

Table 6
IMPACTS TO HABITAT/VEGETATION COMMUNITIES†

VEGETATION COMMUNITY*	ACRE(S)**		
	On-Site	Off-Site	Total
Southern Riparian Forest (61300)	0.17	0	0.17
Southern Riparian Woodland – including disturbed (62000)	0	0	0
Southern Willow Scrub (63320)	0.04	0	0.04
Mule Fat Scrub (63310)	0.01	0	0.01
Freshwater Marsh (63310)	0.00	0	0.00
Herbaceous Wetland (52510)	0.02	0	0.02
Disturbed Wetland (11200)	0.08	0	0.08
Tamarisk Scrub (63810)	0.04	0	0.04
Coast Live Oak Woodland – including disturbed (71160)	6.7‡	0	6.7
Diegan Coastal Sage Scrub - including disturbed (32500)	1.0	0	1.0
Southern Mixed Chaparral - including disturbed (37121)	3.1	0	3.1
Eucalyptus Forest (79100)	4.6	0	4.6
Eucalyptus Woodland (79100)	1.4	0	1.4
Non-native Grassland (42200)	53.8	0	53.8
Non-native Vegetation (11000)	1.0	0	1.0
Orchard (18100)	60.6	0	60.6
Intensive Agriculture (18200)	6.9	0	6.9
Extensive Agriculture (18300)	20.5	0	20.5
Disturbed Habitat (11300)	2.1	0.1	2.2
Developed Land (12000)	2.9	1.4	4.3
TOTAL	164.9	1.5	166.4

† All areas within Fuel Modification Zones 1 and 2 are included as impacts.

* Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).

** Upland habitats are rounded to the nearest 0.1 acre and wetland habitats to the nearest 0.01 acre, thus, totals reflect rounding.

‡ Direct development impacts to coast live oak woodland comprise 2.4 acres; the remaining 4.3 acres of impact are within fuel modification zones. Of the 4.3 acres within the fuel modification zones, 2.4 acres of coast live oak woodland are within the Limited Building Zone around the Biological Open Space and would be placed within an Oak Tree Protection Easement that limits fire clearing to the understory and prohibits removal of mature oak trees.

The project may also implement one of three possible off-site sewer options: (1) Escondido option, (2) Vallecitos option, and (3) Harmony Grove option, further discussed below.

Off-site Sewer Option 1: Connection to the City of Escondido (City) Hale Avenue Resource Recovery Facility (HARRF)

(Via an out-of-service agreement between the County and City)

This potential option involves the following off-site facilities/activities:

- (1) Installation of approximately 2,700 linear feet of new sewer main from the new LS-12 on the Project site to an existing City pump station (LS-12), with these facilities to be located within existing City and County streets. This line will be owned and operated by the City.
- (2) Installation of approximately 1,600 linear feet of new force main pipeline from the Project site to an existing City sewer line, with the new facilities to be located within an existing SDG&E easement. This line will be owned and operated by the City.
- (3) Abandonment of approximately 1,600 linear feet of existing sewer force main located in an existing City easement. The abandonment of the force main is anticipated to be slurry fill of the line; force main removal is not anticipated.
- (4) Installation of approximately 200 linear feet of new recycled water pipeline from the proposed Rincon Del Diablo MWD (District) RW Pipeline, to be constructed as part of the Harmony Grove Village development, to the Project site, with the new facilities to be located within City streets. This line will be owned and operated by the District. The District's existing RW system will convey RW from HARRF to the vicinity of Country Club Drive and the SDG&E easement.

RW water from HARRF can also be stored in the Wet Weather Storage on the project site through the existing off-site RW system and the proposed RW backbone system through the Project. This will allow the City to reduce peak wet weather impacts on the City's land outfall. The backbone RW system will include a pipeline through the main arterial street in the northern portion of the Project, then, east in Mt. Whitney Road, south on Country Club Drive to the connection with the existing RW system in the vicinity of the SDG&E easement and the new LS-12.

- (5) Installation of approximately 1,000 linear feet of a new sewer return line from the Wet Weather Storage to the new gravity sewer main in Country Club Drive as identified in Item 1 above. This line will be within existing County streets and will be owned and operated by the City.

Off-site Sewer Option 2: Connection to Vallecitos Water District (VWD) Facilities

(Via annexation into the VWD for sewer service only)

This potential option would involve the installation of approximately 3,400 linear feet of new force main from the Project site to an existing VWD pipeline. This would require four on-site pump stations. One sewer lift station will be private and owned and operated by the Valiano

HOA. The three larger lift stations will be owned and operated by the VWD and will have back-up generators. The on-site sewer system will be owned and operated by VWD.

Existing VWD pipelines would need to be upgraded as follows:

- Approximately 3,200 linear feet of pipeline through the mobile home park and on Barham Drive
- Approximately 500 linear feet of pipeline under SR-78 from Barham Drive to Rancheros Drive

Additional facilities that may require upgrading have been identified in the VWD *Water, Wastewater and Recycled Water Master Plan* (November 2010) and may be required as a condition of development by VWD or contribution through annexation and connection fees. The VWD *Water, Wastewater, and Recycled Water Master Plan Final Program EIR SCH No. 2010071073* (March 2011) includes the following capital improvement projects.

- SP2 – replace 3,200 linear feet of 21-inch sewer with 39-inch sewer
- SP-11 – replace 1,400 linear feet of 21-inch sewer with 36-inch, and install 800 linear feet of 8-inch sewer
- SP-12 – replace 2,000 linear feet of 21-inch sewer with 36-inch
- Possible improvements to the Land Outfall

Off-site Sewer Option 3: Connection to the Harmony Grove Water Reclamation Facility
(Expansion of the County Harmony Grove Sewer Service Area)

This potential option involves: (1) the installation of approximately 5,100 linear feet of force main from the Project Sewer Lift Station site to the Harmony Grove water reclamation facility (WRF), with these facilities to be located within existing City/County streets; and (2) the construction of a new pump station and backup power generator at the Valiano Sewer Lift Station site. The County would own and operate the sewer lift station.

This option will require working with the County on modifications to the WRF design criteria and potentially re-rating the design flow at the WRF to include the Project's sewer flows.

Implementation of any of the 3 off-site sewer options described above would not impact sensitive vegetation communities. Further discussion of the off-site sewer options and surrounding biological resources is provided in Appendix H.

2.4 JURISDICTIONAL WETLANDS AND WATERWAYS

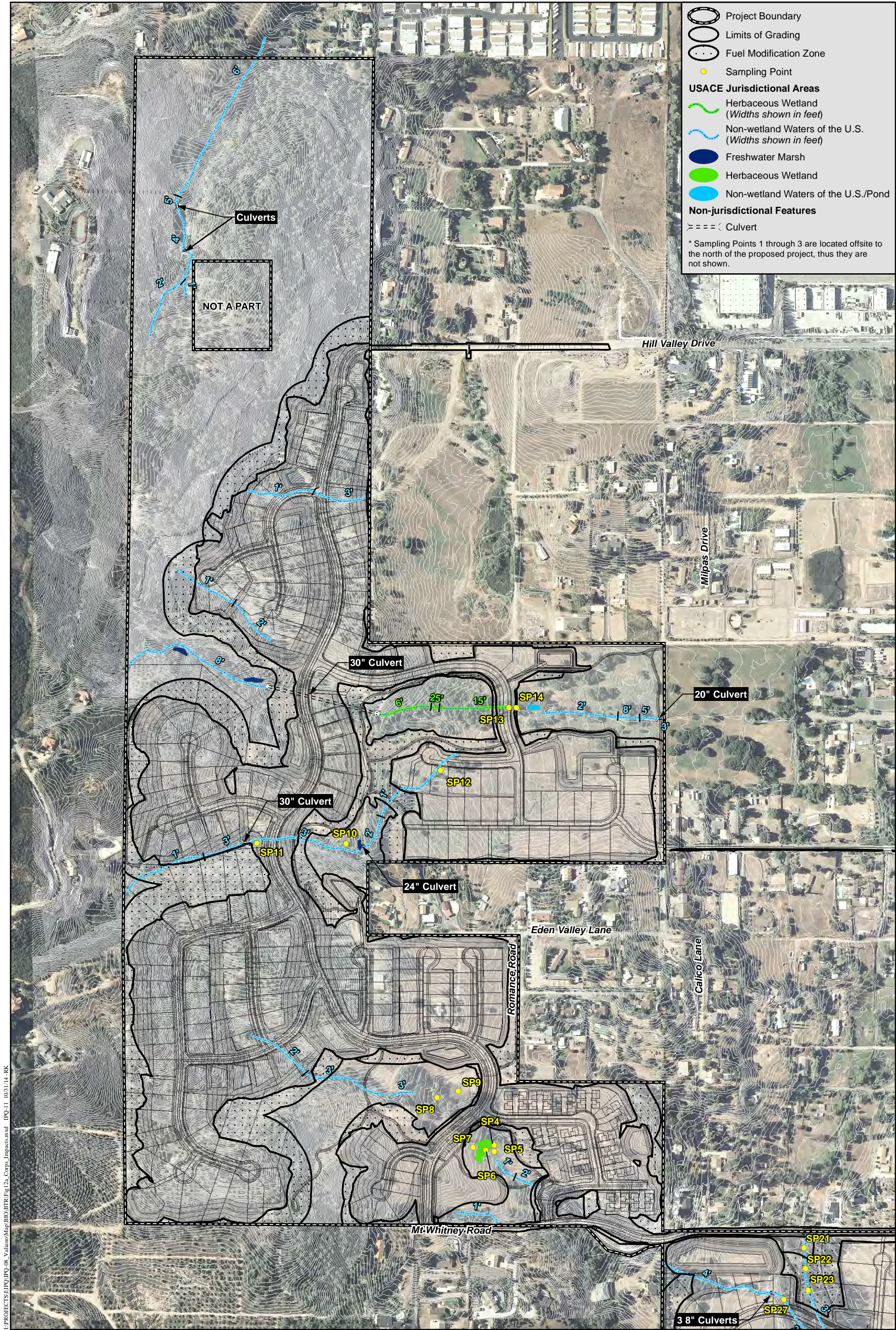
The proposed Project would impact 0.21 acre of WUS, comprised of 0.02 acre of herbaceous wetland and 0.19 acre of non-wetland WUS (Table 7; Figures 12a and 12b).

The proposed Project would affect 0.92 acre of CDFW jurisdictional areas comprised of 0.66 acre of wetland or riparian habitat (0.14 acre of southern riparian forest, 0.39 acre of coast live oak woodland, 0.02 acre of southern willow scrub, 0.01 acre of mule fat scrub, 0.02 acre of

herbaceous wetland, and 0.08 acre of disturbed wetland) and 0.26 acre of streambed (Table 7; Figures 13a and 13b).

The proposed Project would affect 0.18 acre of County RPO wetlands comprised of 0.17 acre of southern riparian forest and 0.01 acre of mule fat scrub (Table 7; Figures 14a and 14b). Proposed impacts to 0.18 acre of RPO wetlands would be consistent with the findings in RPO Section 86.604(a)(5) for the following reasons:

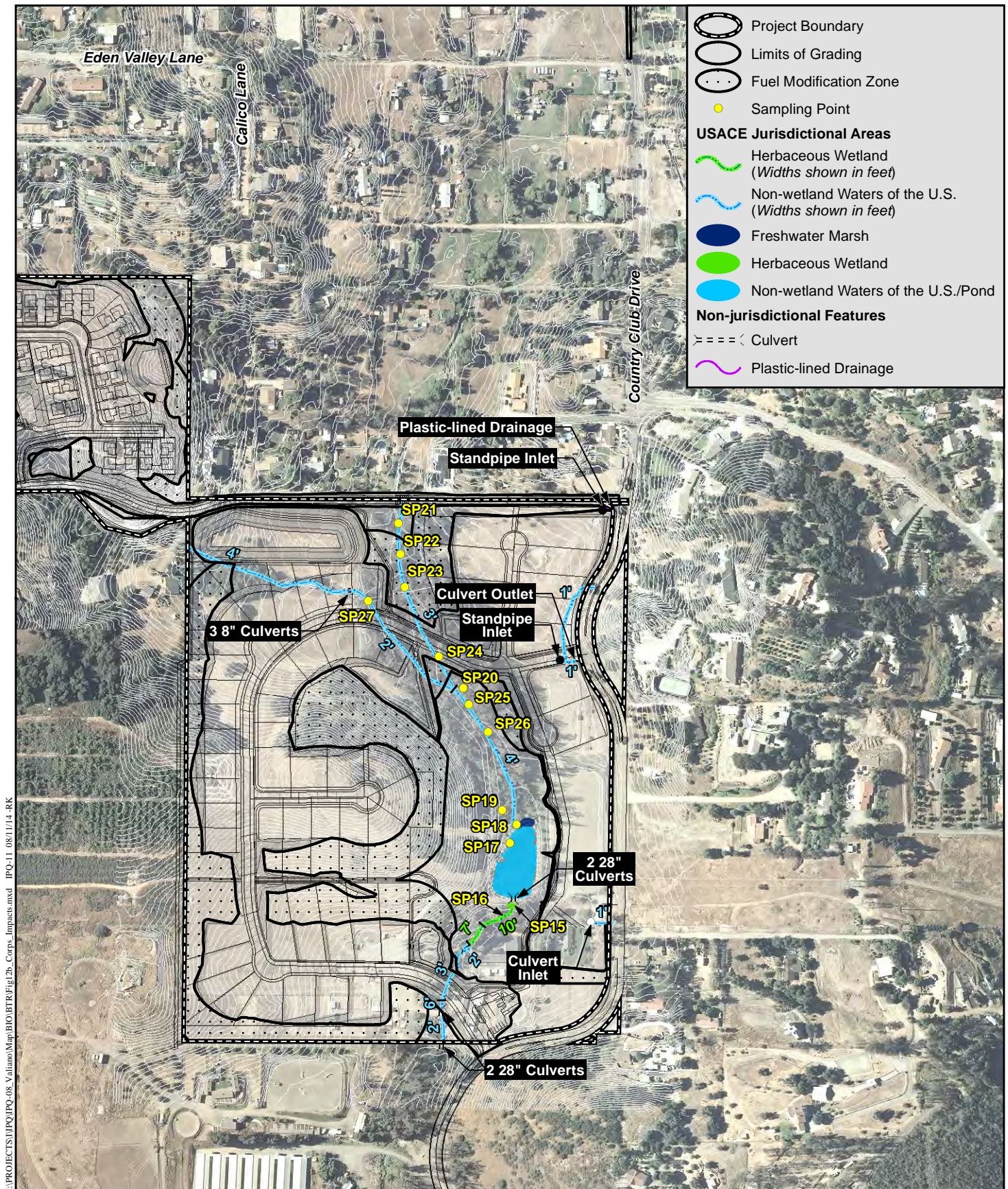
- Impacts to 0.01 acre of RPO mule fat scrub adjacent to the northern edge of Mt. Whitney Road are unavoidable because improvements to this existing road are required for project approval. There is no feasible alternative that avoids the mule fat scrub because of its location directly adjacent to the existing roadway. The road would be widened to County standards and all clearing and grading would be performed outside the avian breeding season. Mitigation would occur at a minimum 3:1 ratio with a minimum 1:1 creation component.
- Impacts to 0.17 acre of RPO southern riparian forest in Neighborhood 3 would result from a necessary road crossing to access the Project site. This primary road access off of Eden Valley Lane would enter into Neighborhood 3 and cross southern riparian forest to provide necessary ingress/egress for the site. No feasible alternative avoids the wetland due to site grading constraints. Alternate routes are infeasible due to a 50-foot elevation change between the southwest corner of Neighborhood 3 and the southeast corner of Neighborhood 2. Additionally, the road crossing would be a circulation element that is critical for emergency vehicle access through the community. This single crossing would be the minimum feasible for this area and would be mitigated at a minimum 3:1 ratio with a minimum 1:1 creation component. All clearing and grading would be performed outside the avian breeding season.



Waters of the U.S./Impacts

VALIANO

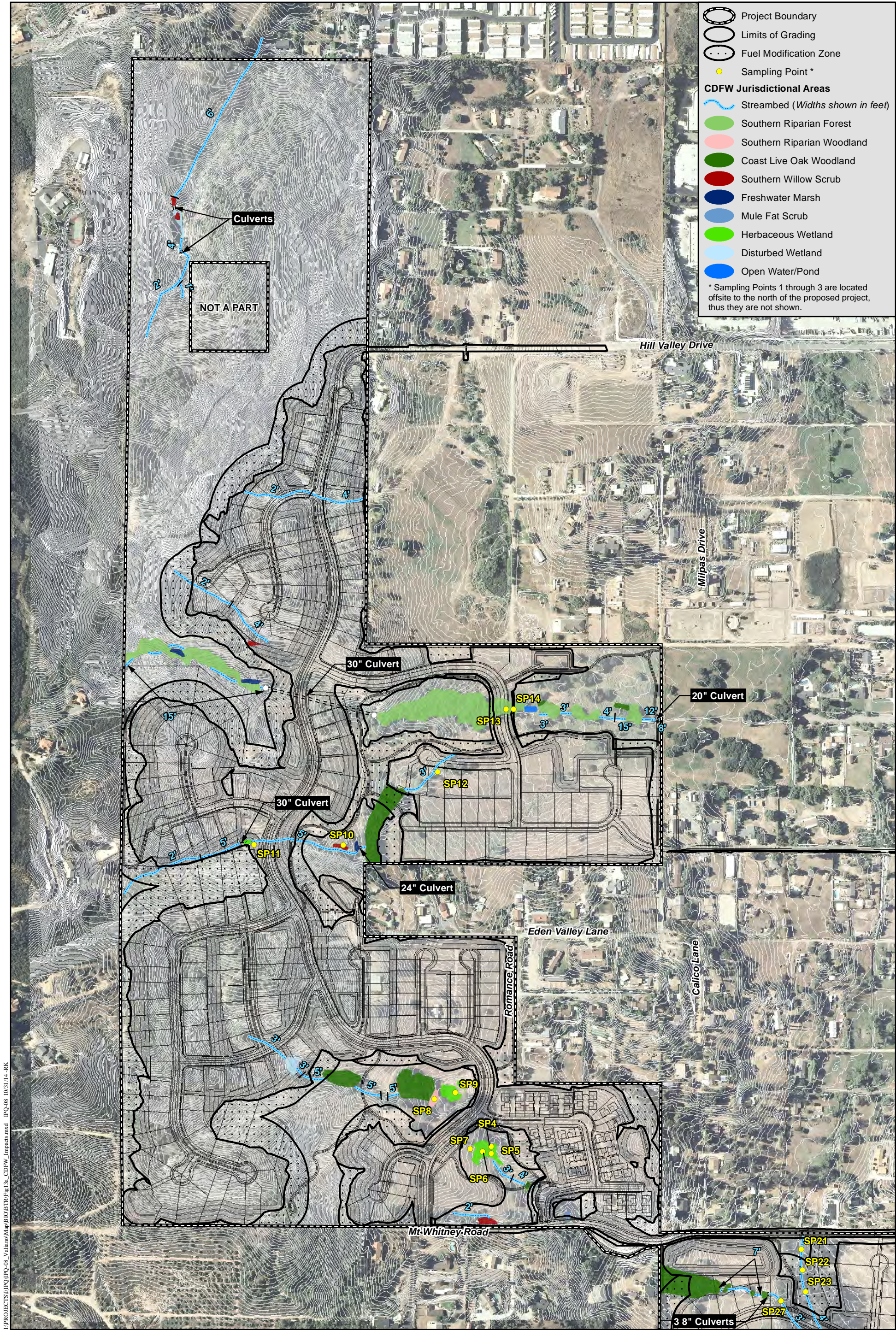
Figure 12a



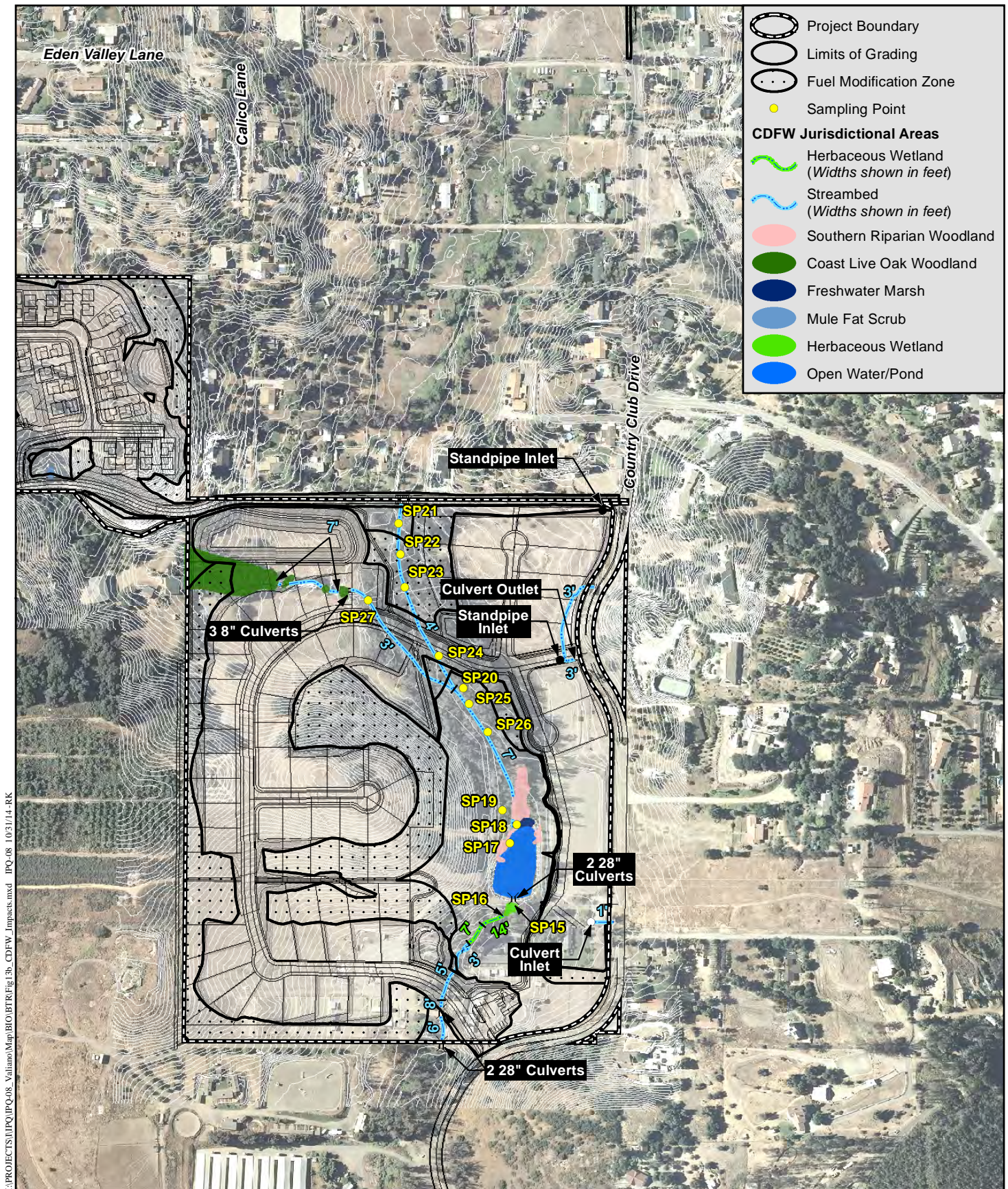
Waters of the U.S./Impacts

VALIANO

Figure 12b



CDFW Jurisdictional Areas/Impacts



CDFW Jurisdictional Areas/Impacts

VALIANO

Figure 13b