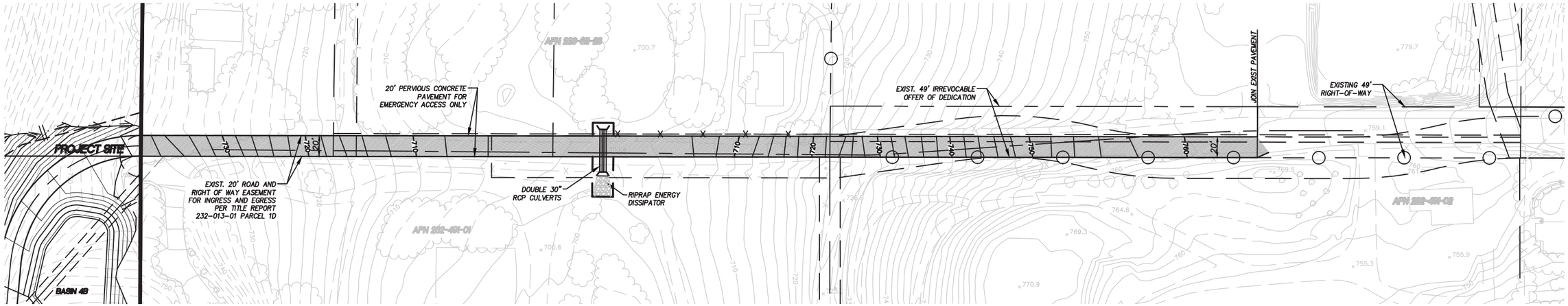
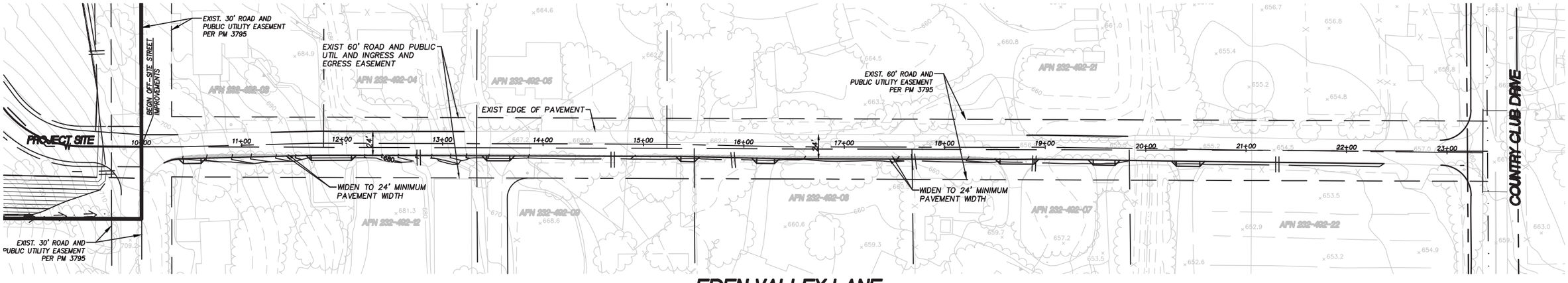


PROPOSED PAVEMENT WIDENING

PROPOSED STRIPING



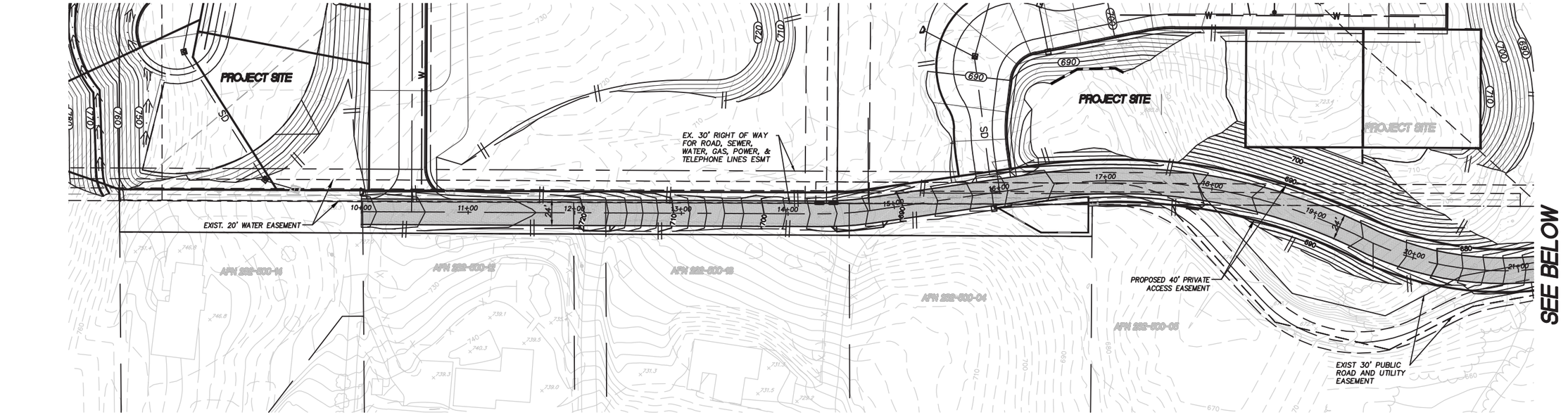
Source: Fuscoe Engineering 2014

Off-site Road Improvements

VALIANO

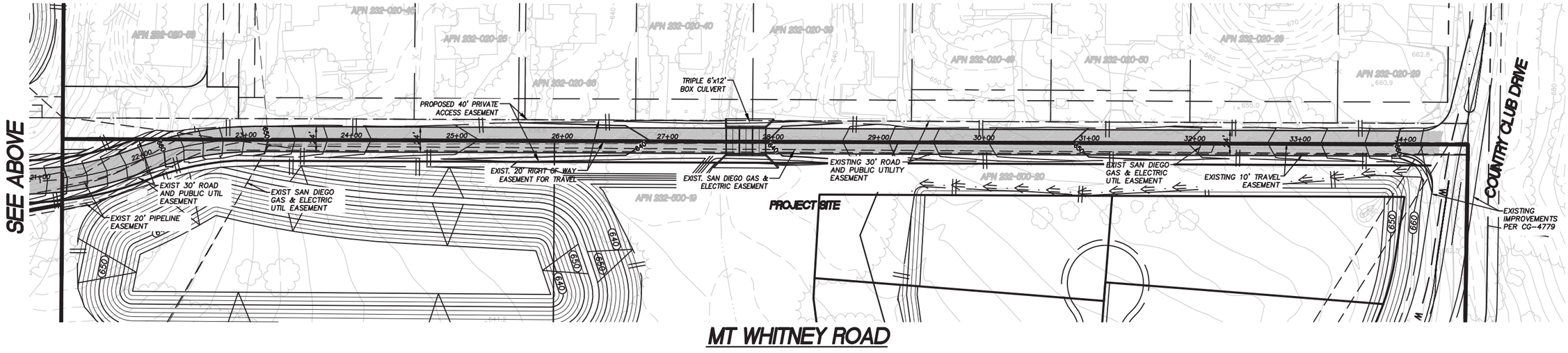
Figure 3b

HELIX Environmental Planning



PROPOSED PAVEMENT WIDENING

PROPOSED STRIPING

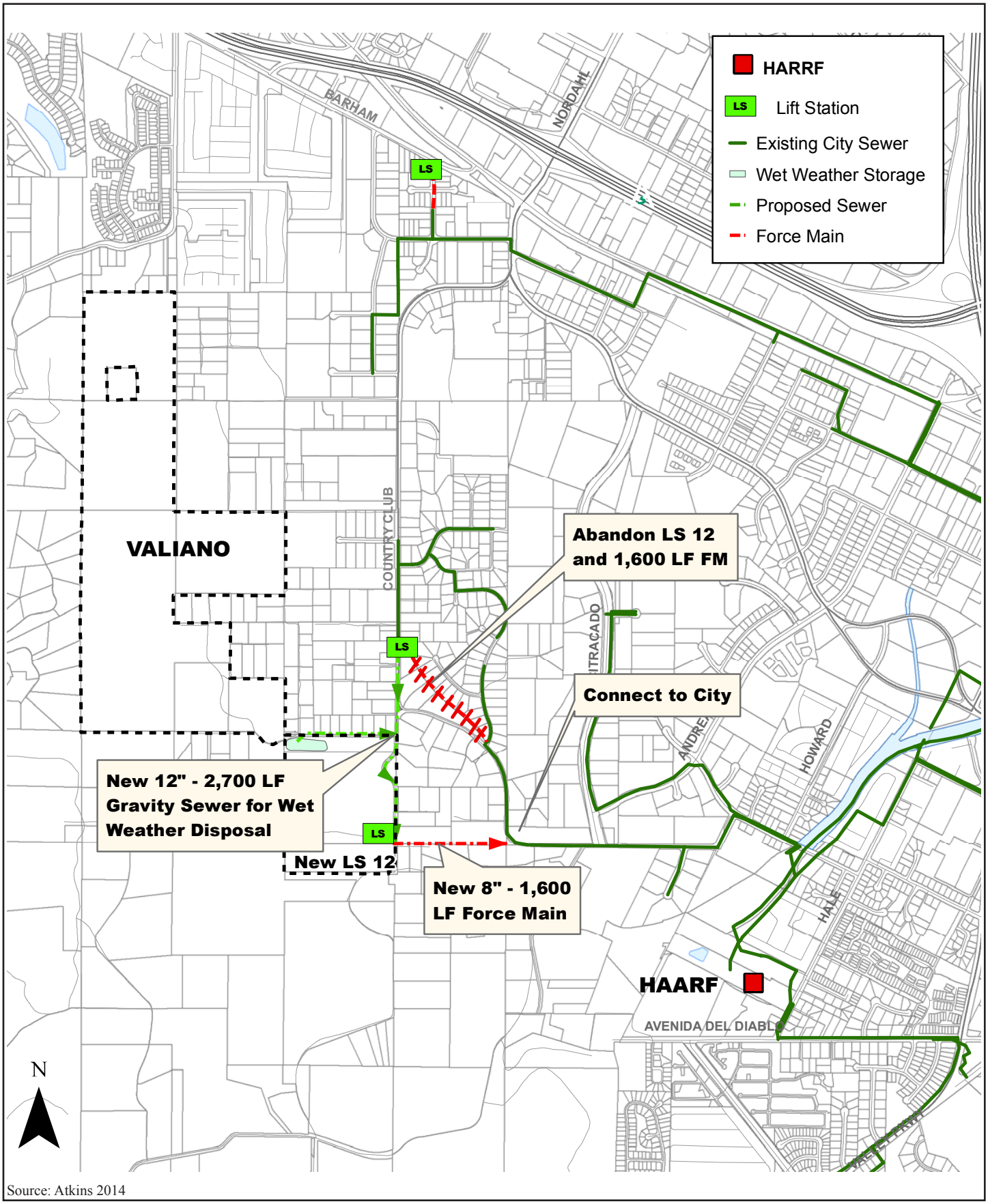


Source: Fuscoe Engineering 2014

Off-site Road Improvements

VALIANO

Figure 3c



Source: Atkins 2014

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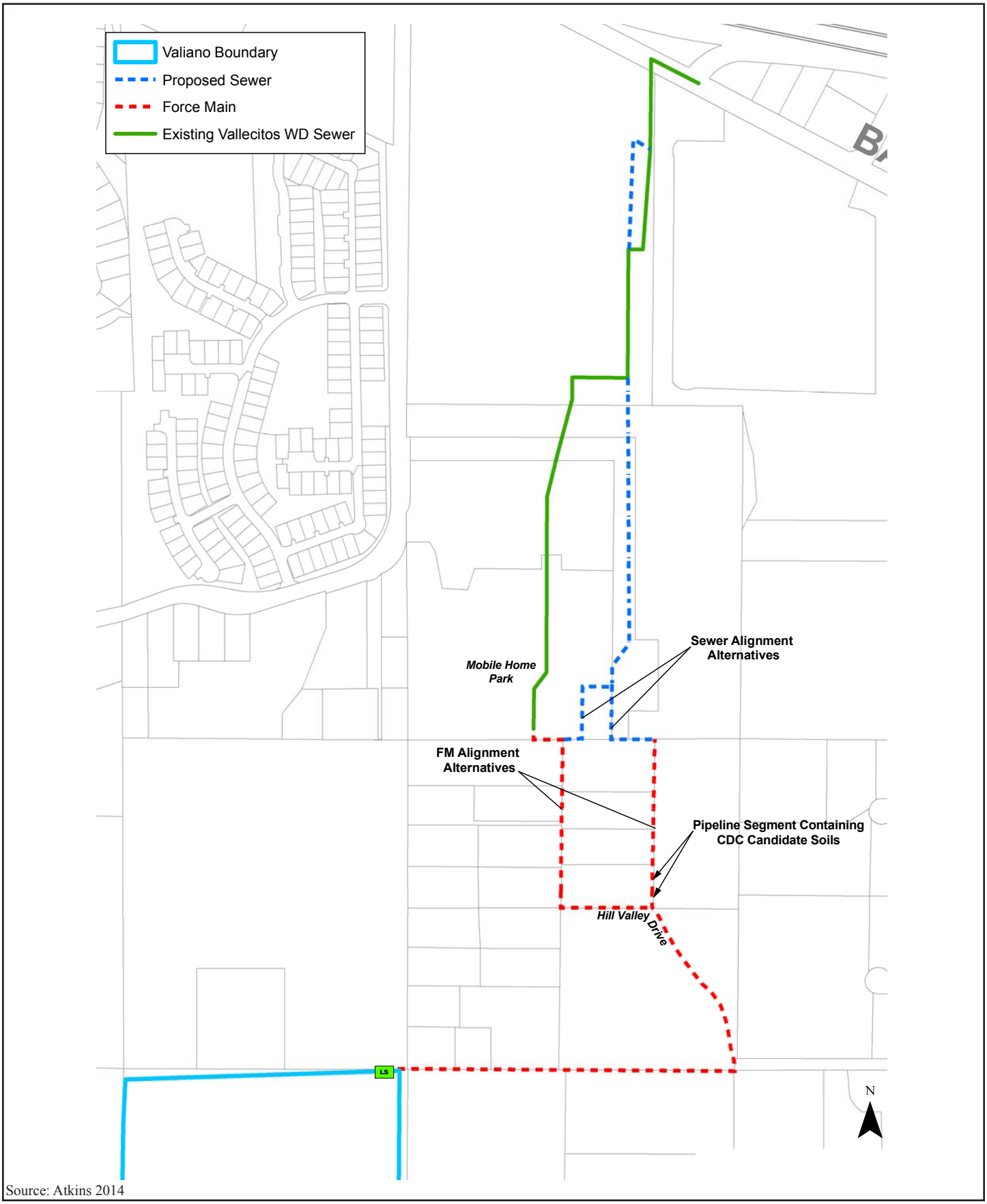
Connection to City of Escondido Hale Avenue Resource Recovery Facility

VALIANO

Figure 3d

HELIX Environmental Planning



Source: Atkins 2014

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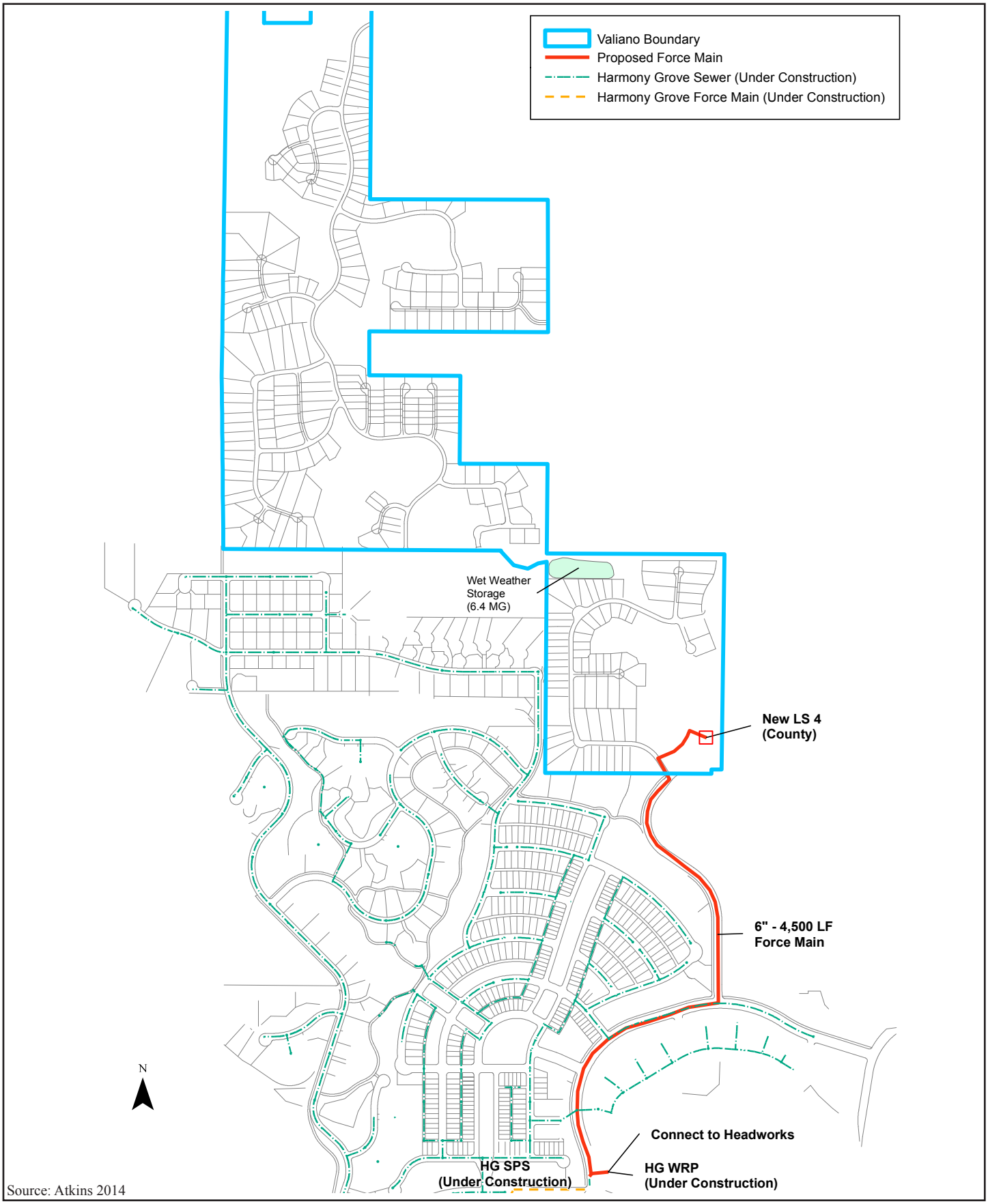
Connection to Vallecitos Water District Facilities

VALIANO

Figure 3e

HELIX Environmental Planning



Source: Atkins 2014

I:\PROJECTS\11\IPQ\IPQ-08_Valiano\Map\ENV\Agriculture\Fig3f_HarmonyGroveConnection.indd IPQ-11 05/01/14 RK

Connection to the Harmony Grove Treatment Plant

VALIANO

HELIX Environmental Planning

Figure 3f

All three of these sites would include an area of approximately 400 square feet (SF), and would provide lift capacity to deliver wastewater flows to the on-site plant.

Existing Barn Complex

An existing 15,000-SF historic barn complex located in the southeastern portion of the site is currently used in association with the Harmony Grove Equestrian Center, and would be retained under the Proposed Project design.

Open Space/Easements

Approximately 146.5 acres of the Project site would be located outside the "developed" area (including areas to be initially graded and then landscaped, as previously described), including landscaping, natural open space, easements, water quality basins, and approximately 36.5 acres of existing on-site avocado orchards (portions of which were damaged or destroyed during a 2014 wildfire event). The 36.5-acre agricultural area would be dedicated as an agricultural easement granted to the County of San Diego, to protect the viability of the associated agricultural uses. Specifically, such uses may include partial retention of the existing viable avocado orchards, as well as additional potential uses such as vineyards and/or other orchards (e.g., citrus, pomegranates, nuts and olives).The agricultural easement would preclude future development or other inappropriate uses, with all non-agricultural uses to be prohibited, including: (1) the construction or placement of any residence, garage, or any accessory structures designed or intended for human occupancy; (2) the construction or placement of any recreational amenities such as tennis courts or swimming pools; and (3) other non-agricultural-related grading or construction that would render any portion of the noted easement unavailable or non-viable for agricultural use. Exceptions to the described prohibitions may include grading and construction for wells, water distribution systems or other activities/facilities required for agricultural operation, as well as fuel management activities required by a written order from the Fire Marshall. The Project owner(s) and/or HOA would retain an agricultural manager to oversee the continued operation of agricultural activities within the 36.5-acre easement area. Irrigation for the ongoing agricultural operation would be provided from an existing on-site well and related facilities used to irrigate the existing avocado orchards (unless additional and/or replacement facilities are required, as noted above). Management of the noted agricultural easement and operations is included as a Project Design Consideration, and will require the development and execution of an Agricultural Maintenance Agreement to ensure that the 36.5-acre agricultural is properly maintained (with specific conditions outlined in Section 2.4).

Two existing and adjacent San Diego Gas & Electric (SDG&E) easements (with a combined width of 220 feet) extend east to west through the southeastern portion of the site, with associated transmission facilities including two 230 kilovolt (kV) lines, one 136kV line, one 69kV line, and one 12kV line (and these easements/facilities to remain in place). An additional SDG&E easement extends through the northwestern portion of the site, near the proposed agricultural easement area noted above. This SDG&E easement is approximately 12 feet wide, extends approximately 340 linear feet adjacent to the proposed 36.5-acre agricultural easement, and includes an area of approximately 0.1 acre (with this area not included as part of the proposed 36.5-acre agricultural easement). A single, wooden pole electric line is

located within the described easement, and apparently provides power to an existing residential (mobile home) site and/or irrigation facilities. While the voltage of this power line is unknown, it is likely a 69 kV (or smaller) line due to its small size and limited distribution service. Due to the minor extent and nature of this SDG&E easement and the associated power line, as well as the fact that it is apparently compatible with the existing avocado orchards (based on current operations), no conflicts with the proposed adjacent 36.5-acre agricultural easement (and the continuation of related agricultural operations) are anticipated.

Internal Roadways and Access

The Proposed Project design includes a network of internal private access within the described disturbance area, as shown on Figure 3a. The Project site would have five access points, including two in Neighborhood 5 and one each in Neighborhoods 1, 3 and 4, as depicted on Figure 3a.

Additional Project Elements/Actions

In addition to the Proposed Project elements described above, Project implementation would include the following actions: (1) a General Plan Amendment (GPA) and Rezone to accommodate the proposed development (refer to Section 1.4.4); (2) a Specific Plan to establish criteria such as setbacks, height limits, design parameters and landscaping palettes; and (3) a LAFCO action to accommodate the proposed annexation of the Project site into the County Sanitation District, for sewer service.

Off-site Facilities

Off-site Roadway Improvements

The Project design includes a number of off-site improvements associated with relatively minor modifications along existing roadways. Specifically, these include minor widening, turn pockets and/or other modifications to Hill Valley Drive, Eden Valley Lane, Mt. Whitney Road and Country Club Drive in the vicinity of the Project site, with these proposed improvements depicted on Figures 3b and 3c.

Off-site Sewer Options

The Proposed Project design includes three potential options for the provision of sewer service, in lieu of the proposed on-site WTWRF and related facilities described above. Specifically, these potential options are summarized below and shown on Figures 3d through 3f.

Connection to the City of Escondido Hale Avenue Resource Recovery Facility (HARRF)

This potential option involves the following off-site facilities/activities (Figure 3d): (1) installation of approximately 2,700 linear feet of new 12-inch diameter sewer main from the Project site to an existing City pump station, with these facilities to be located within existing City of Escondido (City) and County streets; (2) installation of a new lift station (LS 12) and

approximately 1,600 linear feet of new 8-inch diameter 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; and (3) abandonment of existing LS 12 and approximately1,600 linear feet of existing sewer force main located in City/County streets (with force main abandonment proposed to encompass slurry fill rather than removal).

Connection to Vallecitos Water District (VWD) Facilities

This potential option (Figure 3e) would involve the installation of approximately 3,400 feet of new 12-inch diameter force main from the Project site to an existing VWD pipeline. These facilities would all be located within existing roadways, with the exception of a portion of the eastern route option extending between Hill Valley Drive and the Casitas del Sol Mobile Home Park.

This alternative also would require a number of on-site pipelines (all within Proposed Project streets) and four on-site pump stations and back-up power generators. The on-site pump stations would be located along Project roadways within the proposed development area, including two in Neighborhood 3, one in Neighborhood 4, and one in Neighborhood 5 (within the WTWRF site).

Connection to the Harmony Grove Treatment Plant

This potential option (Figure 3f) involves: (1) the installation of approximately 4,500 linear feet of 6-inch diameter force main extending south from the Project sewer lift station site to the Harmony Grove treatment plant, with this facility to be located within existing City/County streets; and (2) the construction of a new pump station and backup power generator within the WTWRF site.

Construction Phasing

Project construction is broken down into three main sequential phases. The first phase focuses on overall site grading and rock blasting, which would last approximately two years. The second phase would entail infrastructure installation, including the WTWRF, utility connections, and roadways, and would last approximately one year. The third phase, which addresses "vertical" development of the Project and includes constructing the residential buildings and coating the pavement/architecture, would take approximately 2.5 years. Each individual neighborhood area would be constructed separately, with the exception of Neighborhoods 1 and 2 which would be constructed together.

1.3 Analysis Methods

Methods used in the analysis of agricultural resources and potential Project-related effects involved a variety of data sources and evaluation techniques as summarized below. These data sources and methods were chosen based on direction in the County Agricultural Guidelines (2007), as well as coordination with County planning and technical staff.

- Review/use of the following information sources: (1) current and historical aerial photographs dated 2012, 2005, 1995/1994, 1990, 1980, 1974, 1963, 1953, 1947, and 1929/1928 (Affinis Environmental Services, 2013; GEOCON, Inc. [GEOCON] 2013, 2012a; HistoricAerials.com 2013; and Google Earth 2013, refer to Appendix C); (2) U.S. Geological Survey topographic quadrangle maps; (3) the Project Cultural Resources Study (Affinis Environmental Services, 2013); (4) pesticide use records for the site from the San Diego County Department of Agriculture, Weights and Measures (AWM; County 2013b); (5) California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) data bases (including Important Farmland Maps, CDC 2007a, 2004); (6) Williamson Act Contract records (CDC 2007c); (7) local planning documents (including the San Diego County General Plan [2011], San Diego County Zoning Ordinance, and San Dieguito Community Plan [2012b]); (8) the AWM 2012 Crop Statistics and Annual Report (2012c); (9) project files from San Diego County and the cities of Escondido and San Marcos (for cumulative analyses); (10) climatic data bases (e.g., the Generalized Western Plantclimate, or "Sunset" Zones); (11) soil data bases (e.g., the U.S. Soil Conservation Service [SCS] San Diego Area Soil Survey [SCS 1973], and Natural Resources Conservation Service [NRCS] 2007); (12) the CDC FMMP Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, San Diego County (CDC FMMP 2010); and (13) the Project Phase I/II Environmental Site Assessments (ESAs, GEOCON 2013 and 2012a).

- Reconnaissance of agricultural and other land uses within the Project site and the identified agricultural cumulative study area (as described in Section 4.0) by vehicle and on foot, on February 7 and 9, 2013.

- Completion and interpretation of a Project-specific Local Agricultural Resource Assessment (LARA) Model, pursuant to the County Agricultural Guidelines (2007). Specifically, the LARA Model involves the consideration of water, climate and soil quality factors (required factors), as well as surrounding land uses, land use consistency and topography (complementary factors), to determine if the Project site is an "important agricultural resource," as defined in the referenced Guidelines.

- Evaluation of potential indirect effects relating to potential conflicts with surrounding agricultural uses identified within the Project Zone of Influence (ZOI), including the conversion of farmland operations or designations (e.g., Williamson Act Contract lands) to non-agricultural use, that may result from project-related "changes in the environment." Specifically, such changes may encompass physical effects from the proposed development (e.g., air or water contamination), restrictions on agricultural uses such as chemical pesticide/herbicide applications in surrounding areas, due to the development of sensitive uses within the Project site, and the resultant development pressures to convert existing off-site farmlands to non-agricultural uses.

- Assessment of potential impacts to "Prime Agricultural Land" within the Project site, pursuant to the LAFCO definition in Government Code §56064.

- Assessment of potential impacts from the cumulative loss of existing agricultural resources relative to the agricultural cumulative study area and the associated list of projects (including the Proposed Project).

- Identification of Project Design Considerations and mitigation measures that would avoid or minimize significant adverse effects from implementation of the Proposed Project.

1.4 Environmental Setting (Existing Conditions)

1.4.1 Regional Context

The Project site is located south of SR-78 and west of I-15 in a semi-rural area encompassing a mix of urban development, agriculture, and open space (Figure 4). Nearby urban development includes high-density residential and commercial uses to the north (San Marcos) and east (Escondido), with nearby areas to the west and south encompassing agricultural uses, low- to medium-density residential development and open space. Local agricultural sites include relatively large areas of avocado and citrus orchards adjacent to portions of the southern and southwestern Project site boundaries (with similar uses present on-site, refer to Section 1.4.2 below); smaller orchards and nurseries to the west, south and southwest (with these orchards primarily related to estate residential properties); a minor greenhouse area to the east; and minor (apparent) row/field crop and vineyard cultivation to the east (with these areas also associated with estate residential properties, refer to Figures 5a and 5b). The nursery operations include uses such as decorative crops (e.g., dollar eucalyptus), ornamental landscaping and fruit trees, as well as lesser amounts of herbaceous crops. Several of the nursery sites encompass open-air container plants, in-ground plantings, and/or enclosed structures, with the latter facilities ostensibly used for temperature- and/or drought-sensitive varieties. It should also be noted that an area of former agricultural uses is located just south of the Proposed Project, on the current Harmony Grove Village project site. This property formerly encompassed over 300 acres of agricultural uses, including approximately 135 acres of egg ranches/poultry farms and 81 acres of dairy operations that have been completely terminated and/or removed, as well as 91 acres of citrus (lemons) and avocado orchards that have been partially removed or abandoned (including most areas adjacent to the southern site boundary), and are proposed (and approved) for complete removal/development (HELIX 2006). Specifically, the Harmony Grove Village Specific Plan was approved on an associated 468-acre property (including the described agricultural uses) in 2007, with the site currently being developed and the noted egg/poultry, dairy and orchard uses observed to be removed, demolished and/or abandoned during the Proposed Project field surveys conducted on February 7 and 9, 2013 and review of current aerial photographs (Google Earth 2013). Additional discussion of off-site agricultural resources in the vicinity of the Project site is provided below in Section 1.4.3.

The above-described areas in the Project site vicinity are bordered by more intensive urban development in the cities of San Marcos and Escondido to the north and east, respectively; and large expanses of natural open space to the west, south and southwest (refer to Figure 4). Local elevations range from approximately 500 feet above mean sea level (AMSL) along portions of San Marcos Creek to the northwest, to 1,736 feet AMSL at Mt. Whitney approximately one mile southwest of the site. The Project site region is characterized by a Mediterranean climate, with

moderate year-round temperatures and relatively low precipitation levels, most of which falls during the winter months. Municipal water service is available in much of the described area (particularly the more developed portions), including the Project site which is served by the Rincon Del Diablo Municipal Water District (RDDMWD), with a number of associated water lines located along or adjacent to the eastern site boundary. The more rural outlying areas within the region likely utilize groundwater in lieu of (or to supplement) municipal service. Additionally, as previously noted, groundwater from an on-site well is used to irrigate the existing avocado orchards within the site, with continued use of this well proposed for irrigation of the 36.5-acre portion of these orchards (and/or other agricultural uses, as previously discussed in the above Summary Section) to be retained via easement in the northwestern portion of the site after project implementation.

Soils in the Project site region are characterized by generally well- to excessively drained loams, sandy loams and silt loams with clayey subsoils in the valleys, and coarse sandy to rocky loams overlying weathered bedrock in the upland areas. On-site soils consist primarily of moderately well- to excessively-drained sandy loams, with additional description provided below in Section 1.4.2.

As referenced above in Section 1.3, the FMMP produces Important Farmland maps and statistical data used for categorizing agricultural lands and analyzing related impacts (CDC 2007a, 2004). Agricultural lands are rated according to soil quality and irrigation status, with Important Farmland maps scheduled for update every 2 years based on aerial photograph review, computer mapping analysis, public input, and field reconnaissance. There are eight land use categories identified on the Important Farmland maps, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-up Land, Other Land and Water (with applicable designations defined below in Section 1.4.2). The locations of mapped Important Farmland designations within the Project site, the associated ZOI (refer to Section 1.4.3), and the Project agricultural cumulative study area (as defined below in Section 4.0) are shown on Figure 6. As seen from this figure, the Project site region includes large contiguous areas of Other Land in developed and open space areas, smaller blocks of Urban and Built-up Land in denser urban development, relatively small areas of Unique Farmland and Farmland of Local Importance to the east, west and/or south, and one minor area of Prime Farmland to the west. The Farmland of Statewide Importance, Grazing Land and Water designations are not mapped within the Project site or surrounding areas. Additional discussion of FMMP Important Farmland designations within the Project site and surrounding areas is provided below in Sections 1.4.2 and 1.4.3.

The majority of the Project site region is privately owned, with surrounding public lands limited primarily to a number of local parks, schools, and a habitat/recreation reserve. Specifically, local public lands in the project vicinity include: (1) Jack's Pond Park, a 23-acre park located approximately 0.3 mile north of the Project site; (2) The Elfin Forest Recreational Reserve, a habitat/recreation reserve that includes approximately 784 acres (including the Olivenhain dam and reservoir) and is located approximately 1.3 miles to the south; (3) Lake Moree Park approximately 0.5 mile to the northwest; (4) Double Peak Park approximately 2.2 miles to the west; (5) Discovery Lake/Lakeview Park approximately 2.2 miles to west (6) Del Dios Community Park approximately 2.3 miles to the south-southeast; (7) Knob Hill Elementary and

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Project Location and Surrounding Region

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Figure 4