwater and from the Project's stormwater runoff to beneficial uses and water quality objectives.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <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 685 residential units, 45 additional guest cottages, expansion of the golf course, and other uses that would result in increased groundwater use. The EIR will analyze potentially significant impacts from the proposed increased groundwater usage.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would 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. The EIR and technical studies prepared for the Project will analyze the potentially significant impacts associated with the proposed development.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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 2,542 acres which drains via the San Luis Rey watershed. Although a portion of the Project site has existing development, new development is primarily proposed in undeveloped areas. The project would increase the total area of impervious surfaces, which would result in an increase in peak runoff. Analysis of the potential impact of the Project on drainage patterns of the site and surrounding area related to erosion and siltation will be addressed in the EIR and in technical studies prepared for the Project.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <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. The EIR will analyze the impacts of the project on the increases in drainage patterns of the site and surrounding area related to capacity of the stormwater drainage systems.

h) 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 may generate pollutants in stormwater runoff from construction and operation of the projects. The EIR will analyze potential impacts from the project's stormwater runoff.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <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 685 residential units. The County of San Diego County Floodplain Maps indicates that the project is located in Zone D, which indicates that the Project site has not been mapped for floodplain areas or other special hazard areas. The EIR will analyze whether there are potential impacts associated with the proposed new housing.

j) Place within a 100-year flood hazard area structures which would 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 proposes 685 residential units, 45 additional cottages, additional commercial use and other improvements. The County of San Diego County Floodplain Maps indicates that the project is located in Zone D, which indicates that the Project site has not been mapped for floodplain areas or other special hazard areas. The EIR will analyze whether the project would place any structures within a 100-year flood hazard which would impede or redirect flood flows.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <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 County Floodplain Maps indicated that the project is located in Zone D, which indicates that the Project site has not been mapped for floodplain areas or other special hazard areas. Therefore, the potential for people or structures to be exposed to significant risk of loss, injury or death related to flooding may occur. Further analysis of flooding hazards will be analyzed in the EIR.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <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 has not yet been mapped for floodplain areas or other special hazard areas including dam inundation areas for a major dam/reservoir within San Diego County. Therefore, further analysis will be done in EIR.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <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. 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.

ii. TSUNAMI

No Impact: The Project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

Potentially Significant Impact: Mudflow is a type of landslide. The EIR and technical studies will be prepared in order to determine if the area shows evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity or exposed soils.

X. 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: Potential impacts that physically divide any established community will be analyzed in EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) 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 proposes a General Plan Amendment, Specific Plan Amendment, and Rezone. The EIR will assess if the Project will conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project.

XI. 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: Any potential impacts to loss of availability of a known mineral resource that would of value to the region and the residents of the state will be analyzed in the EIR.

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?

- | | |
|---|---|
| <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: Any potential impacts to loss of availability of a locally important mineral resource recovery site will be analyzed in the EIR.

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <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 685 residential units and 45 additional overnight guest cottages. The project would generate noise from construction activities and ongoing operations, including vehicular and truck 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. The EIR will analyze exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <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 noise from construction activities, which may expose people to ground borne vibration or ground borne noise levels. Exposure to persons to or generation of ground borne vibration or ground borne noise levels will be addressed in the noise analysis and the results summarized within the EIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <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 described above, the Project would generate noise from construction and other development activities, as well as vehicular noise which could result in a permanent increase in ambient noise levels in the Project vicinity above levels existing without the project. The EIR and a noise analysis will analyze potential permanent increases in ambient noise levels in the Project vicinity.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <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 described above, the Project would generate noise from construction and other development activities which could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project. The EIR and a noise analysis will analyze potential temporary or periodic increases in ambient noise levels in the Project vicinity

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 expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <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 airport land use compatibility plan (ALUCP) or comprehensive land use plan (CLUP) for airports; or within two miles of a public airport or one mile of a private airstrip.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <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 Warner Springs Airport is located in the northwestern corner of the project. The EIR will analyze whether the project would expose people residing or working in the project area to excessive noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial 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)?

- | | |
|---|---|
| <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 685 residential units, 45 additional guest cottages, additional commercial use, and an expansion of the golf course. The Project would

also require new water and sewer infrastructure, including a wastewater treatment plant, for the new development. The Project's growth inducing nature will be analyzed in the EIR.

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

- | | |
|---|---|
| <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 addition of 685 dwelling units will yield a net gain of available housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <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 addition of 685 dwelling units will yield a net gain of available housing.

XIV. 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?

- | | |
|---|---|
| <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 proposed project will require additional services.

- i. The Project site is within the boundaries of the San Diego County Fire Authority. The project would increase demand for fire protection and emergency services in the area; however, a CAL FIRE station is located adjacent to the Project site. The EIR will analyze the Project's impacts on fire 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. The EIR will analyze potential impacts associated with law enforcement services for the Project.
- iii. The Project site is located within the service boundaries of the Warner Unified School District. The potential impacts associated with the Project will be analyzed in the EIR.
- iv. The Project proposes a number of amenities including community parkland and a community resource center, some of which is intended to satisfy the parkland dedication requirement for the proposed new development. The EIR will analyze potential impacts associated with the construction of parks.
- v. Impacts to community facilities and other provisions for public facilities will be analyzed in the EIR.

XV. 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?

- | | |
|---|---|
| <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 685 residential units. The project also proposes a community park, a golf course expansion, a community resource center/community, and other recreational uses. The EIR will analyze the increase in the use of existing and regional parks.

- b) 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 proposes a community park, a golf course expansion, a community resource center/community, and other recreational uses. The construction of recreational facilities and their physical effect on the environment will be analyzed in the EIR.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|---|---|
| <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 685 residential units, 45 additional guest cottages, additional commercial uses, and recreational uses which would generate additional trips on existing roadways. The EIR and a Traffic Impact Study will analyze the Project's conformance with applicable plans, ordinances and policies.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|---|
| <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 685 residential units, 45 additional guest cottages, additional commercial uses, and recreational uses which would generate additional trips on existing roadways. The EIR and a Traffic Impact Study will analyze the Project's conformance with the applicable congestion management program.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <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 main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The Project site includes an existing private airport known as the Warner Springs Airport; therefore, it is anticipated that the Project could result in a change in air traffic patterns as a result of the proposed development. The EIR will analyze impacts associated with the Warner Springs Airport.

- d) 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 proposes road improvements, including new internal roads. The project also proposes agricultural uses. The EIR and a Traffic Impact Study will analyze potential increased hazards.

e) 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 685 residential units, 45 additional guest cottages, and other uses. The EIR will analyze emergency access to and within the Project site.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such 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: Analysis of the potential impact of the Project with respect to conformance with applicable policies, plans, or programs regarding public transit, bicycle or pedestrian facilities will be addressed in the EIR and Traffic Impact Study.

XVII. 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 |

Potentially Significant Impact: Consultation will be conducted with the California Native American tribes that request consultation. The EIR will analyze whether the proposed Project

will cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of Historical Resources.

- 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: Consultation will be conducted with the California Native American tribes that request consultation. The EIR will analyze whether the proposed Project will cause a substantial adverse change in the significance of a tribal cultural resource as determined by the lead agency.

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

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <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 Regional Water Quality Control Board (Region 9). The EIR will analyze the Project and the wastewater treatment requirements of the applicable RWQCB.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction 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 proposes to construct water and wastewater facilities. As previously stated, the Project proposes wastewater services to be provided on-site through which a Community Facilities District or similar entity will be established for management of the existing and proposed Wastewater Treatment Facilities. Potable water is supplied to the existing resort lodging and facilities, commercial, and residential uses by groundwater wells and

a water storage tank. The Project would increase the demand for water which will also be supplied from onsite groundwater resources. Environmental effects of construction of new and expanded water and wastewater conveyance facilities will be analyzed in the EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction 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: Implementation of the Project would result in construction of new stormwater drainage facilities to convey runoff within the Project site, thus potentially significant impacts could result from an increase of urban runoff. Environmental effects of construction of new storm water drainage facilities will be analyzed in the EIR.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <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 to use onsite groundwater resources. The EIR will analyze whether sufficient water supplies are available to serve the proposed Project.

- e) 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 Project proposes a wastewater treatment plant. The EIR will analyze the ability of the proposed wastewater treatment facilities to serve the Project's projected demand.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <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: Potential impacts related to the Ramona landfill capacity that is currently utilized by the site will be analyzed in the EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | | | |
|-------------------------------------|---|--------------------------|------------------------------|
| <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: Potential impacts related to solid waste regulations will be further analyzed in the EIR.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to 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?

- | | | | |
|-------------------------------------|---|--------------------------|------------------------------|
| <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 impact biological resources and important examples of the major periods of California history or prehistory. The EIR 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)?

- | | | | |
|-------------------------------------|---|--------------------------|------------------------------|
| <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 cumulatively considerable effects when viewed in connection with the effects of past projects, the effects of

other current projects, and the effects of probable future projects. The EIR will analyze the potential for cumulative impacts associated with the environmental topics addressed in the EIR.

- 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 an EIR which shall address environmental effects which may cause adverse direct or indirect effects on humans.

XX. 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.

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