

# CHAPTER 1.0 – PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING

## 1.1 Project Objectives

The overall objectives of the Valiano Project (hereafter referred to as “Proposed Project” or “Project”) are to:

- Develop a community which complements and responds to the unique topography and character of the Proposed Project site and surrounding area.
- Utilize Smart Growth concepts, including a variety of energy-efficient housing types, ranging in size and affordability.
- Provide a variety of lot sizes to meet varied family make up.
- Provide for a range of for sale, market rate, detached housing types to accommodate broad market needs from singles to large families and across age groups.
- Provide a recreation-oriented development with a community pool, parks and multi-use trails to serve the recreation needs of the future residents.
- Design a community that embraces and preserves the equestrian nature of the surrounding area and provides amenities for the equestrian community.
- Provide a healthy living component including multi-use trail network that connects to other trails adjacent to the Proposed Project site to encourage pedestrian and equestrian mobility and outdoor connectivity.
- Provide increased residential density close to the shopping, employment, and transportation centers of Escondido and San Marcos.
- Design an efficient circulation system that is safe for pedestrians and equestrians and that adequately supports the anticipated level of traffic in and around the Proposed Project site.

## 1.2 Project Description

### 1.2.1 Project’s Component Parts

The approximately 239-acre Proposed Project site is located in the unincorporated portion of San Diego County within the Eden Valley portion of the San Dieguito Community Planning Area near the cities of San Marcos and Escondido. The Project site is located approximately 1.7 miles west of Interstate 15 (I-15) and 0.6 mile south of State Route 78 (SR-78) at its closest points (Figure 1-1, *Regional Location Map*). The Project site is generally divided into two areas, a larger northwestern portion of approximately 191 acres and a smaller southwestern portion of

approximately 48 acres. The two areas connect corner to corner (Figure 1-2, *Aerial Vicinity Map*). The northwestern portion of the Project site is within the City of Escondido's Sphere of Influence (SOI). The site includes 13 individual parcels with the following Assessor's Parcel Numbers (APNs): 232-020-55, 232-492-01, 232-500-18 through 232-500-23, 232-013-01 through 232-013-03, 228-313-13 and 232-500-24.

The Proposed Project requires County approval of the six land use discretionary actions that are described below.

- A **Specific Plan** (PDS2013-SP-13-001) to establish criteria such as setbacks, height limits, design parameters and landscaping palettes.
- A **Vesting Tentative Map** (PDS2013-TM-5575) to subdivide the property. The purpose of the Vesting Tentative Map is to show the design and improvements of the major subdivision and the existing conditions in and adjacent to the Proposed Project pursuant to the County's Subdivision Ordinance. The vesting portion of the approval confers a vested right to proceed with development as provided in the vesting site plan approved concurrently with the map. Upon approval of the Vesting Tentative Map, the applicant has 36 months to fulfill the conditions and record a Final Map. Upon recordation of the Final Map, the vested rights shall last for 24 months (by phase), unless extended as allowed by County Code section 81.1205.
- A **General Plan Amendment** (PDS2013-GPA-13-001) to change the land use designation from SR-1 and SR-2 to SR-0.5 to allow for increased residential density.
- A **Rezone** (PDS2013-REZ-13-001) to accommodate the proposed development. The Rezone is proposed to change the existing A70 (Limited Agriculture) zoning to S88, Specific Plan Area Use Regulation. A portion of the property is proposed to change the Animal Designator "L" to "S." The Setback designator is proposed to change from "C" to "V" and would require a subsequent Site Plan to establish setback. The Special Area regulation would add a "D" and would require a subsequent site plan to determine conformance to the Specific Plan.
- A **Major Use Permit** (MUP) for the on-site wastewater treatment and water reclamation facility (WTWRF) and a Local Agency Formation Commission (LAFCO) action to approve the proposed annexation of the Project site into the County Sanitation District for the sewer service. The County has been selected because Rincon del Diablo Municipal Water District (Rincon MWD) currently does not provide sewer service within its boundaries.
- A **Vesting Site Plan** (PDS2013-STP-13-003) identifies the specific vested rights conveyed throughout the subdivision's development. Information on the Vesting Tentative Map is depicted on the Vesting Site Plan including buildable areas on each single-family lot based on minimum front, side and rear setbacks. The Vesting Site Plan also establishes the maximum height for each single-family planning area.

A subsequent Site Plan (or Site Plans) is also required by the special “D” Special Area Regulation to determine conformance to the Specific Plan. The subsequent Site Plan is required when architecture is selected for the single-family residences to demonstrate conformance to the design guidelines in the Specific Plan and for compliance with Project Design Features and mitigation measures that are implemented through the Project’s design.

The Proposed Project would include residential uses; park and recreational uses; biological and agricultural open space easements; and an Applicant-proposed on-site WTWRP which are described in detail below. The Proposed Project is divided into five distinct neighborhoods. Refer to Figure 1-3, *Neighborhood Layout*, for the Project’s planning areas, and Figure 1-4a, *Vesting Tentative Map* and Figure 1-4b, *Vesting Site Plan*. A homeowners’ association (HOA) would be established to provide required Project responsibilities including grounds maintenance.

### 1.2.1.1 Land Uses

#### Residential

The Proposed Project would consist of a semi-rural residential community with 326 single-family dwelling units (du) and related facilities within a total disturbance area of approximately 127 acres. Each of the five neighborhoods would have a unique housing type product. Descriptions of each neighborhood are provided below.

Building styles within these neighborhoods would include a variety of architectural themes and styles, including Craftsman, European Cottage, Mission, Monterey, Spanish and Italian (refer to Subchapter 2.1, *Aesthetics*, Figures 2.1-6a through 6f). Proposed residential units would vary in architectural details; however, the architecture is intended to be compatible with the semi-rural ranch setting found in the existing valley and surrounding area. Maximum building heights would be no more than 35 feet in height above grade.

#### Neighborhood 1

Neighborhood 1 includes 96 single-family residential units. Lots would be clustered to limit impact footprints and to maximize the area for a community recreation facility within this neighborhood. Neighborhood 1 would include conventional lots, as well as detached condominiums (courtyard homes) sharing a common lot. Lot sizes in Neighborhood 1 would be a minimum of 5,630 square feet (s.f.) with an average lot size of 8,300s.f. (0.19 acre).

Figure 1-5, *Neighborhood 1 – Typical Lot Configuration*, shows a typical lot configuration, set back, and product footprint for this neighborhood. Lots would be a minimum of 50 feet wide and 100 feet deep. Homes would be set back five feet from the side yard lot lines, a minimum of 15 feet from the rear lot line and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home.

Figure 1-6, *Neighborhood 1 – Typical Courtyard Configuration*, shows a typical courtyard configuration, setback and product footprint for this neighborhood. Detached condominiums would share a common lot with a minimum of 100 feet wide and 120 feet deep. Homes would

be set back 5 feet from the side yard lot lines, a minimum of 20 feet from the rear lot line and a minimum of 15 feet from the front lot line. Garages would be oriented to the interior shared driveway.

## Neighborhood 2

Neighborhood 2 includes 58 single-family residential units. Lots would be clustered to limit impact footprints and to maximize retention of agricultural open space within this neighborhood. Lot sizes in Neighborhood 2 would be a minimum of 8,620 s.f. with an average lot size of over 19,200 s.f. (0.44 acre). Figure 1-7, *Neighborhoods 2 and 3 – Typical Lot Configuration*, shows a typical lot configuration, set back, and product footprint for this neighborhood. Lots would be a minimum of 70 feet wide and would be a minimum of 113 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 15 feet from the rear lot line and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home. Neighborhood 2 may also include up to 23 small Second Dwelling Units which are ideal for multi-generational families. These units could be attached or detached from the main unit and would be a minimum of 8 feet from the rear lot line and no greater than 50 percent of the width of the main structure. Second Dwelling Units would comply with section 6156(x) and other applicable sections of the Zoning Ordinance, except that they would be allowed on lots smaller than 20,000 s.f. as long as they met the setbacks set by this Specific Plan and the Vesting Site Plan. In addition, Second Dwelling Units within the Valiano Specific Plan could provide one parking space instead of two because they would be limited to 640 s.f. and they are expected to house extended family members instead of two-car families. Figure 1-8, *Examples of Second Dwelling Unit Configurations*, presents configuration examples for these second units that could be for multi-generational family members.

## Neighborhood 3

Neighborhood 3 includes 41 single-family residential units. Lots would be clustered to limit impact footprints and to maximize the areas for the proposed Trail Head Park and trail components. Lot sizes in Neighborhood 3 would be a minimum of 9,650 s.f. with an average lot size of over 14,400 s.f. (0.33 acre). This neighborhood includes a proposed Trail Head Park with access to several trails. Lot configuration, setbacks, and product footprints for this neighborhood would be the same as Neighborhood 2. Garages would be attached and set back from the front of the home. Similar to Neighborhood 2, Neighborhood 3 may also have up to 11 second dwelling units. Neighborhood 3 would also accommodate animal enclosures on 21 lots. Lots with animal enclosures would have the same front setback as the other homes, a side-yard setback of 15 feet and a rear setback of 10 feet (refer to Figure 1-9, *Neighborhoods 3 and 5 – Typical Lot Configuration for Lots with Animal Enclosures*).

## Neighborhood 4

Neighborhood 4 includes 76 single-family residential units. Lots would be clustered to limit the impact footprint and maximize the retention of existing agriculture within this neighborhood. Lot sizes in Neighborhood 4 would be a minimum of 7,000 s.f. with the average lot size of over 14,850 s.f. (0.34 acre). Figure 1-10, *Neighborhood 4 – Typical Lot Configuration*, shows a

typical lot configuration, set back and product footprint for this neighborhood. Lots would be a minimum of 63 feet wide and 105 feet deep. Homes would be set back 5 feet from the side yard lot lines, a minimum of 15 feet from the rear lot line and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home.

## Neighborhood 5

Neighborhood 5 includes 55 single-family residential units, some with wider and deeper lots to allow horse and market animal keeping. Lots would be clustered to limit the impact footprints and maximize the retention of an existing water feature and barn within this neighborhood. Lot sizes in Neighborhood 5 would be a minimum of 8,350 s.f. with an average lot size of 17,200 s.f. (0.39 acre). Lots would be a minimum of 50 feet wide and 100 feet deep. Homes would be set back five feet from the side yard lot lines, a minimum of 15 feet from the rear lot line and a minimum of 12 feet from the front lot line. Garages would be attached and set back from the front of the home. Similar to Neighborhoods 2 and 3, Neighborhood 5 may also have up to 20 Second Dwelling Units.

Similar to Neighborhood 3, Neighborhood 5 would also accommodate animal enclosures on 33 lots. Lots with animal enclosures would have the same front setback as the other homes, a side-yard setback of 15 feet and a rear setback of 10 feet (Figure 1-9).

## Parks, Recreation, and Open Space

The Proposed Project includes both public and private recreational areas as well as preserved open space for biological and agricultural resources. Figure 1-11, *Open Space and Recreation*, provides an overview of the recreation and open space components of the Proposed Project which are discussed in detail below.

### Public Neighborhood Park and Staging Area

The 2.7-acre Neighborhood Park, located in the southeast portion of the Proposed Project site within Neighborhood 5 adjacent to Country Club Drive, would include an open lawn area, seating, picnic facilities, a shade structure, a horse hitching station, half-court basketball, community garden, and children's play area with age separated activities. The public Neighborhood Park would include off-street parking and restroom facilities. Figure 1-12, *Public Neighborhood Park Concept Plan*, presents a concept plan for the public Neighborhood Park.

The Public Multi-Use Trail (refer to description below) is designed to run through the public Neighborhood Park, and pedestrian access would be provided from the surrounding neighborhoods.

### Private Equestrian Facility (Open to the Public)

The existing equestrian complex previously used in association with the Harmony Grove Equestrian Center, located in the southern portion of Neighborhood 5, would be retained, open to the public and privately maintained. Portions of the existing equestrian training and boarding

facility would accommodate private horse boarding. The 0.2 acre site would be reconfigured to allow public horse trailer parking and use of an exercise ring for the public to access the multi-use trail.

### Public Multi-Use Trail

A 10-foot-wide, 2.65-mile-long public multi-use trail for non-motorized use (including equestrian use, hiking, biking, and jogging) would run along the entire length of the community parkway, in addition to connecting with parks, key open space features and a planned off-site public trail in the Harmony Grove Village Specific Plan Area to the west of the Proposed Project's Neighborhood 5. Smaller private pedestrian trails within the Project site would connect the public multi-use trail to the residential neighborhoods.

### Central Oak Park

The private 1.2-acre private Central Oak Park is located in the central portion of the Proposed Project site off Community Parkway (Figure 1-11). It would be connected to neighborhood walks and the public multi-use trail. The park would maintain existing habitat, and provide picnic areas, walking trails and informal and unstructured children's play areas. A fitness course or fitness station is proposed along the private trail system in the park. The park would be privately maintained.

### Private Recreation Facility

The private Recreation Facility located off Mt. Whitney Road would be a private facility for residents (Figure 1-12). The 2.3-acre facility would include a small community building, swimming pool, picnic tables, children's play area and informal lawn area, as well as restroom and maintenance facilities. Limited street parking would be provided.

### Trail Head Park

A 0.5-acre Trail Head Park is proposed within the eastern portion of the Proposed Project site in Neighborhood 2 and would provide convenient access to the trail system to the east of the Project site (Figure 1-11). The Trail Head Park would also include benches, picnic tables, and a trail map/area information kiosk. The Trail Head Park would be privately maintained.

### North Trail Turnaround

At the north end of the multi-use trail, a turnaround has been provided with shade trees, benches, trash receptacle, and trail signage (Figure 1-11). The North Trail Turnaround would be maintained by the HOA.

### Open Space Easements

As shown in Figure 1-13, *Open Space Areas*, approximately 28.2 acres (11.8 percent) of the Proposed Project site would be protected within a biological open space easement. In addition,

36.5 acres (15.3 percent of the site) of existing on-site agricultural uses would be preserved in an agricultural easement in the northwestern portion of the site. The proposed agricultural easement area currently includes avocado orchards, portions of which were damaged or destroyed by a recent (2014) wildfire. The proposed easement area would be dedicated for agricultural use, and 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). Biological open space easements have associated limited building zone easements to protect the biological resources from present and future fuel management. These are approximately 150 feet wide and they prohibit structures that would require fuel management.

### Utility Easements

Two existing and adjacent San Diego Gas & Electric (SDG&E) easements with a total of 3.1 acres (with a combined width of 220 feet) extend east-west through the southeastern portion of the site, with several large transmission lines located therein (and these easements/facilities to remain in place). An additional SDG&E easement extends through the northwestern portion of the site, and extends into the open space area noted above that is proposed for retention of existing agricultural use.

The northern portion of the site which contains avocado groves includes a Rincon MWD easement for a waterline and access road, totaling 0.9 acres, leading from the northern boundary of the Project to a district-owned 3.2-acre property within the northern Valiano parcel and to Hill Valley Road.

### Open Space Lots

Other open space areas include common areas which consist of HOA lots that include parks, common open space areas, detention basins, bioretention basins, and the wet weather storage covering 56.4 acres (23.6 percent) of the Proposed Project site. An additional 25.4 acres (10.6 percent) would include landscape easements which include HOA-maintained landscaped areas on private lots. As shown in Figure 1-13, there would also be RPO steep slope easements that prohibit modification by grading but allow landscaping and agriculture, in some of the private residential lots (3.9 acres).

### Wastewater Treatment and Water Reclamation Facility

Wastewater generated by the Proposed Project would be treated by an on-site WTWRF which would be owned and operated by the San Diego County Sanitation District. The WTWRF would be located on a 0.4-acre lot in the southeastern-most portion of the property within Neighborhood 5 (Figure 1-3). This facility would provide treatment for all wastewater generated onsite, and would produce reclaimed effluent per applicable regulatory standards for irrigation of on-site landscaping. The WTWRF would be similar to the adjacent Harmony Grove WTWRF and wastewater quality assumptions for the development of the 71,800 gallons per day (gpd) for the Proposed Project were based on the wastewater loading rates developed for the Harmony Grove project.

The County, as part of the Harmony Grove WTWRF design, has developed specific design criteria and standards for an “Aero-Mod” style wastewater treatment plant, a plant process design that is currently being used in the Rancho Santa Fe Community Facilities District. “Aero-Mod” is a company based in Kansas that offers a packaged wastewater treatment plant approach based on the extensive use of “common-wall” construction between basins, performing a version of the extended aeration wastewater treatment process. Extended aeration is a conservative approach to the activated sludge process that relies upon treating the wastewater for an extended period of time (approximately 24 hours on average).

Based on the loading and design criteria used in the 180,000 gpd Harmony Grove plant design, a smaller scaled-down version would be constructed to serve the Proposed Project. The plant with three active treatment trains and one standby train, as is provided in the design for the Harmony Grove WTWRF, would include smaller tanks at the Proposed Project’s WTWRF. The layout for the WTWRF is shown in Figure 1-14a, *Wastewater Treatment and Water Reclamation Facility Layout*, and the process schematic is shown in Figure 1-14b, *Wastewater Treatment and Water Reclamation Facility Process Schematic*.

A summary of major plant components include:

- **Headworks** to house the influent pump station and appurtenances and provide fine screening of the influent wastewater (approximately 400 s.f.).
- **Equalization basin** to balance out variations in flow by storing a portion of the peak flows received for treatment in the plant during low-flow periods (approximately 600 s.f.).
- **Aeration, anoxic and clarifier basins** to perform the activated sludge process along with biological nitrogen removal to settle most of the solids out of the wastewater to yield a clarified flow that goes to filters for further turbidity removal (approximately 600 s.f.).
- **Filters** for further removal of turbidity to produce reclaimed water meeting Title 22 standards for effluent clarity (approximately 625 s.f.).
- **Chlorine contact basins** for disinfection of the reclaimed water by chlorine solution (approximately 500 s.f.).
- **Residual solids processing.** The Aero-Mod style process typically includes digester basins for further reduction of the settled solids produced by the treatment process (approximately 900 s.f.). The solids would be handled on site for processing and then trucked to a landfill, similar to residual solids processing at the Harmony Grove WTWRF.
- An **operations/laboratory building** providing space for employees to store their personal items, restrooms and showers for employees, some desk space and a small laboratory for use in operational control of the plant (approximately 500 s.f.).

## WTWRF Operations

The Proposed Project would be required to construct wet weather storage to meet the Regional Water Quality Control Board's (RWQCB) requirement for approximately 90 days of recycled water storage. Therefore, a total of 6.4 million gallons of storage would be provided at the proposed 1.6-acre wet weather storage area located north of Neighborhood 5 (Figure 1-3). A concrete-lined storage basin has been assumed and its final size would be determined during the pre-design of the WTWRF. An MUP is proposed for the WTWRF as part of the Project application. The operational elements of the on-site wastewater treatment system would include three pump stations and WTWRF facility components, as summarized below.

Efficient processing at the WTWRF assumes a minimum flow associated with residential occupation of approximately 75 homes. Prior to reaching the threshold for adequate flow, sewage would be pumped (via the system/pump station described below) to a subsurface holding tank. It would then be trucked off site to existing facilities in the County or City of San Diego via contract with a hauling company. The reader should note that this program would be in place for a limited time. Assuming 12 homes per month are occupied upon availability for sale, 99 homes would be occupied at the end of month eight. Assuming that each home generates 215 gpd, and the truck can carry 5,000 gallons, one truck per day per 23 homes would be required. Over the eight-month period, this equates from less than one truck per day to five trucks per day. This number of trucks is accommodated in project traffic generation numbers (near-term numbers assume a greater number of trips associated with homes than would occur in this very early stage).

Once approximately 75 homes are occupied and the plant is in operation, the on-site reclamation facility would treat, store and dispose of treated effluent. At buildout, the Proposed Project would generate approximately 58,300 to 71,100 gpd of treated wastewater. The peak dry and wet weather flows, as well as wastewater strength, were estimated to determine the wastewater treatment plant size and operating requirements.

Security lighting is proposed to be installed within the facility and would be activated only when operators are present and the access gate is activated. Security lighting would be limited within the perimeter of the facility and would be directed downward to prevent the flow of light off site. All mechanical equipment would be housed inside buildings or noise attenuating covers. The facility would be designed so that all noise generated on site meets the County Noise Ordinance requirement that the noise level be 45 decibels or less, at the property line during nighttime hours.

A waste discharge permit from the RWQCB would be required for the WTWRF. The waste discharge permit shall dictate monitoring and testing requirements at the facility, as well as monitoring and testing of effluent (reclaimed water used for irrigation). In addition, the permit shall include guidelines for redundancy (back up or standby equipment) and reliability of the WTWRF. This particular facility would need to meet all requirements of RWQCB for unrestricted reuse of the water generated at the facility.

A pump station would be required to convey sewage generated in the northern portion of the Proposed Project flows to the WTWRF. Due to the size of the sewer sub-basin served (estimated at 127 homes), it is assumed that this pump station would be owned and operated by the County and, therefore, designed to meet County standards. Two smaller pump stations, each serving about 5 to 10 homes, would be privately owned and maintained by the HOA and would not be conveyed to the County for maintenance due to their small size. Refer to Figure 1-4 for pump locations.

The architectural design for the WTWRF would be consistent with the rest of the Proposed Project (a small-scale compound reflecting a rural ranch style). The WTWRF buildings, including the control room, would be one-story and no higher than 20 feet. The WTWRF would be surrounded with coated chain link fencing approximately eight feet in height and screened with landscape plantings.

### 1.2.1.2 Access and Circulation

Project access is proposed via Eden Valley Lane, Mt. Whitney Road, and two future access driveways south of Mt. Whitney Road, all connecting to Country Club Drive, the majority of which is located within the County's jurisdiction. Emergency access is proposed via Hill Valley Drive and Mt. Whitney Road.

**Eden Valley Lane** is a private roadway providing access to adjacent residences for its entire length extending west from Country Club Drive. It is paved for a curb-to-curb width of less than the private road standard of 24 feet. With the construction of Neighborhoods 1, 2, 3 and 4, this roadway would be expected to carry 1,760 average daily trips (ADT). In order for this roadway to meet private road standards set by the County, Eden Valley Lane would need to be improved to a graded width of 28 feet and an improved (paved) width of 24 feet with a corresponding design speed of 30 mph (Figure 15a, *Off-site Road Improvements*). These improvements would allow Eden Valley Lane to meet the private road standards for roadways carrying between 751 to 2,500 ADT.

**Mt. Whitney Road** is a private roadway for its entire length extending west from Country Club Drive. It is paved for a curb-to-curb width of less than the private road standard of 24 feet. With the construction of Neighborhoods 1, 2 and 3, this roadway would be expected to carry 1,785 ADT. In order for this roadway to meet private road standards set by the County, Mt. Whitney Road would need to be improved to a graded width of 28 feet and an improved (paved) width of 24 feet with a corresponding design speed of 30 mph (Figures 1-15a and 1-15b, *Off-site Road Improvements*). These improvements would allow Mt. Whitney Road to meet the private road standards for roadways carrying between 751 to 2,500 ADT.

**Future Street 5A** currently does not exist. With the construction of Neighborhood 5, this roadway would be expected to carry 600 ADT between the north and south access points. In order for this roadway to meet private road standards set by the County, Future Street 5A would need to be improved to a graded width of 28 feet and an improved (paved) width of 24 feet with a corresponding design speed of 20 mph. These improvements would allow Future Street 5A to meet the private road standards for roadways carrying between 101 to 750 ADT.

**Hill Valley Drive** is an existing dirt road that is proposed to be improved to a paved road approximately 24 feet wide, for a majority of the road length (Figure 15a). One section of this road (approximately 185 - 195 feet) can only be improved to 20 feet wide due to easement access issues. The San Marcos Fire Department accepted this reduced roadway section in a letter dated September 24, 2014 (San Marcos Fire Department 2014). A design exception for this portion of roadway was granted by the County Planning & Development Services (PDS) in a letter dated October 28, 2014 (PDS 2014a). Refer to the description of the “additional access option.”

As part of Proposed Project design, a stop sign would be installed on Mt. Whitney Road where one does not exist today, when warrants are met. The Project would ensure that sight distance meeting County standards is provided at each of the four access locations along Country Club Drive. In addition, the Project proposes to construct northbound left-turn pockets at each of the four access locations. Finally, the Proposed Project also would include the construction of numerous internal intersections, with the traffic controls installed, as appropriate, at each intersection (dependent upon signal warrants). Figures 1-15a and b shows the off-site improvements to roadways associated with the Proposed Project. All improvements south of Mt. Whitney Road would be the responsibility of the Harmony Grove project currently under construction.

All on-site roadways and off-site fronting roadways are planned to be built to County private road standards. As discussed previously, not all of Hill Valley Road would be constructed to County standards and a design exception has been granted by the County PDS for one section of this road (approximately 185 – 195 feet) that would only be improved to 20 feet wide due to easement access issues.

Figure 1-16, *Circulation Plan*, depicts the internal circulation of the Proposed Project and Table 1-1, *Roadway Summary*, details the characteristics of the internal roadways. All internal roadways within the Project site would be private. As shown on Figure 1-16, entry points are proposed at Eden Valley Lane, Mt. Whitney Road and at two locations along Country Club Drive. A ten-foot trail is included on one side of the entry road. Figure 1-17, *Entry Concept*, shows a cross section of this concept. The multi-use trail within the Project site would be accessible to the public.

In addition to traditional controls for moving traffic, the internal street system may also include design features that “calm” traffic and help create a safe environment. Traffic control elements could include items such as stop signs, posted speed limits, crosswalks, and directional signage. If approved by the San Marcos Fire Protection District, the Proposed Project may install “chokers” or necking down the street width at certain intersections and “speed tables” which are long raised speed humps with a flat section in the middle and ramps on the ends. These would occur at trail crossings to further reduce speed along the main parkway. These elements help keep traffic moving in an orderly, efficient and safe manner. Traffic calming features are also designed to help move traffic, while reducing speeds and fostering a safe environment.

The Project may or may not include the “Additional Access Option,” where an additional Project access would be provided via Hill Valley Drive in addition to Eden Valley Lane, Mt. Whitney Road, and the two future access driveways south of Mt. Whitney Road (all

connecting to Country Club Drive). As discussed previously, this portion of Hill Valley Drive is an existing dirt road that is proposed to be improved to a paved road approximately 24 feet wide, for a majority of the road length as part of the Proposed Project. As currently designed, one section of this road (approximately 185 - 195 feet) can only be improved to 20 feet wide due to easement access issues. In order for the Additional Access Option to be executed, the roadway would have to meet County private road standards. The road would require improvement to a paved width of 24 feet with a corresponding design speed of 30 miles per hour and a 40-foot right of way (unless granted a design modification). Impacts for implementing this option are analyzed in the EIR sections that may be affected.

To support pedestrian circulation, the Proposed Project may include a sidewalk on a portion of the west side of Country Club Drive in the City of Escondido north of Hill Valley Drive. The right-of-way exists within land that is disturbed. The improvement would be subject to approval by the City of Escondido.

### Trail Network

A system of public multi-use trails and private internal trails would link key open space features of the Proposed Project site and would connect to proposed offsite public trails and nearby residential uses. The conceptual trail plan is shown in Figure 1-18, *Conceptual Trail Plan*. The public multi-use trail would be 10 feet wide bound by fencing on one or both sides and would have a surface of native soil or similar suitable material. Signage depicting trail safety and rules will be located at strategic places along the trail. The trail is intended to serve equestrian uses, hiking, biking and jogging. The multi-use trail would be built to County of San Diego Trail Design Standards. The trail would run entirely along the community parkway, in addition to connecting with parks and open space. In addition, sidewalks would be located along most internal roadways, which in turn connect to the trail system. Sidewalks would be concrete. Soft surface sidewalks (5 feet wide) would be installed in the portions of Country Club Drive abutting the Project site. The public trail is within the private road system and would require an easement and dedication to the County and would also require an additional easement within the private road for the County to access the trail for maintenance.

### **1.2.1.3 Utilities**

#### Potable Water

Water service for fire protection and residential use would be provided by Rincon MWD. The Proposed Project site is located entirely within the boundaries of the Rincon MWD which serves approximately 30,000 people through nearly 8,000 connections in portions of the cities of Escondido, San Marcos and San Diego.

Specifically, the Proposed Project would be served by the Improvement District 1 South (ID 1) water system. ID-1 South includes existing development generally south of SR-78 and west of I-15. The San Diego County Water Authority (SDCWA) is the sole supplier of water to the ID 1 service area via two connections to the First Aqueduct, near the Hubbard Hill area to the northeast of the Project.

The Proposed Project site would be served by the 959 Pressure Zone in this area. Potable water service for the Plan area would be primarily provided by a connection to an existing 14-inch water main along the southern boundary of the Project site. Secondary sources of water supply would also be necessary including: a new 12-inch main to Eden Valley Drive and the backbone 16-inch water main to the north at Hill Valley Drive (so it can be connected in the future to the Rincon MWD's planned reservoir and transmission projects). Figure 1-19, *Proposed Water Infrastructure*, depicts the proposed water infrastructure. A 16-inch water main would loop the core development area to support larger fire flow requirements. The primary water supply would initially be from the south and the infrastructure that is currently being constructed by the Harmony Grove project, which was designed to the new fire flow standard.

The Proposed Project would require a small booster pump station to service approximately 75 homes situated above the 800 foot elevation. The pump station would be owned and operated by Rincon MWD and would be housed in a small building. The pump station would include a total of four pumping units, two small domestic pumps (100 gpm each) and two dedicated fire flow pumps (2,500 gpm each). It is assumed Rincon MWD would require a generator for the fire pumps. A 100 kilowatt diesel back-up generator would be required and housed in an enclosure adjacent to the pump building.

Rincon MWD owns a future reservoir site within the ID 1 South service area, located in (but not part of) the northern portion of the Proposed Project (Figure 1-3). The 2014 Water Master Plan recommended a 3.0 MG Reservoir, referred to as the "R7 Reservoir" as part of the District's proposed 5-year capital improvement program to improve regional water capacity. This tank would be approximately 32 feet high and 138 feet in diameter and would be located on a 3.2-acre site. There is an existing 20-foot wide easement for the access road to the tank. The tank location and access easement are shown in Figure 2.11-1 in Subchapter, 2.11, *Utilities*.

The R7 Reservoir would provide multiple benefits for the community service area including:

- Operational storage and fire flow capacity needs for existing and planned development in the ID South service area; and
- Upgrades and improvements to the existing ID South service area to the new fire flow standard by providing increased available supply and pressure.

The Proposed Project would provide an opportunity to facilitate earlier construction of the regional R7 Reservoir that would be used to increase fire flow capacity to enhance regional and area fire safety. It also upgrades and improves the existing ID South service area to the new fire flow standard by providing increase available supply and pressure with the R7 Reservoir.

A detailed water system analysis would be required by Rincon MWD prior to recordation of the Final Map, to determine at a minimum:

- The final sizing of all onsite water distribution pipelines;
- Phasing of the onsite water system through the Project;

- Connection points to the existing water system;
- Booster pump station sizing; and
- Confirmation of the necessity of the R7 Reservoir.

Based on the findings of the water system analysis, Rincon MWD would work with the Applicant to address the timing and schedule for the R7 Reservoir and pipeline to ensure, the most efficient process for implementation.

The environmental analysis associated with the construction of the tank, access road and water pipeline (based on conceptual design contained in the 2014 Water Master Plan) is discussed in Subchapter 2.11 and also included in the cumulative analysis.

### Wastewater

The existing parcels within the Proposed Project site either have no dwelling units, or are served by existing septic systems. The proposed development would be served by a system of public sewer mains and a WTWRF which would be owned and operated by the San Diego County Sanitation District. The proposed on-site sewer system is shown in Figure 1-20, *Proposed On-site Sewer System*. The proposed WTWRF would be located at the southeasterly portion of the Project site within Neighborhood 5. A wet weather storage area would be located in the northwestern corner of Neighborhood 5. Please refer to Section 1.2.1.1 for more detailed information on the WTWRF.

### Recycled Water

The Proposed Project would include a recycled water system constructed in accordance with the regulations, laws, and standards set by the County of San Diego, Rincon MWD, and the state of California. Use of recycled water would be for all common area landscape irrigation, including private parks, streetscapes and manufactured slopes (See Figure 1-21, *Reclaimed Water Areas*). The primary source of recycled water for the Project would be from the WTWRF. At buildout, the Proposed Project would generate approximately 58,300 to 71,100 gpd of treated wastewater that could be utilized.

The proposed recycled water system would originate at the WTWRF and would require a dedicated recycled water pump station to serve the distribution system and wet weather storage site. A proposed recycled water pump station would serve to supply the irrigation demands of the Proposed Project from the WTWRF, through a proposed Rincon MWD recycled water system. The new supply would be in addition to the Harmony Grove Wastewater Reclamation Plant. The estimated capacity for the recycled water pump station is approximately 150 gallons per minute (gpm).

All irrigation systems would follow the County's Water Conservation and Landscape Ordinance Design Manual with recycled water to have a separate distribution system of purple pipes. This ordinance requires efficient outdoor water use through planning, installation, and maintenance of landscaping using a maximum applied water allowance (MAWA) developed for the site-specific conditions and through use of recycled water when tertiary treated recycled water is available.

## Drainage

Due to the topography of the Proposed Project site, runoff flows into several major drainage basins. The drainage report for the Valiano Specific Plan (2015), contained in Appendix M of this EIR, identifies four major drainages (A through D) that are further divided into Drainage Management Area (DMAs). The Major Stormwater Management Plan (SWMP, refer to Appendix N) for the Proposed Project identifies a drainage management strategy for the Project site using best management practices (BMPs) to provide water quality treatment, hydromodification mitigation and peak detention for the developed portions of the site. Figure 1-22, *Drainage Management*, depicts the DMA and associated management strategies/BMPs. In addition, the Project design includes a number of drainage facilities (e.g., brow ditches) that would collect runoff from applicable locations (e.g., off-site open space to the west and certain undeveloped areas onsite) and convey it separately through and/or off the site. Because the noted runoff is “clean” (i.e., does not pass through or receive flow from developed areas that would contribute urban pollutants), it would bypass the proposed water quality features shown on Figure 1-22 and would not be mixed with on- and/or off-site flows that do drain developed areas (and contain associated urban pollutants).

Extended detention basins are the primary form of stormwater management for the Proposed Project site because of their small footprint and ability to function for peak storm detention. The extended detention basins would also encompass a bioretention layer to provide water quality treatment, with these facilities to operate as a “treatment train” in concert with drainage basin inserts/trash racks (and other BMPs, as described below and in Section 3.1.3, *Hydrology/Water Quality*) to ensure conformance with applicable regulatory requirements. Depending on the space available and the detention requirements, the detention basins would have enough depth to meet the County regulations. A cross section of a typical extended detention basin is shown in Figure 1-23, *Extended Detention Basin Concept*.

Three bioretention basins are also proposed as a strategy for water quality treatment and hydromodification control, although these facilities would not be used for stormwater management. The bioretention basins would be located along portions of Mt. Whitney Road (two basins) and in the Neighborhood 1 park/recreation site (one basin), with the latter basin to be incorporated into the landscape design of the park/recreation area. The bioretention basins would be depressed to allow for surface ponding and freeboard over the overflow outlet. Below the surface ponding, engineered soil would be provided as a growing medium. This would be underlain by open-graded gravel with void space.

Maintenance of the proposed BMPs, including the extended detention basins with bioretention layers and the bioretention basins, would be private with an HOA providing this responsibility. Until the formation of the HOA, the Eden Hills Project Owner, LLC or the current owner of the property would be responsible for the maintenance. Maintenance for the extended detention basins would require regular landscape maintenance with monthly inspections during the rainy season and removal of sediment, trash and debris to ensure that orifices, overflow inlets and storm drain pipes remain clear of obstructions. Maintenance for the bioretention basins would include regular landscape maintenance with semiannual inspections.

Vegetation within the bioretention basins would be left a minimum of 4 to 6 inches high to facilitate pollutant filtrations and removal within the area. Water within the bioretention basins would not be allowed to pond. If ponding occurs, minor re-grading of the basin may be required. Additionally, soils in the basin may need to be replaced every 5 to 10 years.

#### **1.2.1.4 Landscape/Hardscape**

A conceptual landscape plan has been developed for the Proposed Project that incorporates the existing natural and agricultural character of the Project site and surrounding area (Figure 1-24, *Landscape Concept Plan*). An HOA would be responsible for the maintenance of the public landscape areas. The unique geography of the site, as well as the existing oaks and agriculture, offer the opportunity to incorporate several distinct landscape zones discussed below and depicted in Figure 1-25, *Landscape Zones*.

##### Landscape Zones

The landscape zones are based upon topography, landform and natural systems, and contain unique landscape features that are proposed to add visual interest and diversity within the community. The major landscape zones are referenced as: Parkway, Hillside Orchard, Natural Hillside, Woodland, and Buffer landscapes and are briefly described below.

##### Parkway Landscape

The parkway is a key element in the overall plan for the Proposed Project. It is the continuous open space feature that links the residential neighborhoods. Planting would consist of informal groupings of trees, shrubs, and grasses to evoke a California rural landscape. The proposed palette includes olive trees at the entries, and sycamores, oaks, and bay laurels along the roadway. Understory shrubs and grasses would be used sparingly in order to reduce maintenance needs and minimize a manicured appearance. Boulders would be located to provide interest and maintain the connection with the existing rock features of the area.

##### Orchard Hillside Landscape

The northwestern hillside area offers an opportunity to continue ongoing agricultural operations on the Proposed Project site. The potential for continued avocado production and even small-scale viticulture production would support the semi-rural character of the area. Trees near homes would be selected and sited to provide shade and scale while framing views to the valley. Some of these areas are also within the fuel modification zone (FMZ) and plant material type and density would conform to the Project Fire Protection Plan (FPP; Firewise 2015) included as Appendix L of this EIR.

##### Natural Hillside Landscape

In the southwestern hillside zone, a large area of diseased and damaged avocado trees would be replaced with a blended transition between the developed areas of the Proposed Project and the adjacent native hillsides. The goal would be to seamlessly blend residential lot landscaping into

native and drought-tolerant plant materials. Natural hillside landscaping would help reestablish wildlife habitat, reduce erosion, and restore soil health; as well as visually softening the transition between privately maintained yards and nearby natural areas. Planting and irrigation would comply with fuel modification zone requirements of the Project FPP, which requires that brush be thinned to 50 percent of cover.

Within the Natural Hillside Landscape, manufactured slope areas beyond pads that abut native habitat and exceed 20 percent slope would receive an enhanced native planting program in the Landscape Plans to provide visual and horticultural compatibility with the native plant materials. This would occur in areas along the western Project boundary from the vicinity of Eden Valley Road/Hill Valley Drive southerly in Neighborhood(s) 2 and 4. Manufactured slopes exceeding 20 percent slope would initially be hydroseeded with a native hydroseed mix, anticipated to be the same or similar to the following mix, with final seed mix contents would be identified in the Final Landscape Plan. (Common names are used here for the reader's convenience; genus/species information is provided in the Project Specific Plan, in Section 2.2.3, Landscape Palette.) The mix would be likely to include species such as coyote bush, golden yarrow, bush sunflower, California poppy, arroyo lupine, monkeyflower, purple needlegrass, Californian plantain, white sage and three week fescue. Following hydroseed, 1-gallon and 5-gallon shrubs containing some of those same species would be planted. Because the plants would be of varying ages when planted, this would result in a more natural growth appearance, and would also result in denser coverage being obtained more rapidly, than would occur with hydroseed alone.

#### Woodland Landscape

Existing mature oak and broad canopy trees typify this landscape. Proposed Project landscaping in this zone has been designed to reinforce the larger natural landscape patterns and utilize the existing iconic oak woodland and grassland setting. Planting patterns within this zone would reinforce the continuity of the overall oak woodland in the street landscape character. A mix of large native and ornamental canopy trees and understory plants would be planted in large informal groupings.

Detention basins are proposed throughout the Proposed Project site within each Neighborhood to accommodate on-site drainage. The detention basins would be approximately 3 to 5 feet deep with an outlet structure. Project landscaping would be installed within and around the basins consisting of native grasses in the bottoms and trees at the upper edges. Shrubs and ground covers may be incorporated.

#### Buffer Landscape

A buffer landscape edge would be planted along several property boundaries to provide an attractive visual and dimensional separation between the existing adjacent residential lots and the new proposed residential lots. A dense planting of trees and shrubs would be utilized to provide a soft edge between the Proposed Project site and the existing homes, as permitted in the FPP discussed below. In areas where the 50-foot buffer is located outside of private lots, it would be owned and maintained by the HOA (please refer to Subchapter 2.1, *Aesthetics*, Figure 2.1-6).

Figures 1-26a, 1-26b and 1-26c, *Typical Section Landscape Buffer*, depict the typical buffer landscape in the neighborhood setting for Neighborhoods 1, 3 and 5, respectively.

The dense planting would also help maintain a sense of privacy and physical separation highly valued in Eden Valley. Trees, such as pines and oaks, would be used along with native and adapted shrubs. Any walls or fences proposed along the edges would be screened with plant material. Trails within these zones would be adjacent to the property line edge.

### Fuel Modification

The Proposed Project design includes fuel modification zones to assure proactive and effective fire prevention. Fire resistant landscape design would provide required buffering while striving to maintain the visual and biological integrity of the native/naturalized plant communities.

The FPP contained in Appendix L of this EIR identifies recommendations for fire protection for future development within the Proposed Project site. Key components of the FPP are shown in Figure 1-27, *Fuel Treatment Zones*, and include:

- Requirement for a 150-foot FMZ around all inhabited structures and the entire Project perimeter; an exception would be a minimum 100-foot FMZ between internal islands of natural fuels and adjacent residential structures, with implementation of the Requirements for Homes with Reduced Defensible Space, Section 4.5.4. The FMZ includes two zones. Zone 1 represents the first 50 feet from inhabited structures and would be planted with irrigated fire-resistant landscaping. Zone 2 represents the area between 50 to 150 feet, or the area between 50 to 100 feet to the interior islands of natural fuels (Biological Open Space). This is a non-irrigated area that would be subject to on-going maintenance to remove or thin vegetation by 50 percent;
- Requirement for a 30-foot FMZ on either side of roadways per Zone 2 requirements; and
- Implementation of an off-site fuel management plan (Zone 3) to meet required clearing distances, including fuel management easements where needed.

It is expected that variation would occur in regard to plant palette, tree spacing; and management strategies, and whether a lot is adjacent to an up or down slope, is an interior or exterior lot and is proximate to open space.

### Walls and Fencing

Stone and masonry walls and stucco walls would be constructed to provide privacy or sound attenuation. Low field type stonewalls would be utilized at major Proposed Project entries. Fence types may include tube steel and “rustic” character fences such as post-and-rail equestrian fences and shadow box fences among others. Walls and fences located on residential lots would be similar colors and materials as the adjacent residential homes. They may occur within the interior yard as an extension of house living spaces, to frame courtyards, to direct views, or to provide privacy. Transparent fencing styles would also be used to maintain views. All fence

materials in fuel modification zones would conform to fuel modification zone requirements. Figure 1-28a, *Walls and Fencing*, shows the locations for the various fencing types.

Due to on-site topography, numerous retaining walls are proposed along Project roadways and within lots. Retaining wall heights would range between 2 and 20 feet and lengths would vary from 41 to 523 feet. Many of these walls would be interior to the site. Figure 1-28b, *Typical Retaining Wall Character Images*, depicts different types of retaining walls that may be used on the Project.

Biological open space areas would also be fenced off from the proposed development. In addition, signage would be placed along the edge of the biological open space to deter human incursion with a minimum 4-foot high fence with wire mesh to reduce domestic animal access.

As detailed in the Project Acoustical Assessment Report (HELIX 2015e), an assessment of on-site traffic noise was completed for the Proposed Project. Based on this assessment, a noise wall would be required on the Project site within Neighborhood 5. They would be required along the rear residential lots whose backyards would be adjacent to Country Club Drive. The walls would be five and a half to six feet in height and would extend for varying distances along Country Club Drive. From Mt. Whitney Road to the northern Project entrance on Country Club Drive (approximately 380 linear feet behind lots 290 to 295) and from that entrance southerly behind lots 296 and 297 for approximately 230 linear feet. This totals approximately 610 feet along Country Club Drive. There would be 30-foot long returns perpendicular to Country Club Drive wherever a break or terminus in the wall is required. Please refer to Subchapter 2.6, *Noise*, for information on this proposed mitigation measure.

### Lighting

The Proposed Project includes lighting elements to both accent community focal elements and to provide safety. Lighting for the Proposed Project is designed to use the least amount of lighting possible and still be in compliance with state and local regulations for safety, and to adhere to the County of San Diego Light Pollution Code (Title 5, Division 1, Chapter 2, Sections 51.201-51.209 of the San Diego County Code of Regulatory Ordinances; LPC) and the San Dieguito Community Plan dark skies policies.

Consistent with the rustic character of Proposed Project site and surrounding area, street lighting would be minimal. No street lights are proposed along Project roadways as a whole. Lights would be provided at primary road intersections within the Project for safety and directional purposes. Project lights would be low level, timed, directed downward and screened to minimize the impacts on the dark sky and minimize spillover onto adjacent properties.

Figure 1-29, *Lighting Concept Plan*, shows the various types of lighting for the Proposed Project site. Intersections would include taller, slightly higher intensity light fixtures and parks, and people-oriented places would have low lighting and pedestrian scale fixtures. Accent lighting may be used in recreation areas. Low voltage accent lighting would be directed off trees, rocks and other natural features. Accent light sources would be shielded to eliminate glare and light trespass.

At the Proposed Project entries, low voltage lights would be used to illuminate vertical planes such as signs and walls, and to light paths and sidewalks. Lights may be directed down if installed above Project signage. Additional low voltage accent lighting would be directed off trees, rocks, and other natural features, as well as up toward Project signs. All Project lighting would be equipped with glare shields and louvers, allowing the light to be directed to specific focal points, and limiting glare as well as light spill. Materials may include metal, wood, composite material, and masonry.

Security lighting at the WTWRF would be shielded to limit spill and glare onto adjacent areas. Any lighting necessary for safety and code compliance in this area would be controlled by sensors to turn on only when needed. Pole lights would not exceed 14 feet and would be shielded.

### Signage

Natural materials would be used in the design of the community signage in addition to other materials as appropriate. The signage would be integrated into the natural and agricultural landscape. Primary Proposed Project identification signage would be located at four Project entrances. To maintain the character at the entry into the community, the signage proposed is subtle and understated.

### **1.2.1.5 Grading**

The existing elevations of the Proposed Project site ranges from approximately 614 feet above mean sea level (AMSL) along the southeastern property boundary to approximately 1,013 feet AMSL along the ridge top near the northwestern site boundary. Given the conservative (worst-case) nature of grading projections, the Project would grade approximately 127 acres (or 52 percent) of the Project site, resulting in a total of 928,000 cubic yards (cy) of balanced cut and fill for the site proper. Grading quantities by neighborhood are depicted in Table 1-2, *Earthwork Quantities by Neighborhood*. Grading would be done by individual neighborhood, beginning with Neighborhood 5, followed by Neighborhoods 1, 2, 3 and 4. Phasing is discussed in more detail in Subsection 1.2.1.6, *Project Phasing*.

The finished grade would range from approximately 810 feet in the northwestern area to 685 feet in the southeastern area. Earthwork for the offsite road improvements discussed in Subsection 1.2.1.2, *Access and Circulation*, would include 6,200 cy of export for Mt. Whitney Road.

The presence of hard rock within the proposed cut areas would require special consideration during site grading. It is anticipated that the majority of the excavations would require moderate to heavy ripping with conventional heavy equipment. Blasting is expected within the rock unit exposed throughout the site (Figure 1-30, *Potential Blasting Locations*). In addition, heavy ripping and blasting would generate oversize materials and core stones that would require special handling and fill placement procedures. All blast planning must be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, in

compliance with the San Diego County Consolidated Fire Code SEC. 96.1.3301.2, and all other applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or owner must conduct all notifications, inspections, monitoring, major or minor blasting requirements planning, with seismograph reports as necessary.

Figure 1-31, *Maximum Slope Heights*, depicts the maximum manufactured slope heights. The slope ratio of manufactured slopes would not exceed 2:1, and the maximum cut and fill height would be just under 76 feet and 46 feet, respectively. The manufactured slopes would be irrigated and planted with native plants. Figure 1-32, *Proposed Retaining Walls*, depicts the length and maximum heights of the retaining walls. Due to on-site topography and to minimize grading, numerous retaining walls are proposed along Proposed Project roadways and within lots. Retaining wall heights would range between 2 and 20 feet and lengths would range between 41 and 523 feet. The tallest walls (at 18 and 20 feet in height, respectively) would be located at the back of lots 153 to 156 and 157 to 159, as well as Lot 161.

#### **1.2.1.6 Project Phasing**

Market conditions, funding for public facilities, and similar conditions beyond the control of the developer would drive specific product phasing, as well as controlling the overall implementation period. Nonetheless, an overall approach to Proposed Project development has been designed that would ensure a logical and orderly expansion of roadways, public utilities, and infrastructure.

Project construction is broken down into five main construction sequential phases. The first phase focuses on Neighborhood 5 and included within this first phase is the grading, infrastructure, and construction of the WTWRF, wet weather storage, public neighborhood park and staging area, equestrian facility and multi-use trail. The second phase consists of Neighborhood 1 and the private recreational facility. The third phase consists of the grading, infrastructure and construction of Neighborhood 2. The fourth phase consists of the grading, related infrastructure, and construction of Neighborhood 3. The final phase would include the grading, infrastructure and construction of Neighborhood 4. The proposed phasing for the Project amenities is shown in Table 1-3, *Proposed Amenities and Phasing*.

For the purpose of the EIR analysis, Proposed Project construction is broken down into three main construction phases for each neighborhood area. The first phase focuses on overall site grading and rock blasting, which would begin in 2016 and last approximately two years. The second phase would be the infrastructure installation, which includes the construction of the utility connections, and roadways. The infrastructure phase 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.

### **1.2.2 Technical, Economic and Environmental Characteristics**

Technical and environmental commitments are proposed that are both standard construction operating measures as well as those of specific project design to minimize potential long-term

adverse effects associated with the Proposed Project for each of the above noted (and additional) elements. These Project Design Features are listed on Table 1-4, *Project Design Features*, and are included in Chapter 7.0. Topics for which Project Design Features are proposed as part of the Project description are listed on Table 1-4 in the order they are discussed in this EIR.

### **1.3 Project Location**

The Proposed Project site is located on approximately 239 acres in an unincorporated portion of San Diego County within the Eden Valley portion of the San Dieguito Community Planning Area near the cities of San Marcos and Escondido (Figures 1-1 and 1-2). The Project site is located approximately 1.7 miles west of Interstate I-15 and 0.8 mile south of SR-78 at its closest points. Principal site access is from SR-78, Nordahl Road and Country Club Drive, from which a number of smaller surface streets (e.g., Hill Valley Drive, Eden Valley Lane and Mt. Whitney Road) extend along or near the northern and eastern property boundaries. A number of additional paved and unpaved roads are present in the Project vicinity and may also provide site access, including Barham Drive, East/West Mission Road and La Moree Road (Figure 1-2).

### **1.4 Environmental Setting**

#### **1.4.1 Project Vicinity**

The Proposed 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 1-2). Nearby urban development includes high-density residential and commercial uses to the north (San Marcos) and east (Escondido), with nearby areas to the north, west, and south encompassing agricultural uses, low- to moderate density residential development and open space. Local agricultural sites include relatively large areas of avocado orchards adjacent to the northern and southern Project site boundaries (with similar uses present on site, refer to Section 1.4.2, below); smaller orchards and nurseries to the east, west and southwest (with 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 and north, respectively (with these areas also associated with estate residential properties). 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. Additional discussion of off-site agricultural resources in the vicinity of the Project site is provided below in Section 1.4.2.

The above-described areas in the Proposed 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 1-33, *Site Topography/Slope Analysis*). Local elevations range from approximately 500 feet 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.

## **1.4.2 Project Site**

On-site topography is generally characterized by a north-south trending ridge extending through much of the western portion of the property, a large knoll in the southeastern-most area, several larger drainages flanking these upland features, and generally level terrain in other on-site areas. On-site elevations range from approximately 1,013 feet AMSL along the ridge top near the northwestern site boundary, to 614 feet AMSL along the southeastern property boundary (Figure 1-33). Surface drainage from most of the Proposed Project site flows primarily to the east and south, with some variability in direction due to local topography. Associated off-site flows continue generally south before ultimately entering Escondido Creek. The northern-most portion of the site drains north and west through a number of small, unnamed drainages, and eventually flows into San Marcos Creek. The site is currently used for commercial agriculture, with extensive areas of active avocado orchards, as well as four minor apiary (bee keeping) sites. Such commercial agricultural operations have occurred more or less continuously on-site since the late 1960s or early 1970s. There is one residence located in the central portion of the site and another residence and an equestrian center located in the southeastern portion of the site (Figure 1-2).

## **1.5 Intended Uses of the EIR**

This EIR is prepared in compliance with CEQA, and ensures that information required by the public, as well as County decision-makers, is both adequate and available. Prepared prior to County Board of Supervisors consideration of the Proposed Project for approval or denial, the purpose of this EIR is to identify the potential occurrence of impacts, and the anticipated significance of those impacts, that could occur if the proposed Valiano Project is implemented.

This EIR is an informational document that will inform public agency decision-makers and the public generally of the significant environmental effects of the Project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the Project.

The County is the lead agency for the Project under CEQA. For each significant impact identified in the EIR, the lead agency must make findings, and if appropriate, prepare a Statement of Overriding Considerations if mitigation presented does not reduce impacts to below a level of significance. Responsible agencies, identified below, will use this EIR in their discretionary approval processes.

### **1.5.1 Matrix of Project Approvals/Permits**

This environmental analysis has been prepared to support the discretionary actions and approvals necessary for implementation of the Proposed Project. Potential required approvals and permits are listed in the following matrix.

<b>Discretionary Approval/Permit</b>	<b>Approving Agency</b>
General Plan Amendment (GPA) Specific Plan Zone Reclassification Vesting Tentative Map Vesting Site Plan Major Use Permit Habitat Loss Permit	County Department of Planning & Development Services (PDS)
Right-of-way Permit(s) Grading Permit(s) Final Map Improvement Plans Traffic Control Plan CSA – WTWRF Operator Approval	County Department of Public Works (DPW)
Section 401 Water Quality Certification National Pollutant Discharge Elimination System (NPDES) Permit General Construction Storm Water Permit Waste Discharge Requirements Permit	San Diego Regional Water Quality Control Board (RWQCB)
Section 404 Permit – Dredge and Fill	U.S. Army Corps of Engineers (Corps)
Section 1602 Streambed Alteration Agreement (SAA)	California Department of Fish and Wildlife (CDFW)
FAA notification for hazards to airport safety (14 Code of Federal Regulations, part 77 pursuant to 49. U.S.C., Section 44718)	Federal Airport Authority (FAA)
Annexation and Formation Approval (sewer district)	Local Agency Formation Commission (LAFCO)
Air Quality Permit for WTWRF	San Diego Air Pollution Control District (SDAPCD)
Fire District Approval	San Marcos Fire Protection District
Water District Approval	Rincon del Diablo Municipal Water District (Rincon MWD)
School District Authorization	Escondido Union School District Escondido Union High School District
Sphere of Influence Action (if needed)	City of Escondido, LAFCO

### 1.5.2 Related Environmental Review and Consultation Requirements

It would be necessary to consult with adjacent property owners wherever rights-of-way must be acquired and where easements would be needed for construction or maintenance. Consultation with various utility companies may be required to locate existing utilities in roadways and make arrangements for relocation or replacement. In addition, consultation would be required with the wildlife agencies (USFWS and CDFW) with regard to sensitive species and associated habitats, and with the permitting/certification agencies (Corps, CDFW, and RWQCB) with regard to jurisdictional waters. In addition, as noted on the matrix above, LAFCO is a Responsible Agency for annexation to a sewer district. In addition to the “will serve” letters located in Appendix O of this EIR, additional coordination would be required with water/sewer utilities and the school districts regarding annexation, detachment and authorization.

Pursuant to California Government Code 65352.3, Native American consultation was initiated in 2013 and has been ongoing. The Native American Heritage Commission (NAHC) was initially contacted, as were Native American individuals/bands/organizations potentially knowledgeable regarding cultural resources in the area. Consultation letters were sent to the individuals and groups identified by the NAHC. Written requests for consultation were received from the following Tribes/Bands: San Luis Rey, Pechanga, and Rincon. Consultation to date indicates that approved cultural monitors should be present during ground-disturbing activities, and avoiding impacts to cultural resources is preferable to mitigating impacts. The need for ongoing consultation between these Native American governments and the County was also noted. The reader is referred to Chapter 6.0 of this EIR for a complete list of contacts and to Chapter 2.5, *Cultural Resources*, for details of the Native American consultation.

### **1.6 Project Inconsistencies with Applicable Regional and General Plans**

A number of plans, regulations, and ordinances apply to this development and were considered during the Project Applicant's preparation of the Specific Plan and GPA. In particular, the County General Plan, San Dieguito Community Plan and the Elfin Forest and Harmony Grove Community Plan portions of the San Dieguito Community Plan were reviewed for all applicable designations, goals, policies, and conditions. Other plans and regulations also were reviewed, including the County Zoning Ordinance, County Subdivision Ordinance, RWQCB's San Diego Basin Plan, federal Clean Water Act (CWA), National Pollution Discharge Elimination System (NPDES), San Diego Municipal Storm Water Permit, Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP), Natural Communities Conservation Program (NCCP), County LPC, and Congestion Management Plan (CMP). The Project's compliance or non-compliance with these plans and ordinances is evaluated throughout the EIR, with discussion in Chapters 2.0 and 3.0.

In summary, the only inconsistencies with applicable regional and general plans that were found were related to the existing Land Use designation for the County General Plan, the SIP and the RAQS. These land use based plans would be reconciled if the Proposed Project's GPA is approved. With the Proposed Project's change in the land use designations, the potential land use plan inconsistencies would be resolved. Similarly, approval of the Rezone to reflect the proposed land uses on site would result in Project compliance with the County Zoning Ordinance.

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

The State CEQA Guidelines (Section 15355) state that a cumulative impact is "the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects." Sections 15065 and 15130 of the State CEQA Guidelines require that an EIR address cumulative impacts of a project when the project's incremental effects would be cumulatively considerable; i.e., the incremental effects of the project would be "considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects." Table 1-5, *Cumulative Projects in the Vicinity of Valiano*, and Table 1-6, *Summary of Environmental Impacts of Cumulative Projects*, provide a list of cumulative projects

within five miles of the Project site. Figure 1-34, *Cumulative Projects*, show the general location of the projects listed in Tables 1-5 and 1-6.

A total of 66 projects in the vicinity of the Proposed Project were considered for the analysis of cumulative impacts. The list consists of projects that are pending or recently approved within the County and other adjacent jurisdictions. Combined with the Proposed Project, all 66 cumulative projects would result in the addition of approximately 15,494 housing units to the Project site vicinity.

Each individual technical subject area within Chapters 2.0 and 3.0 analyzes cumulative impacts of the Proposed Project in relation to those projects that could potentially combine with the Project to result in cumulatively considerable impacts. A description of the cumulative projects study area relevant to each specific resource topic is identified within each subchapter.

## **1.8 Growth-inducing Impacts**

As stated in State CEQA Guidelines Section 15126.2(d), an EIR must discuss whether or not a project may be growth inducing. The question to be asked is whether or not a “project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Included are projects that would remove obstacles to population growth. Examples of these types of actions include: (1) a “major expansion of a waste water treatment plant,” that would thereby allow for more construction in service areas covered by the plant; and (2) actions that could encourage and facilitate “other activities” that could significantly affect the environment. Typically, the latter issue involves the potential for a project to induce further growth by the expansion or extension of existing services, utilities, or infrastructure. The CEQA Guidelines further state that “[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment” (Section 15126.2[d]). This EIR therefore evaluates the Proposed Project’s influence on growth in the Eden Valley area as a result of an increase in residential density through general plan/specific plan amendments and rezone applications, on-site and off-site road improvements, and extension of public services or utility lines, and construction of a WTWRF. It is relevant to note that the Proposed Project would be largely consistent with growth envisioned both in the County’s General Plan and the San Diego Association of Governments (SANDAG) 2050 Regional Transportation Plan (RTP; SANDAG 2011), but is not entirely consistent, because of the higher housing density the Project proposes. These projections (including projections for traffic, water supply and supporting infrastructure) are based on General Plan land use designations.

For purposes of understanding the Proposed Project setting and the potential to induce growth in the Project vicinity, Figure 1-2 depicts the surrounding land uses. As shown in Figure 1-2, the Project vicinity contains some of the last open space areas in this portion of the County that are not constrained by steep slopes or already identified for biologically based open space set-aside and that still abut existing areas of relatively dense development. The cities of Escondido and San Marcos bound the site to the east and north, and the Harmony Grove development lies immediately to the south. Most of the land to the west and further south consists of steeply

sloping lands that are topographically or environmentally constrained, including large blocks of territory already preserved as open space.

### **1.8.1 Growth Inducement Due to Land Use Policy Changes and Construction of Housing**

As noted above, the Proposed Project would be generally consistent with projected growth in both the County General Plan and the SANDAG 2050 RTP<sup>1</sup> analyses, and would become fully consistent with these plans with adoption of the GPA that is part of the Project, and eventual corresponding amendments to the RTP (refer to discussion below). Based on concerns regarding residential housing shortages, urban sprawl and traffic loading on County roadways, these planning agencies specifically reviewed where best to place new population nodes, taking into account three primary criteria: employment and commercial opportunities in the vicinity; existing infrastructure; and surrounding residential densities. The SANDAG 2050 RTP (SANDAG 2011) includes a combination of economic and demographic projects, existing land use plans and policies, and potential future land use plan changes.

The area where the Proposed Project is sited is identified in these plans as suitable for residential development (although at a lower density than the Project proposes) due to the employment and commercial opportunities in the nearby cities of San Marcos and Escondido. Escondido, in particular, is actively expanding work opportunities, with new commercial/ industrial and health care-focused work opportunities being installed just north of Harmony Grove Road and along Citracado Parkway. Public roads leading to the Project area are currently in place on the north, east and southern sides of the property. Water, gas and electrical utilities are all located in abutting easements. Suburban housing extends to the city boundaries in Escondido and San Marcos. County properties between the Project site and neighboring cities consist of suburban, agricultural or generally equestrian properties. As such, identification of the Project site (an existing commercial agricultural property with active avocado orchards and apiary sites) for residential development is consistent with the goals of regional plans. It brings a variety of residential uses to an area experiencing housing shortages, and places them in proximity to similar uses, necessary utilities and work opportunities, thereby reducing “leap frog” development, urban sprawl and increased traffic congestion as residents of far-flung communities compete for access to centralized resources.

The possibility that substantial growth-inducing impacts may occur with respect to land use plan conformance to the existing County GP, NCM Subregional Plan, and County Zoning Ordinance (ZO) must be addressed. The Proposed Project would develop 326 single-family homes on the Project site at a greater density than is currently permitted under the existing GP, NCM Subregional Plan and ZO. For example, the current Semi-Rural 1 (SR-1) designation would permit low-density residential uses; depending on the slope of an individual parcel, SR-1 densities can range from 1 du per gross acre to 1 du per 4 gross acres. Under the existing General Plan, 118 homes would be allowed on the Project site. Implementation of the Project would change all portions of the Plan area to the Semi-Rural 0.5 (SR-0.5) designation. Densities under the proposed SR-0.5 designation would range from 2 du per gross acre to 1 du per 2 gross acres, depending on the slope. Although the Project densities would be inconsistent with the

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<sup>1</sup> The 2050 RTP is currently the subject of litigation in the courts.

current plans and ZO, the Project includes an application for a GPA and a Rezone as part of the requested discretionary actions. With Project approval and the adoption of the GPA and Rezone (among other actions) by the County Board of Supervisors, the Project would be consistent with the land use designations of the GP and San Dieguito Community Plan and the zoning designations of the ZO.

The question arises as to whether the GPA and a Rezone associated with the Proposed Project would encourage an associated similar pattern of growth in the surrounding area. As discussed above, the key growth-inducement issue is the potential for a project to foster economic and population growth or the construction of additional housing in the area surrounding the project under review.

First of all, as shown in Figure 1-2, substantial growth surrounding the Proposed Project site is not anticipated due to the lack of developable land in this part of the County. As noted above, most of the undeveloped lands surrounding the site consist of steeply sloping terrain or environmentally constrained areas, such as Escondido Creek.

Furthermore, the Proposed Project land uses consist primarily of housing, along with recreational uses and open space. The Project would not include a major employment center or employment opportunities that could spur growth, but rather has been sited in this area because employment opportunities already exist. From a housing standpoint, the Project is considered to be growth accommodating as opposed to growth inducing, because the Project would provide additional housing opportunities in a region in which construction of 388,436 new homes is forecast to be required by 2050, to accommodate a 40 percent growth in the regional population (SANDAG 2011).

In and of itself, approval of the Proposed Project would not render it more, or less, likely that additional development in the surrounding area would take place. As described in the introduction to this section, the planning agencies with responsibility for siting development have laid out a plan for this part of the County with which the Proposed Project is generally consistent. The fact that Project implementation would accommodate these plans—rather than trigger them—indicates that the Project would not be growth inducing. Other developments may be proposed, and they also would be required to evaluate potential conflicts with the applicable General and Community Plans in their respective CEQA documents, and would be subject to review and approval by the County.

### **1.8.2 Growth Inducement Due to Provision of Public Facilities/Services**

The provision of public facilities or services could potentially induce growth by eliminating an obstacle to growth. The Proposed Project would not provide new on-site public service facilities such as schools or fire stations as part of the Project design. A shortfall of schools is identified in Section 3.1.7, but identified mitigation consists of payment of fees, so the Project would only support school construction required to serve its own students.

The Proposed Project would construct a new public neighborhood park and a new public multi-use trail and associated Trail Head Park. The provision of these facilities would not induce

growth, however; they would accommodate existing and planned growth. Per the requirements of the County Park Lands Dedication Ordinance (PLDO), these recreational facilities would be provided for the use and benefit of members of the public and future Project residents within their effective service radius, and to avoid overburdening other parks in the Project vicinity.

Therefore, the Proposed Project would not induce growth through provision of these public facilities or services.

### **1.8.3 Growth Inducement Due to Roadway Construction/Improvements**

The construction of new roadways or the improvement of existing roadways and intersections could potentially induce growth if that development/improvement provides significantly improved accessibility to undeveloped or underdeveloped sites, or removes an obstacle to development by providing greater roadway capacity than is needed to serve existing and cumulative development. The proposed development would include paving and widening portions of Eden Valley Lane and Mt. Whitney Road, only increasing their capacity to the extent necessary to accommodate Project-related traffic. Local drivers already use these non-Circulation Element roadways; the widening would not be sufficient to attract additional drivers beyond those associated with the Project, and would not extend these roadways westward beyond the private roadways of the Project site. Any undeveloped parcels east of the Project site are already served by these roads. Thus, improvements to Hill Valley Drive, Eden Valley Lane, and Mt. Whitney Road would not open an access route to lands that were previously inaccessible.

In addition, the Proposed Project would construct a private, on-site street system connecting the Project's neighborhoods and recreational amenities. These roads could be used by local motorists, but this use would be relatively minimal, given the areas accessed, and would not provide a basis for additional area growth. Because the proposed roadway improvements would be designed to only serve the Project, growth-inducing effects are not anticipated.

### **1.8.4 Growth Inducement Due to Extension of Public Utilities**

The extension of public water and sewer services into new areas or the increase in capacity of existing facilities is traditionally seen as having the potential to encourage either development of existing, vacant properties adjoining utility improvements, or more intensive use of existing developed lots near these utilities. In the case of the Proposed Project, growth inducement due to Project upgrades is not likely to occur because potable water, gas, electricity and telecommunications lines are generally already available in the Project area, serving other existing nearby development. Service would be extended only to the Project, and the area surrounding utility extensions consists of existing or planned development by others. The Project would not be extending services to a new, undeveloped area where connections off site to future development could occur. Similarly, detention/retention facilities would be provided only to satisfy the needs of the Project.

With regard to sewer services, residences and businesses in the Proposed Project vicinity currently use septic systems for treatment of wastewater. As noted previously in this chapter, the

Project includes provision of a system of private sewer mains and a private on-site WTWRF. The on-site WTWRF would be a small treatment facility proposed to accommodate only the wastewater generated by the Project and would not include the processing equipment or capacity to treat effluent from other areas or future growth. As such, the WTWRF is not considered to be growth inducing.

In summary, the Proposed Project would not promote the construction of additional housing, provide employment opportunities, and/or extend roads, public services or utilities into large, developable open space areas. No significant growth-inducing impacts are expected as a result of the Project improvements.

**Table 1-1  
ROADWAY SUMMARY**

<b>Street Type</b>	<b>ROW (feet)</b>	<b>Pavement Width (feet)</b>	<b>No. of Vehicle Lanes</b>	<b>Lane Width (feet)</b>	<b>Street Parking Component</b>	<b>Pedestrian or Trail Component</b>
Type A Residential Roadway	43	32	2	12	Within 8 feet on one side	None, except for a 4 foot DG path on street 5C
Type B Residential Roadway	41.5	32	2	12	Within 8 feet on one side	4-foot-wide pedestrian walkway on one side, except for a 4 foot DG path on streets 5A and 3B
Type C-1 Trailside Roadway at Slope	53.5	24	2	12	No Parking	10-foot-wide multi-use pedestrian/equestrian trail on one side of roadway
Type C Trailside Roadway at Lots	53.5	24	2	12	No Parking	10-foot-wide multi-use pedestrian/equestrian trail on one side of roadway
Type D Residential Roadway and Trail	49.5	32	2	12	Within 8 feet on one side	10-foot-wide multi-use pedestrian/equestrian trail on one side of roadway
Type E Residential Roadway – Trail and Walk	58	32	2	12	Within 8 feet on one side	10-foot-wide multi-use pedestrian/equestrian trail on one side of roadway and 4-foot-wide pedestrian walkway on the other
Type F Emergency Access with Trail	49.5	32	1	32	None	10-foot-wide multi-use equestrian/pedestrian trail on one side of roadway
Type G Emergency Access Road	40	20 - 24	1	20 - 24	None	None
Type U Residential Roadway	40	32	2	12	Within 8 feet on one side	10 foot multi-use trail on both sides of the roadway

<b>Table 1-2 EARTHWORK QUANTITIES BY NEIGHBORHOOD (Cubic Yards)</b>			
<b>Neighborhood</b>	<b>Cut</b>	<b>Fill</b>	<b>Net</b>
1	146,000	137,00	9,000 Export to N3
2	288,000	244,000	44,000 Export to N3
3	62,000	115,000	53,000 Import from N1 and N2
4	308,000	308,000	0
5	124,000	124,000	0
<b>TOTAL</b>	<b>928,000</b>	<b>928,000</b>	<b>0</b>

N = Neighborhood

<b>Table 1-3 PROPOSED AMENITIES AND PHASING</b>		
<b>Park Name</b>	<b>Proposed Amenities</b>	<b>Phase</b>
Public Neighborhood Park and Staging Area	Open Lawn Area, One Group Shade Structure, Three Picnic Tables, Children's Play Areas with Age Separated Activities, Half-Court Basketball, One Horse Hitching Station, Seating areas, Community Garden, One Kiosk with Trail Map, Five Benches, and Off Street Parking	Phase 1
Private Central Oak Park	Open Lawn Area, Trails, Two Picnic Tables, Four Benches, One Small Shade Structure, and two Exercise Stations	Phase 2 or 3
Private Recreation Facility	Swimming Pool with Community Room, Restrooms, Shade Structure, Two Picnic Tables, One Children's Play Area, Open Lawn Area	Phase 2 and 3
Private Equestrian Facility	Public Trail Connection, Round Pen, Public Horse Trailer Parking	Phase 1 or 2
Trail Head Park	Two Picnic Tables, Two Benches, One Kiosk with Trail Map. Horse Tie Up	Phase 2, 3, or 4
North Trail Turnaround	One Bench, Trash Receptacle, Signage, Shade Trees	Phase 5

**Table 1-4**  
**PROJECT DESIGN FEATURES**

**Aesthetics**

1. In compliance with the approved conceptual landscape plans, the Landscape Plans shall require:
  - Landscaping be installed at the earliest possible point in time within each construction phase in the following manner: prior to certification of “rough grading” of an area, permanent landscaping shall be installed on the manufactured slopes.
  - A Tree Preservation Plan be prepared for each phase of development in consultation with a California Certified Arborist and/or Biologist, to identify the locations and protection techniques necessary for onsite trees or groups of trees, and other vegetation to remain or be preserved during all stages of Project development. The plan shall include transplantation of existing small oak trees.
  - All irrigation plans for HOA maintained slopes and common areas be designed for the future use of reclaimed water from the wastewater treatment and water reclamation facility and shall be reviewed and approved for this source of irrigation water from the Department of Environmental Health prior to approval by PDS.
  - The location and detail of all walls, fences, and walkways be shown on the plans, including height from grade and type of material.
  - A lighting plan and light standard details be included in the plans (if applicable) and shall be in compliance with the County’s Light Pollution Code.
2. In compliance with site plan or major use permit implementation, lighting shall be in compliance with the Project’s visual study and specific plan, and implemented through approved building and construction plans. Specific conditions and approved building plans as it relates to lighting, include:
  - Lighting would be designed and located to minimize ambient light levels throughout the community but be consistent with public safety standards, in compliance with the LPC.
  - Full cutoff fixtures (meaning lights will turn off at 11:00 p.m.), low-reflective surfaces (matte surfaces that do not reflect glare) and low-angle spotlights (to focus light on specific features and not allow “spill”) would be used.
  - Lighting would be designed to minimize glare and the direct view of light sources. No lighting would blink, flash, or be of unusually high intensity or brightness.
  - Light would be generated by efficient light sources to save energy and minimize operating costs.
  - WTWRF lighting would be planned to minimize illumination of neighboring uses and use full cut off fixtures for all lights. Pole lights would be shielded, 10 to 14 feet tall, and would only be activated when workers are present.
  - Street lights would be located only at intersections and be a shielded downlight of 18 feet to 20 feet tall.
  - Lighting design would include the use of full cut off light fixtures and glare louvers, ensuring that light rays are projected downward and that glare and spillage into the sky or onto adjacent property are limited to standards specified in the LPC.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Aesthetics (cont.)**

- Views of the current backdrop of high hills would be retained, landscaping would be implemented along the roadway, street trees would be planted within the dense areas of the Proposed Project, lots and hillsides would be landscaped to provide a buffer between the road and the proposed homes, and multi-use trails would be sited along roadways to reinforce the existing semi-rural character of the community, and to minimize the perceived dominance of the proposed development when seen by off-site viewers.
- A neighborhood park would be sited, and a pond and existing eucalyptus grove area would be retained to help soften views to built-elements in Neighborhood 5 from the north-south trending portion of Country Club Drive.
- Varied structure styles with differing design elements would be used, and a large amount of open space (park areas, retained/enhanced biological set-aside, steep slope easements and existing groves/agricultural preserve in the northern portion of the Project) would occur.
- Project landscaping would provide visual screening of homes, walls/fences and the WTWRF and contribute to the general visual continuity with the surrounding area.
- The WTWRF would have a maximum of three small buildings, not to exceed 20 feet in height, which would incorporate design elements to reference barn structures.
- Olive trees at entrances, and oak trees included in streetscape, would include 36- to 48-inch box specimens so that these trees are more mature at installation.
- Dark roofs (gray, brown) of varying shades will be used rather than lighter colors or red tile.

**Agricultural Resources**

1. In compliance with the Project Tentative Map, a 36.5-acre agricultural easement consisting of avocado orchards shall be granted to the County of San Diego to protect associated agricultural uses. Allowed uses include retention of the existing viable avocado orchards, establishment of additional agricultural uses such as avocados, vineyards and/or other orchards (e.g., citrus, pomegranates, nuts and olives). The agricultural easement would preclude development other than agriculture, uses incompatible with agriculture, and non-agricultural uses. Exceptions to the prohibitions include grading and construction for agricultural wells, water distribution systems, other activities/facilities required for agricultural operation, and fuel management activities required by a written order from the Fire Marshal.
2. Prior to approval of the first Final Map, an Agricultural Management Agreement will be executed between the County and the Project owner(s) and/or HOA to maintain the 36.5-acre agricultural easement. This agreement shall include the following elements:
  - The Project owner(s) and/or HOA shall retain an agricultural manager to oversee the continued operation of agricultural activities within the 36.5-acre easement area.
  - Agricultural fencing and signage shall be installed along the easement boundaries and shall be maintained as necessary.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Agricultural Resources (cont.)**

- Signage will be corrosion resistant, a minimum size of 6 inches by 9 inches, spaced 100 feet apart, attached to fencing not less than three feet in height from the ground surface, and will state “County Easement: Agricultural Uses Only (Project Ref: 3100-5575 [TM]).”
  - The wells and water distribution facilities used for the operations within the 36.5-acre easement will be properly maintained.
  - A security adequate to cover 10 years of operations in the 36.5-acre easement will be provided, based on a cost estimate generated by the Project applicant and/or HOA and approved by the Director of DPS.
  - Implementation of the *County Agricultural Enterprises and Consumer Information Ordinance* (County Code Section 63.401 et seq.). This Ordinance is intended primarily to identify and limit the circumstances under which agricultural activities may constitute a nuisance. The Ordinance notes that agricultural uses may be converted to other uses or zones, whether or not the parcels are zoned for agricultural uses. It prohibits land use changes near existing agricultural uses that would result in existing agricultural uses to be deemed a nuisance. The Ordinance requires prospective property buyers (whether new sales or re-sales) to be notified in writing that agricultural activities may occur in the vicinity, and that associated inconveniences, irritations or discomforts could potentially result.
3. Irrigation for the ongoing agricultural operation would be provided from an existing on-site well and related facilities that have been used to irrigate the existing avocado orchards.
  4. The Project design includes minimum 150-foot setbacks between residential structures and off-site agricultural uses.
  5. Transitional uses such as small private orchards and gardens would be allowable within applicable individual residential lots on the proposed development.

**Air Quality - Construction**

1. In accordance with the SDAPCD Rule 55 - Fugitive Dust Control, no dust and/or dirt would leave the property line. The following measures would be implemented to ensure the requirements of this rule are met.
  - No visible dust emissions would be discharged into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.
  - Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out would be minimized by the use of the following erosion control measures: (a) track-out grates or gravel beds at each egress point; (b) wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks; (c) secured tarps or cargo covering, watering, or treating of transported material.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Air Quality – Construction (cont.)**

- Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out would be removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only particulate matter smaller than 10 microns in diameter (PM<sub>10</sub>)-efficient street sweepers certified to meet the most current South SCAQMD Rule 1186 requirements would be used. The use of blowers for removal of track-out/carry-out will be prohibited under any circumstances.
2. The Project applicant would require the contractor(s) to implement a minimum of two applications of water during grading between dozer/scrapper passes.
  3. The Project applicant would require the contractor(s) to implement paving, chip sealing or chemical stabilization of internal roadways after completion of grading.
  4. Dirt storage piles would be stabilized by chemical binders, tarps, fencing or other erosion control.
  5. The Project would require the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize CARB/USEPA Engine Certification Tier 4, or other equivalent methods approved by the CARB.
  6. The Project would use building products that have at least a 10-percent recycled content.
  7. Low VOC coatings would be used during construction and maintenance in accordance with SDAPCD Rule 67 requirements.
  8. A 15-mile per hour (mph) speed limit would be enforced on unpaved surfaces.
  9. On dry days, dirt and debris spilled onto paved surfaces would be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites would be cleaned daily of construction-related dirt in dry weather.
  10. Disturbed areas would be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
  11. Grading would be terminated if winds exceed 25 mph.
  12. Any blasting areas would be wetted down prior to initiating the blast.

**Air Quality - Operation**

1. As implemented through the D-Designator Site Plan, The Specific Plan specifies energy efficiency in compliance with 2013 Title 24 standards, which exceeds the 2008 Title 24 standards by a minimum of 15 percent.
2. As implemented through the D-Designator Site Plan, the Specific Plan specifies installation of advanced plumbing systems, such as parallel hot water piping or hot water recirculation systems, and buyer-optional high-efficiency clothes washers.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Air Quality – Operation (cont.)**

3. As implemented through the D-Designator Site Plan, educational materials (such as brochures) that provide information regarding the use of low-VOC paints and consumer products shall be provided to every residence.
4. The Project would install natural gas fireplaces in the residences. No wood-burning fireplaces would be allowed.
5. The WTWRF will include the measures to control odor release:
  - The facilities would be covered to avoid uncontrolled odor release.
  - Active odor control units would be located to manage gases from the wet and solids stream treatment processes.
  - All processes and equipment would be housed (or otherwise contained) and ventilation controlled such that no objectionable odors would be discernible at the Project site boundaries.
  - A misting system with odor neutralizing liquids to break down the foul smelling chemical compounds in the biogases would be installed.
  - Bio filters would be utilized to capture odor causing compounds in a media bed where they are oxidized by naturally occurring micro-organisms.  
Wastewater operators would routinely check the digester pressure relief valves to make sure they are not venting to the outdoors and that the waste gas burner is performing optimally.

**Biological Resources - Construction**

1. A biological monitor would be present during brushing, clearing, and grading activities.
2. Brushing, clearing, and grading activities would not be permitted during the avian breeding season (February 15 through August 31).
3. Native topsoil (top three to five inches) would be salvaged and stockpiled within a disturbed on-site location. Stockpiles would not be greater than six feet high and would not be mixed with other excavated materials. Following completion of construction activities, stockpiled native topsoil would be re-spread as applicable.
4. The construction site would maintain adequate storm water BMPs (erosion) and air quality control (dust).
5. Grading plan notes will require temporary protective fencing to keep construction equipment and people out of sensitive habitats that are not proposed to be graded.
6. The Project would comply with wet weather grading restrictions (October 1 to April 30) to avoid habitat damage in applicable locations.
7. As shown on the conceptual landscape plan, project landscaping would exclude exotic invasive pest plants and require native vegetation (i.e., species not listed on the California Invasive Plant Inventory prepared by the California Invasive Plant Council [Cal-IPC; 2007]).

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Biological Resources - Construction (cont.)**

8. As discussed in section 3.1.3, the Project would not accelerate or increase storm water or non-storm water flows to sensitive downstream areas.
9. All Project-related lighting would be required by the D Designator Site Plan to adhere to the County LPC (Title 5, Division 1, Chapter 2, Sections 51.201-51.209 of the San Diego County Code of Regulatory Ordinances). Lighting within the Project footprint adjacent to undeveloped habitat would be of the lowest illumination allowed for human safety, selectively placed, shielded and directed away from these sensitive habitats.
10. Biological open space areas would be fenced off from the proposed development.
11. Signage would be placed along the edge of the biological open space area to deter human incursion.
12. RPO wetlands and buffers (at least 50 feet) would be preserved within biological open space easements dedicated on the Final Map.
13. Each biological open space easement would be surrounded by a Limited Building Zone easement dedicated on the Final Map that does not allow any structures, in order to prevent fire clearing from extending into biological open space.
14. The southernmost entrance road into Neighborhood 5 would include a con-span bridge measuring 20 ft wide by 6 ft high with an earthen bottom. This Project Design Feature would allow for local movement of aquatic and terrestrial species between the on-site and off-site open space and is of sufficient size for deer to pass through, thereby reducing the potential for road mortality to wildlife.

**Noise**

1. The Tentative Map Resolution will require that the Grading Plan notes require forty-eight hour notice prior to a blasting activity for each residence within or partially within 600 feet of the blasting location. If livestock may be affected, the resident will be given the option to move their livestock to a designated remote location for the duration of the of blasting operation. The remote location(s) will be identified on the blasting plan and will be the responsibility of the blasting contractor.
2. The Grading Plan notes will designate that blasting contractor is responsible to post notice on all equestrian trails within 600 feet of the blasting operations for the duration of the blasting. Warning tape, as deemed necessary, and signage with specific blast information will be placed at the trailhead and at the noise sensitive location.

**Transportation/Traffic**

1. The Proposed Project would include preparation of a Traffic Control Plan including measures to reduce traffic delays and minimize public safety impacts, such as the use of flagpersons, traffic cones, detours and advanced notification signage, pedestrian/ equestrian detours, movement restrictions, and temporary lane closures. In addition, the construction contractor would provide for public liaison/contact information for public inquiries and concerns.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Transportation/Traffic (cont.)**

2. The Proposed Project would include traffic calming measures as part of site design, if approved by the San Marcos Fire Department. These would occur at trail crossings to reduce speed along the Project main parkway. Traffic calming features are also designed to help move traffic, while reducing speeds and fostering a comfortable, safe environment for pedestrians and bicyclists.
3. A stop sign would be installed on Mt. Whitney Road where one does not exist today, when warrants are met.
4. Sight distance meeting County standards, or design exception approved by DPW, shall be provided at each of the four access locations along Country Club Drive.
5. Northbound left-turn pockets shall be installed at each of the four access locations.
6. Installation of sidewalks on the east side of Country Club Drive between Hill Valley Drive and Auto Park Way may be required by the City of Escondido as a Project Design Feature.
7. Hill Valley Drive may be improved for full access to the northern portion of the Project.

**Greenhouse Gases**

The Proposed Project's Project Design Features would be included as D designator Site Plan conditions and verified prior to the issuance of final certificate of occupancy, as follows:

1. The Proposed Project would be designed in accordance with the Building Industry Association's California Green Builder program, a professionally recognized green building program that identifies building performance standards to achieve improved energy efficiency, water conservation, sustainable materials use, waste reduction, lumber conservation, indoor air quality, and heat island avoidance.
2. The Proposed Project would be designed to meet or exceed the 2013 Title 24 energy code requirements. It would accomplish this through improved HVAC systems and duct seals; enhanced ceiling, attic and wall insulation; Energy Star appliances; high-efficiency water heaters (with 19 percent of residential water heating needs accommodated by solar water heaters); energy-efficient three-coat stucco exteriors; energy-efficient lighting; and high-efficiency window glazing. These energy features would undergo independent third party inspection and diagnostics as part of the CGB verification and commissioning process. The energy features would also be demonstrated/verified in the Project's Title 24 Compliance Report submitted during the building permit process.
3. The residential units would be designed to be "solar ready."
4. The residential units would be designed with sufficient electrical capacity and appropriate circuitry in proximity to parking areas and/or garages, to support residential electric vehicle charging stations.
5. The Project would incorporate advanced plumbing systems, such as parallel hot water piping or hot water recirculation systems, and fixtures such as ultra-low flow toilets, water-saving showerheads and kitchen faucets, and buyer-optional high-efficiency clothes washers.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Greenhouse Gases (cont.)**

6. The Project's outdoor landscaping plan would minimize turf, maximize drought-tolerant plants, and incorporate weather-based irrigation controllers, multi-programmable irrigation clocks, and high efficiency drip irrigation systems. At the time of final inspection, a manual would be placed in each building that includes, among other things, information about water conservation.
7. The Proposed Project would utilize reclaimed water from the proposed WTWRF for outdoor irrigation.
8. In accordance with CalGreen criteria and state and local laws, at least 50 percent of on-site construction waste and ongoing operational waste would be diverted from landfills through reuse and recycling. Areas for storage and collection of recyclables and yard waste would be provided for each residence.
9. To maximize shade and reduce heat island effects, the landscape plan includes strategic location of deciduous trees and other vegetation. Impervious surfaces would also be minimized and pervious pavers used instead where practical.
10. No CFC-based refrigerants would be used, and interior finishes, adhesives, sealants, paints and coatings, and carpet systems would be low in VOCs, and they would meet the testing and product requirements of one or more nationally recognized green product labeling programs.
11. The Project would include photovoltaic (PV) systems which would provide a minimum of 30 percent of residential electricity needs for each Neighborhood (1-5).
12. The Proposed Project would utilize building products that have at least a 10 percent recycled content.

**Geologic Hazards**

1. Project grading, excavation and construction activities (including all on- and off-site areas) would be subject to on-the-ground geotechnical observations and testing by the Project Geotechnical Engineer to verify or (if applicable) modify the design measures and recommendations identified in the Project geotechnical investigations, based on site-specific conditions and standard engineering practices.
2. The Project design would incorporate measures to accommodate projected seismic loading pursuant to recommendations in the Project geotechnical investigations and the on-the-ground observations/testing noted above, as well as applicable seismic elements of the IBC, CBC, County Building Code and other pertinent regulatory sources. Specifically, such measures would include incorporating the recommended peak ground acceleration levels, as well as other applicable factors such as the frequency and duration of motion and the underlying soil conditions.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Hazards and Hazardous Waste**

1. Plant species planted for the Proposed Project would include those listed in the San Diego County Approved Plant List for High Fire Hazard Areas (Appendix A of the FPP). Highly flammable, non-fire resistive vegetation would be removed and not re-planted within the area. Three specific non-fire resistive plants that would not be permitted to grow in the Fuel Management Zones even as specimen plants because of their flammability are:
  - California sagebrush, *Artemisia californica*;
  - Flat-topped buckwheat, *Eriogonum fasciculatum*; and,
  - Black sage, *Salvia mellifera*
2. All newly constructed structures would be built to “Enhanced” building requirements, as specified in the FPP (Firewise 2014). The installation of automatic interior fire sprinkler systems (National Fire Protection Association – Standard 13D and 2010 California Building Standards Code) would be required. All glass or other transparent, translucent or opaque materials, including skylights, would be constructed of tempered glass or dual glazed windows with minimally one pane of tempered glass.
3. Each lot owner would be individually responsible for the fuel modification maintenance on their own lots, including all measures included in the FPP. Property owners would be members of a legally constituted HOA which would maintain common areas (including roadsides) in perpetuity. Please refer to Appendix L for specific requirements for the ongoing fuel modification maintenance.
4. The following Project Design Features would be included for each dwelling within the Project that provides more than a 100-foot defensible space, but less than 150-foot defensible space required by the San Marcos Fire Department (SMFD).
  - The following lots fall below the 150-foot defensible space requirement: 1, 3, 4, 119-123, 127, 135, 149, 150, 158, 162, 163, 170, 171, 258, 289 and would be called out on a separate plan sheet in plan submittal. The plan sheet for these dwelling units would list the following requirements shown below in items 2 thru 13.
  - The exterior walls of the dwelling unit facing the open space that fall within the area that is less than the 150-foot defensible space requirement would be two-hour fire rated. A detail sheet on plan that identifies two-hour rated exterior walls as approved by ICC Evaluation Services would be provided.
  - All roofs would be Class ‘A’ material. Roof or floor coverings for patio covers or balconies would also be Class A’ rated or non-combustible material.
  - All eaves, overhangs or projections would be non-combustible material. No exposed wood would be allowed.
  - All windows would be dual pane, with both window panes being tempered glass. This also applies to any skylights being installed.
  - All vents would be Ember-Resistant type with Baffles; Brandguard, O’Hagan or equivalent. No vents would be on side of dwelling facing vegetation.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Hazards and Hazardous Waste (cont.)**

- Any accessory attachments or structures such as patio covers, decks, partially enclosed exterior patios; sheds play structures, etc; would be non-combustible or heavy timber and comply with OSFM requirements for fire resistive materials and this would only apply to that area of the lot that fall below the 150-foot setback requirement.
  - Exterior fire sprinklers would be required for any projection from dwelling that exceeds four feet in width and/or length.
  - All spaces of dwelling would be sprinklered throughout; including attic and concealed spaces, closets or other areas.
  - Exterior fences attached to dwellings would be non-combustible material on the side of the dwelling facing Open Space that is within the 150-foot defensible space.
  - No fire pits would be allowed. Enclosed exterior fireplaces may be allowed on case by case basis.
  - In areas that fall within the 150-foot defensible space requirement: (1) new trees would be planted a minimum of 40 feet from dwelling; (2) no tree canopy at full maturity would grow within 20 feet of any wall of dwelling; (3) trees would be planted in a manner that tree canopies at full maturity would be spaced a minimum of 30 feet from each other.
  - Any new vegetation planted would be fire resistive, drought tolerant and meet San Diego County list of requirements for plants, shrubs and trees.
5. Additional features of the Proposed Project that would reduce risks from wildland fires shall include the approval of a submitted grading plan by SMFD, the setback of single-story structures at a minimum of 15 horizontal feet from the top of a slope, fire access roadways throughout the development free of speed control devices, the removal of brush and flammable vegetation prior to the commencement of any construction activity, a lighted directory map installed near the entrance with approval from SMFD, the review of specific plans related to gates should they be proposed, and a continuous water supply.
6. The potential septic tanks on site (utilized for some of the structures) would be abandoned in accordance with San Diego County Requirements.
7. A Hazardous Material Risk Management and Business Plan would be prepared to document the type of materials proposed for plant operations, as well as proposed storage and handling procedures and procedures for transport of materials, for submittal to the County DEH HMD.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Hydrology/Water Quality - Construction**

***Water Quality***

Erosion/Sedimentation

1. The Proposed Project would comply with County storm water requirements and the related NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) during all grading and land-disturbance activities. This includes preparation of a CSMP, a Risk Assessment to determine the Project's Risk Level (1, 2 or 3), and appropriate Risk Level Requirements as outlined in the Construction General Permit. Prior to land disturbance activities, a SWPPP would be prepared by a qualified SWPPP preparer, with this plan to be located on site at all times.
2. If the site is determined to be a Risk Level 2 or 3 site, a REAP would be prepared and implemented 48 hours prior to any likely precipitation event (50 percent or greater probability of producing precipitation in the Project area). The REAP would be prepared for all phases of construction and implemented for construction activities to provide enhanced erosion and sediment control measures during predicted storm events.
3. The Project would comply with seasonal grading restrictions during the rainy season (October 1 to April 30) for applicable locations/conditions.
4. Existing vegetation would be preserved wherever feasible, and phased grading schedules would be used to limit the area subject to erosion at any given time.
5. Storm water and non-storm water flows would be properly managed to minimize runoff.
6. Erosion control/stabilizing measures, such as geotextiles, mulching, mats, plastic sheets/tarps, fiber rolls, soil binders, compost blankets, soil roughening, and/or temporary hydroseeding (or other plantings) in appropriate areas (e.g., disturbed areas and graded slopes), would be used.
7. Sediment controls would be used to protect the construction site perimeter and prevent off-site sediment transport, including measures such as temporary inlet filters, silt fence, fiber rolls, silt dikes, biofilter bags, gravel bag berms, compost bags/berms, temporary sediment basins, check dams, street sweeping/vacuuming, ATS (if applicable based on risk assessment), energy dissipators, stabilized construction access points/sediment stockpiles, and properly fitted covers for sediment transport vehicles.
8. BMP materials would be stored in applicable on-site areas to provide "standby" capacity adequate to provide complete protection of exposed areas and prevent off-site sediment transport.
9. Full erosion control would be provided in disturbed areas not scheduled for additional activity for 14 or more consecutive calendar days.
10. Appropriate training would be provided for the personnel responsible for BMP installation and maintenance.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Hydrology/Water Quality – Construction (cont.)**

11. Solid waste management efforts, such as proper containment and disposal of construction debris, would be used.
12. The Proposed Project would comply with local dust control requirements (see measures listed under Air Quality).
13. Permanent landscaping, with emphasis on native and/or drought-tolerant varieties, would be installed as soon as feasible during or after construction.
14. Appropriate monitoring and maintenance efforts (e.g., prior to and after storm events) would be implemented to ensure proper BMP function and efficiency.
15. Sampling/analysis, monitoring/reporting and post-construction management programs would be implemented per NPDES and/or County requirements, along with additional BMPs as necessary to ensure adequate erosion and sediment control.

Construction-related Hazardous Materials

1. The amount of hazardous materials used and stored on the site would be minimized, and use/storage locations will be restricted to areas at least 50 feet from storm drains and surface waters.
2. Raised (e.g., on pallets), covered, and/or enclosed storage facilities would be used for all hazardous materials.
3. Accurate and up-to-date written inventories and labels would be maintained for all stored hazardous materials.
4. Berms, ditches, and/or impervious liners (or other applicable methods) would be used in material storage and vehicle/equipment maintenance and fueling areas to provide a containment volume of 1.5 times the volume of stored/used materials and prevent discharge in the event of a spill.
5. Warning signs would be placed in areas of hazardous material use or storage and along drainages and storm drains (or other appropriate locations) to avoid inadvertent hazardous material disposal.
6. All construction equipment and vehicles would be properly maintained so as not to release fuels, oils, or solvents.
7. Paving operations would be restricted during wet weather, appropriate sediment control devices/methods would be used downstream of paving activities, and wastes and/or slurry from sources including concrete, dry wall and paint would be contained or disposed of by using properly designed and contained washout areas.
8. Training for applicable employees would be provided in the proper use, handling and disposal of hazardous materials, as well as appropriate action to take in the event of a spill.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Hydrology/Water Quality – Construction (cont.)**

9. Absorbent and clean-up materials would be stored in readily accessible on-site locations.
10. Portable wastewater facilities would be properly located, maintained, and contained.
11. Solid waste management efforts such as proper containment and disposal of construction debris, and restricting construction debris storage areas to appropriate locations at least 50 feet from storm drain inlets and water courses would be implemented.
12. Regular (at least weekly) monitoring and maintenance would be conducted for all hazardous material use/storage facilities and operations to ensure proper working order.
13. A licensed waste disposal operator would be employed to regularly (at least weekly) to remove and dispose of construction debris at an authorized off-site location.
14. Recycled or less hazardous materials would be used wherever feasible.
15. Regulatory agency telephone numbers and a summary guide of clean-up procedures would be posted in a conspicuous on-site location.
16. Additional BMPs would be implemented as necessary (and in conformance with applicable requirements) to ensure adequate hazardous material control.

Demolition-related Debris Generation

1. Appropriate (i.e., non-hazardous) construction debris would be recycled for on- or off-site use whenever feasible.
2. Dust-control measures such as watering to reduce particulate generation would be used for pertinent locations/activities (e.g., concrete removal).
3. Appropriate erosion prevention and sediment control measures would be used downstream of all demolition activities.
4. The Project would conform with applicable requirements related to the removal, handling, transport and disposal of hazardous materials generated during demolition, including efforts such as implementing appropriate sampling and monitoring procedures; proper containment of contaminated materials during construction; providing protective gear for workers handling contaminated materials; ensuring acceptable exposure levels; and ensuring safe and appropriate handling, transport and disposal of hazardous materials generated during Project construction.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Hydrology/Water Quality – Construction (cont.)**

Disposal of Extracted Groundwater

1. Dewatering operations conducted during Project construction, if required, would conform with all applicable treatment and disposal requirements under the NPDES General Permit for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters within the San Diego Region Except for San Diego Bay (Groundwater Permit). This may include standard measures such as: (1) using appropriate erosion and sediment controls in applicable areas/conditions (e.g., disposal of extracted groundwater on slopes or graded areas); (2) testing extracted groundwater for appropriate contaminants prior to discharge; and (3) treating extracted groundwater prior to discharge, if required, to provide conformance with applicable Groundwater Permit discharge criteria, through methods such as filtration, aeration, adsorption, disinfection, and/or conveyance to a municipal wastewater treatment plant.

**Hydrology/Water Quality – Operation**

Drainage Alteration

1. The Project design would include a series of storm drain facilities to capture, convey, and regulate flows within and through the site, including separate drainage systems for flows within/from off-site drainages and on-site pervious areas where possible to prevent mingling of runoff from these areas with runoff from developed sites. The described storm drain system(s) would retain the overall drainage patterns and directions within and from the Project site, with flows within the developed areas continuing to move primarily to the east and south (similar to existing conditions) and eventually entering Escondido Creek before continuing west to San Elijo Lagoon and the Pacific Ocean. The northernmost portion of the site, which drains north to San Marcos Creek, would not be impacted by Project development, with associated flow characteristics to remain unchanged from existing conditions.

Runoff Rates/Amounts

1. The proposed storm drain system(s) would include a series of curb/gutter inlets, crossing structures (culverts), and 16 extended detention basins (with bioretention layers), all of which would be tied to an underground system of pipelines/related structures and designed to accommodate peak 100-year storm flows. With implementation of the described drainage system(s), post-development flows leaving the site would be equal to or less than existing flow rates/amounts.
2. Additional or upgraded drainage crossing structures would be installed in association with off-site roadway improvements at Mt. Whitney Road (a triple 12- by 6-foot box culvert), with these facilities designed to accommodate peak 100-year storm flows (and flow regulation provided upstream by the previously described detention basins).
3. Appropriate energy dissipation facilities (e.g., riprap aprons) would be used at the proposed discharge locations.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Hydrology/Water Quality – Operation (cont.)**

Hydromodification

1. The Project design would include the previously described 16 appropriately located and sized detention basins, as well as three bio-retention facilities, to provide conformance with County of San Diego Final Hydromodification Management Plan, pursuant to recommendations in the Project Hydromodification Management Study.

Floodplains/Flooding

1. The Project design would include a series of storm drain facilities to capture, convey, and regulate flows within and through the site as previously described, with these facilities to accommodate 100-year peak storm flows and address all related potential concerns regarding on- and off-site flooding.

Groundwater

1. Pervious surfaces would be retained on approximately 75 percent of the Project site to minimize potential effects to surface water infiltration and associated groundwater recharge capacity.
2. The previously described detention basins, as well as the wet weather storage area associated with the Project wastewater reclamation facility, would include an impermeable layer (e.g., concrete or impermeable membrane) to avoid localized additional infiltration of surface water and associated potential effects to groundwater levels and related facilities such as septic systems.

**Water Quality**

Low Impact Development (LID) Site Design BMPs

1. Well-draining (Type B) soils, significant trees, critical areas (e.g., steeper slopes), and areas near drainages would be preserved wherever feasible to provide natural buffer zones.
2. Appropriate set-backs from drainages would be provided for development envelopes, and construction equipment access will be restricted in planned green/open space areas.
3. Curb cuts to direct flows into landscaped areas, minimum street widths, and permeable surfacing would be used in appropriate areas to minimize and disconnect impervious surfaces.
4. Sidewalks would be eliminated or provided on one side of streets only, and permeable pavement would be used where feasible to minimize impervious surfaces.
5. Downspouts would be provided to direct drainage from rooftops into vegetated areas where feasible.

**Table 1-4 (cont.)  
PROJECT DESIGN FEATURES**

**Hydrology/Water Quality – Operation (cont.)**

6. Reuse of native topsoils, “smart” irrigation systems (e.g., appropriate water schedules and rain/pressure-sensitive shutoff devices), and appropriate native and/or drought-tolerant landscaping (including street trees) would be installed.
7. Disturbance would be limited on slopes, retaining walls would be used where feasible, rounding/shaping of slopes would be employed to reduce concentrated flows, and concentrated flows on slopes would be collected in stabilized drains and channels.

Source Control BMPs

1. “No dumping” stencils/tiles and/or signs with prohibitive language (per current County guidelines) would be installed at applicable locations such as drainages, storm drain inlets, catch basins and public access points to discourage illegal dumping.
2. Trash storage areas in applicable locations (i.e., WTWRF and public areas such as parks) would be designed to reduce pollutant discharge through methods such as providing an adequate number of receptacles, paving with impervious surfaces, installing screens or walls to prevent trash dispersal, providing attached lids and/or roofs for trash containers to prevent direct precipitation contact, precluding disposal of liquid or hazardous materials, implementing daily inspection/clean up and as-need facility repair, storing clean up materials on-site, providing pre-treatment prior to discharge of associated runoff, and discharging to the sanitary sewer if applicable.
3. Regular (e.g., monthly, or as needed based on site-specific conditions) street sweeping would be implemented in areas such as plazas, sidewalks and parking lots, and associated debris and washwater would be precluded from entering the storm drain system.
4. Applications of chemical pesticides, herbicides and fertilizers would be minimized; licensed professionals would be used for application of such chemicals in common landscaped areas; the rates and times of fertilizer applications would be restricted to minimize potential discharge in irrigation or precipitation runoff; building design features such as sand barriers under floor slabs would be used as pest shields; and Integrated Pest Management information would be provided to on-site owners, lessees and operators.
5. Site landscaping would be designed to maximize the retention and/or use of appropriate native, drought-tolerant and pest-resistant varieties; and appropriate plant varieties would be used in areas such as storm water facilities to ensure successful establishment and viability.
6. Industrial processes and associated drainage would be restricted to indoor areas at the Project site WTWRF.

**Table 1-4 (cont.)**  
**PROJECT DESIGN FEATURES**

**Hydrology/Water Quality – Operation (cont.)**

7. Proper outdoor material/equipment storage would be implemented at the Project site wastewater reclamation facility, potentially including measures such as preventing run-on and runoff (e.g., through structural controls), use of secondary containment/covers, pre-treatment of runoff prior to discharge to the storm drain system, and compliance with hazardous materials requirements if applicable (e.g., limiting on-site storage quantities and use of proper storage/containment).
8. Secondary containment would be provided for rooftop equipment with the potential to produce pollutants; and the use of copper or other unprotected metals would be avoided for roofing, gutters and trim.

LID and Treatment Control BMPs

1. The Project design would include 16 extended detention basins with a bioretention layer, designed to function as water quality basins, as well as trash rack catch basin inserts with hydrocarbon booms, and four bio-retention facilities in applicable locations to treat runoff prior to off-site discharge and provide conformance with applicable regulatory requirements.
2. Monitoring and maintenance efforts for the water quality basins would be implemented by the Project owner(s) through: (1) submitting annual (at a minimum) Maintenance Notifications to the County; and (2) entering into a written BMP Maintenance Agreement with the County for Second Category BMPs (i.e., all proposed treatment BMPs). Specific monitoring and maintenance efforts associated with proposed BMP facilities and programs include monitoring and reporting to document that programs/activities are being implemented as designed, inspection and maintenance of physical facilities, and making necessary modifications/repairs to ensure that intended BMP functions and regulatory requirements are being met.

**Table 1-5  
CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO**

<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>COUNTY OF SAN DIEGO</b>					
1	TPM 20998	Plumosa Avenue TPM	427 Plumosa Avenue	1.1	4 SFR lots; 1 existing SFR to remain
2	TPM 20941	Tourangeau TPM	306 Morgan Place	1.66	4 SFR lots plus remainder; 1 existing SFR to remain
3	MUP 03-004	Casa de Amparo	325 Buena Creek Road	11.43	Group home for foster children, including 6 main buildings, 4 residential cottages, play areas and parking lot
4	TM 5337	Rogers Estates	East side of Marilyn Lane and north of Richland Road	5.59	3 SFRs
5	TPM 21173	Matheson TPM	1202 Rancho Luiseno Road	12.83	2 SFR lots; 1 existing SFR to remain
6	S 07-041	Easy Turf Storage Building	East of North Centre City Parkway	13.71	16,000-s.f. agricultural storage building
7	MUP 04-050	Rancho Verona	25720 Jesmond Dene Road	9.75	29-bed group-care facility, including 4 buildings and parking areas
8	S 08-015	North County Environmental Resources Recycling Center	25568 Mesa Rock Road, Escondido	35.5	A light recycling processing facility to handle green waste, and construction and demolition waste
9	TPM 20879	Knox TPM	2194 Rockhoff Road	--	2 SFR lots; 1 existing SFR to remain
10	MUP 05-052	T&R Mini Storage	25338 Centre City Parkway	32.7	4-building storage facility: 2,388-s.f. manager building and three 2-story storage buildings (46,706 s.f., 52,470 s.f. and 57,754 s.f. in size)
11	TPM 20960	Hooper TPM	Southwestern side of Jesmond Dene Park	4.54	2 SFR lots; 1 existing SFR to remain
<b>Additional Dwelling Units Subtotal</b>					<b>17</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>COUNTY OF SAN DIEGO (cont.)</b>					
12	TPM 20761	Eaton TPM	858 Hubbard Avenue	9.67	2 SFR lots; 1 existing SFR to remain
13	GPA 04-007 REZ 04-014 TM 5382	Montiel Heights/ Montiel Road Townhomes	1310 Montiel Road	5.01	70 condominiums; 1 existing SFR to be removed
14	TM 5388 REZ 07-009	Lago de San Marcos Condominiums	Southern corner of intersection of Lake San Marcos Drive/ Rancho Santa Fe Road	21.3	42-unit condominium complex
15	SP 04-003 GPA 04-004 REZ 04-010 VTM 5365 MUP 04-012 MUP 04-013 MUP 04-014	Harmony Grove Village	North and south of Harmony Grove Road, and east and west of Country Club Drive	468	Up to 742 SFRs, commercial services, park and community gathering locales, and equestrian facilities; currently under construction
16	REZ 08-009 MUP 08-020	Bear Valley Self-Storage	1016 Bear Valley Parkway	4.01	Approximately 100,000-s.f. self-storage facility (590 units)
17	TM 5278	Anderson TM	20253 Elfin Forest Road	18.98	5 SFRs; site currently contains offices, greenhouses, sheds, warehouse, and modular home to remain; site also contains a greenhouse and farm employee housing to be removed
18	TPM 20764	Baumgartner TPM	South of Elfin Forest Road and west of Elfin Forest Lane	6.17	2 SFR lots
<b>Additional Dwelling Units Subtotal</b>					<b>862</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>COUNTY OF SAN DIEGO (cont.)</b>					
19	TM 5182 SP 99-001 REZ 99-017 GPA 01-02	Cielo del Norte	Southeast of Harmony Grove Road near its intersection with Elfin Forest Road	580	187 SFRs, 365 acres of open space, 4 private park lots; no final map
20	TM 5013 TM 5260 SPA 01-005 SPA 03-001 SPA 03-006 S 03-043 REZ 91-032 SP 92-01	Santa Fe Creek	18608 Via Catania,	194.1	56 large SFR lots on 82.5 acres of site; 111.6 acres of open space, including a portion of Escondido Creek; final map: approximately 60 percent (roughly 34 houses) built out
21	TM 4569RA P85-064W1 P85-084W2 P85-064W2 P85-084W3 VAC 99-003 L 1166	The Bridges at Rancho Santa Fe (formerly called Canyon Creek Country Club)	North of Avenida de Duque and Aliso Canyon Road	432	205 SFRs and a golf course; final map: approximately 90 percent (roughly 185 houses) built out
22	TPM 21161	Lanzer TPM	8952 Detwiler Road,	17.8	2 SFR lots; 1 existing SFR to remain
<b>Additional Dwelling Units Subtotal</b>					<b>231</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>COUNTY OF SAN DIEGO (cont.)</b>					
23	TM 4225 TM 5093 TM 5146 TM 5440 TM 5441 TM 5456 S 01-062 S 05-043 S 05-044 S 99-020 S 99-026 SPA 00-003 SPA 05-004 SPA 96-001 REZ 05-010 REZ 05-011 MUP 00-005	Rancho Cielo	8204 Del Dios Hwy	2,815	206 SFRs built out of the total approximately 720 approved residences; lots range from 2.43 to 10 acres; neighborhood community; village center; fire station and heliport; open space; wastewater reclamation facility
24	REZ 99-009 SPA 03-002 TM 5081	Shaw/Rancho Hills	2.5 miles west of I-15 and south of western extension of Lake Hodges	115	37 SFRs, 8 road lots, 1 road/utility lot, and 1 open space lot
25	SP-15-002, et al.	Harmony Grove Village South	Country Club Drive/.Harmony Grove Road	111	453 du
<b>Additional Dwelling Units Subtotal</b>					<b>1,004</b>

**Table 1-5 (cont.)  
CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO**

<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF SAN MARCOS</b>					
26	--	San Marcos Highlands	Terminus of Las Posas Road, San Marcos	--	198 du
27	MF 1530 TSM 459 ND 06-0738	Kachay Homes	1608 Richland Road, San Marcos	9.54	8 SFR lots with minimum lot size on 1 acre; 1 existing SFR to be removed
28	MF 1546 TSM 462 ND 06-737 GV 06-78	Heritage Ranch	1320 Richland Road, San Marcos	20.20	Minimum of 16 SFR lots (1-acre lots); 1 existing SFR to be removed
29	--	UK Investments LLC	794-796 North Alda Drive, San Marcos	--	35-unit apartment complex
30	MF 1666 CUP 07-735 ND 08-768	Windy Point Development/ University of St. Augustine	Windy Point Way, north of Borden Road, San Marcos	10.7	Office/industrial park, including 3 offices buildings and 4 light industrial buildings; project includes a private medical school
31	MF 1118 SP 00-34 TSM 416 CUP 00-452	Rancho Santalina	North of Las Flores Drive and south Santa Fe Road, San Marcos	67	<u>Project 1</u> : Either 247 SFRs, 2 tot lots and 8 open space lots (Alternative A) or 184 SFRs, 1 tot lot, 4 open space lots and 12-acre school site (Alternative B) <u>Project 2</u> : 888 MFRs
32	MF 1539 TSM 461 ND 06-744	Nicholas Banche	East of the intersection of Poinsettia Avenue/ Specialty Drive, San Marcos	6.74	11 SFRs
33	--	Shane Park Plaza	200-300 block of Rancho Santa Fe Road, San Marcos	--	19 apartments and 6,138 s.f. of retail
<b>Additional Dwelling Units Subtotal</b>					<b>1,420</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF SAN MARCOS (cont.)</b>					
34	MF 1612 SDP 06-322 ND 07-757	Pacific Industrial No. 1	Pacific Street to the north of Grand Avenue, San Marcos	1.49	22,159-s.f. industrial building with 71 parking spaces
35	--	Pacific Commercial	Northeastern corner of the intersection of Grand Avenue/ Pacific Street, San Marcos	2.77	31,776-s.f. commercial center
36	MF 1392 EIR 03-39	Palomar Station	South of West Mission Road, east of Las Posas Road and north/south of Armorlite Drive	14.32	337 condominiums, 48,980 s.f. of commercial (retail), 9,800-s.f. office building, 6,280 s.f. of restaurant/food
37	MND 13-003 SP 12-55	Davia Village	South of Mission Road and west of Las Posas Road, San Marcos	11.78	416 du, 15,000 s.f. of retail and 60,000-s.f. neighborhood park
38	MF 0590 ND 12-002 CUP 12-001	Sonic Drive In	Southeastern corner of the intersection of Grand Avenue/Via Vera Cruz, San Marcos	0.9	1,795-s.f. drive-in restaurant with 899 s.f. of covered outdoor dining area
39	--	East Gate	Northwestern corner of Grand Avenue/ future Creekside Road	--	42 multi-family affordable housing units and 11,285 s.f. of retail/commercial
40	GPA 09-107 R 09-144 SP 09-54 MFSDP 09-50 TPM 675 ND 11-818	Parkview Apartments	Chinaberry Lane south of Autumn Drive, San Marcos	4.06	84 affordable apartment units and 6,490 s.f. of commercial retail space
<b>Additional Dwelling Units Subtotal</b>					<b>879</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF SAN MARCOS (cont.)</b>					
41	TPM 672	Westlake Village	405 and 419 Autumn Drive, San Marcos	4.84	106 multi-family affordable apartments, community center with preschool, 6,140 s.f. of commercial space and parking; 11 apartment buildings and 1 SFR to be removed
42	MF 1699 GPA 08-102 R 08-139 ND 10-800	Richmar Specific Plan	Generally south of Richmar Avenue to the area north of San Marcos Elementary School, San Marcos	62	571 du and 87,942 s.f. of commercial space
43	--	Marketplace @ Twin Oaks	Southwestern corner of the intersection of Twin Oaks Valley Road/San Marcos Boulevard, San Marcos	--	Retail center with pads for future office building, hotel and restaurants
44	ND 12-822	Citywide Channel Maintenance Programmatic Permit	Throughout the City of San Marcos	--	Channel maintenance activities at 64 locations
45	MF 1785 TSM 479 MFSCDP 10-51 R 10-146 GV 10-85 CUP 10-835 ND 10-806	Candera	Intersection of Bougher Road/Via Camellia, San Marcos	7.17	8 SFRs and 50 condominiums; 1 existing SFR to be removed
<b>Additional Dwelling Units Subtotal</b>					<b>733</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF SAN MARCOS (cont.)</b>					
46	MF 1392 EIR 03-39	University District Specific Plan	Generally bounded by SR-78, Industrial Street, Barham Drive/Discovery Street and San Marcos Creek, San Marcos	194	2,600 mixed-use residences, 800 student housing du, 450-room hotel, 638,000 s.f. of general office, 300,000 s.f. of medical office, 1,000,000 s.f. of mixed-use retail/commercial, 30,000 s.f. of community/civic use, 25.33 acres of parks and urban open space, 15.10 acres of open space and 26.74 acres of public streets
47	SP 90-24(08M) FEIR 08-42	University Office and Medical Park	South of San Marcos Boulevard, west of Twin Oaks Valley Road, north of Craven Road and east of Craven Road/Bent Avenue, San Marcos	109	Up to 1,070,000 s.f. of medical, dental, professional and support retail facilities; potential partial future school site; 16 acres of habitat preservation; and roadway and infrastructure improvements
48	MF 1171 FEIR 05-41 SCH 2006121080	San Marcos Creek Specific Plan and Floodway Improvement Project	Generally between Discovery Street and San Marcos Boulevard along San Marcos Creek from La Sombra Drive to Johnston Lane, San Marcos	217.3	Up to 2,300 du, 1,265,000 s.f. of retail, 589,000 s.f. of office space, 19.9 acres of park land, 77.0 acres of open space and 38.47 acres of right-of-way; includes flood control, roadway, and infrastructure improvements
49	SCH 92011057	Kaiser Medical Office Building	400 Craven Road, San Marcos	40	1,335,000-s.f. hospital facility, including 439 beds and 5,000 parking spaces
50	--	Leigh Hanson Site	Twin Oaks Valley Road to the south of Craven Road, San Marcos	--	346 du (SFRs and duplexes), school (kindergarten through 8 <sup>th</sup> grade), park land and open space
<b>Additional Dwelling Units Subtotal</b>					<b>6,046</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF SAN MARCOS (cont.)</b>					
51	--	Campus Pointe II	Intersection of South Twin Oaks Valley Road/Village Drive, San Marcos	--	108 du and 10,000 s.f. of retail
52	MND 12-820 CUP 12-894	Rancho Coronado Phase I School Site	West of South Twin Peaks Road, south of Craven Road and north of San Elijo Road, San Marcos	53	School pad, roadway improvements, future park pad and spillway realignment/South Lake reservoir access with parking lot and trail connection
53	SCH 1990011013	University Commons/Old Creek Ranch Specific Plan	San Elijo Road and east of Rancho Santa Fe Road, San Marcos	416	308 du
54	MF 790 EIR 95-30	San Elijo Hills Town Center	Intersection of San Elijo Road/Elfin Forest Road, San Marcos	~2,000	3,398 du (including 272 affordable du) and 13 acres of retail/commercial use
<b>CITY OF ESCONDIDO</b>					
55	SUB 09-0002	Kenny Ray Harmony Grove	Southeast of the intersection of Kauana Loa/ Harmony Grove Road/future Citracado Parkway, Escondido	24.3	10 lots to be developed individually as a business park and 1 open space lot
<b>Additional Dwelling Units Subtotal</b>					<b>3,814</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF ESCONDIDO</b>					
56	ER 2000-34	Harmony Grove Industrial Park	Intersection of Harmony Grove Road/Pacific Oaks Place, Escondido	13.6	9 industrial use lots
57	PHG 11-0038	Hale Avenue Resource Recovery Facility (HARRF) Administration Building	1521 South Hale Avenue, Escondido	37	19,224-s.f. administration building for a wastewater treatment facility with 21 parking spaces
58	ER-2006-10	Citracado Parkway Extension	West Valley Parkway to Andreasen Drive, Escondido	--	Improvements and extension of Citracado Parkway from West Valley Parkway to Andreasen Drive and annexation of 30 acres from the County to the City and an up-zone of two of the parcels.
59	File No. 0800-40 PHG 10-0014	Escondido Asphalt Plant Expansion	500 North Tulip Street, Escondido	3.72	Four 45-foot-tall, 125-ton vertical asphalt concrete storage/load-out silos and 3 storage tanks; 2 existing 45-foot-tall, 80-ton vertical asphalt concrete storage/load-out silos to be removed on the existing concrete and asphalt recycling facility
60	Log No. ER 2005-20 PHG 11-0009 Tract 921, 2005-28-PD, 2005-06-AZ	Citysquare Downtown Residential	313 South Orange Street, Escondido	3.65	102 condominiums; 4 existing residences and existing commercial use on site to be removed
<b>Additional Dwelling Units Subtotal</b>					<b>98</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>CITY OF ESCONDIDO (cont.)</b>					
61	2007-25-PD 2005-20-PD	The Point	350 La Terraza Boulevard, Escondido	1.84	43,107-s.f. office building, 38,121-s.f. health club and 349 parking spaces
62	2007-18-PD ER 86-43	Springhill Suites by Marriott	300 La Terraza Boulevard, Escondido	1.68	105-room hotel
63	SUB 13-0002 PHG 13-0017	Oak Creek	Intersection of Hamilton Lane/Miller Avenue, Escondido	41.4	65 SFRs and 4 open space lots; 1 existing SFR to be removed
<b>ESCONDIDO UNION HIGH SCHOOL DISTRICT</b>					
64	ADM 10-0001 SCH No. 2009081074	Citracado High School/ Del Lago Academy	South of West Valley Parkway and north of Citracado Parkway, Escondido	34	Specialized small high school for 500 to 800 students
<b>PALOMAR POMERADO HEALTHCARE DISTRICT</b>					
65	2001-01-SPA 2005-81- SPA/DA PHG 11-0034 SCH No. 200112106	Escondido Research & Technology Center (ERTC)	South of Vineyard Avenue, north of Harmony Grove Road and along either side of Citracado Parkway, Escondido	164	Approximately 1,200,000-s.f. hospital/medical campus with 453 beds
<b>Additional Dwelling Units Subtotal</b>					<b>64</b>

<b>Table 1-5 (cont.) CUMULATIVE PROJECTS IN THE VICINITY OF VALIANO</b>					
<b>Map Key No.</b>	<b>Project Numbers Issued by Agency</b>	<b>Project Name</b>	<b>Location</b>	<b>Area (acres)</b>	<b>Proposed Improvements</b>
<b>RINCON DEL DIABLO MUNICIPAL WATER DISTRICT</b>					
66	N/A	Water Master Plan Update – 2014 Capital Improvement Program	Northern portion of Project site on parcel which is owned by District	3.2	New 3 MG water storage reservoir and 16-inch supply pipeline
<b>Additional Dwelling Units Subtotal</b>					<b>0</b>
<b>TOTAL ADDITIONAL DWELLING UNITS FOR CUMULATIVE PROJECTS, EXCLUDING THE PROPOSED PROJECT</b>					<b>15,168</b>
-	SP-13-001 GPA 13-001 STP 13-003 TM 5575 REZ 13-001	Valiano (Proposed Project)	South of Hill Valley Drive and west of Country Club Drive	239	326 SFRs, parks and open space
<b>ADDITIONAL DWELLING UNITS GRAND TOTAL</b>					<b>15,494</b>

Acronyms/abbreviations:

-- = not available	MFR = multi-family residence	SCH = State Clearinghouse	SFR = single-family residence
CUP = Conditional Use Permit	MUP = Major Use Permit	s.f. = square feet	TM = Tentative Map
du = dwelling unit	REZ = Rezone	SP = Specific Plan	TPM = Tentative Parcel Map
GPA = General Plan Amendment	S = Site Plan	SPA = Specific Plan Amendment	VTM = Vesting Tentative Map

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**Table 1-6  
SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS**

Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes	
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources
<b>COUNTY OF SAN DIEGO</b>																					
1	TPM 20998	Plumosa Avenue TPM	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	CE dated March 11, 2009.
2	TPM 20941	Tourangeau TPM	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	CE dated August 3, 2009.
3	MUP 03-004	Casa de Amparo	--	LS	LS	LS	--	SM	LS	SM	LS	--	--	LS	SM	--	LS	--	LS	--	Final EIR dated June 2008.
4	TM 5337	Rogers Estates	LS	LS	LS	SM	NI	LS	SM	SM	LS	--	LS	LS	LS	LS	NI	LS	LS	LS	MND dated September 23, 2009. Site potentially contains unique paleontological resources; mitigation for potentially significant impacts would include paleontological resources monitoring during grading. Project would create 24 ADT; mitigation would include payment into the TIF.
5	TPM 21173	Matheson TPM	--	--	--	--	PS	--	--	--	PS	--	--	--	--	--	--	--	--	--	Scoping letter dated March 22, 2010. No CEQA documentation available as of August 7, 2013.
6	S 07-041	Easy Turf Storage Building	PS	--	--	PS	--	--	--	--	--	--	--	PS	--	--	--	--	PS	--	Scoping letter from 2010. No CEQA documentation available as of August 7, 2013.
7	MUP 04-050	Rancho Verona	LS	LS	NI	SM	NI	SM	NI	SM	LS	--	LS	LS	LS	LS	LS	LS	LS	LS	MND/IS dated March 19, 2009.
8	S 08-015	North County Environmental Resources Recycling Center	--	PS	--	PS	--	PS	--	PS	--	PS	PS	PS	PS	--	--	--	--	--	Project is in initial planning stage. No CEQA documentation available as of August 7, 2013.
9	TPM 20879	Knox TPM	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Project in process. No CEQA documentation available as of August 7, 2013.
10	MUP 05-052	T&R Mini Storage	LS	LS	LS	SM	NI	LS	NI	SM	LS	LS	LS	LS	LS	LS	LS	NI	LS	LS	Draft MND/IS dated July 11, 2013.
11	TPM 20960	Hooper TPM	LS	LS	LS	LS	SM	LS	NI	SM	LS	--	LS	LS	LS	LS	NI	LS	LS	NI	MND dated December 27, 2007 and approved on March 6, 2008. Archaeological monitoring required during construction because archaeological sites are in the vicinity. Project would add 12 ADT; mitigation for traffic impact would include payment into the TIF.
12	TPM 20761	Eaton TPM	NI	LS	LS	SM	NI	LS	NI	LS	LS	--	LS	LS	LS	LS	NI	LS	LS	LS	MND dated April 12, 2007 and approved on August 2, 2007.
13	GPA 04-007 REZ 04-014 TM 5382	Montiel Heights/ Montiel Road Townhomes	LS	LS	NI	NI	NI	SM	NI	SM	LS	--	NI	LS	LS	LS	NI	LS	NI	NI	MND/IS dated December 22, 2005.
14	TM 5388 REZ 07-009	Lago de San Marcos Condominiums	SM	--	--	--	--	SM	SM	SM	--	--	--	--	--	--	--	--	--	--	MND dated March 13, 2009.

Table 1-6 (cont.) SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS																					
Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																		Notes
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems	Mineral Resources	
<b>COUNTY OF SAN DIEGO (cont.)</b>																					
15	SP 04-003 GPA 04-004 REZ 04-010 VTM 5365 MUP 04-012 MUP 04-013 MUP 04-014	Harmony Grove Village	SU	SU	LS	SM	SM	SU	LS	SU	SM	LS	LS	LS	SM	LS	SM	LS	SM	LS	Currently under construction. Final EIR certified in February 2007. Traffic impacts associated with several roadway segments and intersections; mitigation includes improvements roadway segments and intersections, and contributing fair share toward other improvements. Significant and unmitigated air quality impacts during construction. Significant and unmitigated noise impacts during operation, because mitigation would require construction of noise barriers on adjacent property, and the owners may not want a wall. Significant and unmitigated visual impacts from landform alteration. Significant impacts 13 sensitive vegetation communities on site: coastal and valley freshwater marsh, individual sycamore trees, southern willow scrub, mule fat scrub, disturbed wetland, open water, native grassland, coast live oak woodland (including disturbed and individual oak trees), Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, coastal sage-chaparral scrub, southern mixed chaparral (including disturbed) and non-native grassland (including disturbed); mitigation includes biological open space easement on site, as well as off-site habitat preservation. Direct and indirect impacts to coastal California gnatcatcher, least Bell's vireo, raptor nest sites and other sensitive species. Project could impact a sensitive portion of Locus 2 of cultural site SDI-8280/H, SDI-17,838, SDI-8280/H; mitigation includes a data recovery program and archaeological monitoring during grading. Potential impacts to the Johnston/Ward House (P-37-025776); mitigated by relocating structure. Project would dedicate a two-acre lot to the County as a future fire station location.
16	REZ 08-009 MUP 08-020	Bear Valley Self-Storage	--	--	--	PS	PS	--	--	--	--	--	--	PS	PS	--	--	--	PS	--	Project is in initial planning stage. No CEQA documentation available as of August 7, 2013.
17	TM 5278	Anderson TM	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated February 9, 2012 and approved on June 6, 2012.
18	TPM 20764	Baumgartner TPM	LS	LS	LS	SM	NI	LS	NI	SM	LS	--	LS	LS	LS	LS	LS	LS	LS	LS	MND dated March 6, 2006, which was approved on March 27, 2006. Project would create 24 ADT. Mitigation for this increase in traffic consists of payment into the TIF.
19	TM 5182 SP 99-001 REZ 99-017 GPA 01-02	Cielo del Norte	SM	LS	LS	SM	LS	SM	LS	SM	--	--	SM	LS	SM	--	SM	--	LS	--	No final map. Final EIR dated August 2003 and approved on December 3, 2003. Direct and cumulative traffic impacts would be mitigated by adding two signals and fair-share contributions for improvements.
20	TM 5013 TM 5260 SPA 01-005 SPA 03-001 SPA 03-006 S 03-043 REZ 91-032 SP 92-01	Santa Fe Creek	SU	LS	--	SU	SM	--	--	SM	--	--	SM	LS	SU	--	SM	--	SM	--	Final map approved; approximately 60 percent of houses built out. Final EIR dated 1993; project was approved October 20, 1993.

Table 1-6 (cont.) SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS																					
Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																		Notes
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems	Mineral Resources	
<b>COUNTY OF SAN DIEGO (cont.)</b>																					
21	TM 4569RA P85-064W1 P85-084W2 P85-064W2 P85-084W3 VAC 99-003 L 1166	The Bridges at Rancho Santa Fe (formerly called Canyon Creek Country Club)	SU	LS	LS	SU	SM	SM	--	SM	LS	--	SM	LS	LS	LS	SM	--	SM	--	Final map approved; approximately 90 percent of houses built out. Addendum to previously certified EIR dated December 10, 1986. Additional addendum and Environmental Analysis Form dated July 21, 1999. Project would destroy 2 significant archeology sites. Significant and unmitigated aesthetics impact related to landform modification.
22	TPM 21161	Lanzer TPM	LS	LS	LS	SM	SM	LS	NI	SM	LS	LS	LS	LS	NI	LS	NI	LS	LS	LS	MND dated July 29, 2010; approved on September 10, 2010. Mitigation for significant potential impacts to cultural resources would include archaeological monitoring during grading. Project would add 12 ADT; mitigation for significant traffic impacts would include payment into the TIF.
23	TM 4225 TM 5093 TM 5146 TM 5440 TM 5441 TM 5456 S 01-062 S 05-043 S 05-044 S 99-020 S 99-026 SPA 00-003 SPA 05-004 SPA 96-001 REZ 05-010 REZ 05-011 MUP 00-005	Rancho Cielo	SM	LS	LS	SM	SM	SM	--	SM	--	LS	SM	SM	SM	--	LS	LS	--	--	Final map approved; approximately 29 percent of houses built out. Project construction is ongoing. Draft Supplemental EIR dated March 4, 1984. Project was projected to create 9,700 average daily trips (ADT), would have minor encroachments in Escondido Creek, and proposed 1,710 acres of open space.

Table 1-6 (cont.) SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS																					
Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes	
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources
<b>COUNTY OF SAN DIEGO (cont.)</b>																					
24	REZ 99-009 SPA 03-002 TM 5081	Shaw/Rancho Hills	PS	PS	--	PS	PS	PS	PS	PS	PS	--	--	PS	PS	--	--	--	--	--	Addendum to the previously certified EIR for the Santa Fe Valley Specific Plan and Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents dated May 11, 2006. Previous EIR certified on October 20, 1995. Previous EIR found significant but mitigable impacts to biological resources, cultural resources, visual resources, traffic, noise, air quality hydrology/water quality, geology/soils and paleontological resources. This project was approved on August 25, 2006.
25	SP-15-002 (GPA, Rezone, TM, MUP)	Harmony Grove Village South	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Submitted March 27, 2015. No technical studies or EIR is available at this time.
<b>CITY OF SAN MARCOS</b>																					
26	--	San Marcos Highlands	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application under review. No environmental documentation available for review as on August 1, 2013, as it is currently being initiated.
27	MF 1530 TSM 459 ND 06-0738	Kachay Homes	LS	LS	LS	NI	NI	LS	NI	LS	SM	--	LS	SM	NI	LS	LS	LS	SM	NI	MND prepared for the project and approved by the Planning Commission on April 3, 2006. Filed extension will expire on April 3, 2014. Asbestos present in existing structure to be demolished; mitigation would be required. Preparation of a Storm Water Pollution Prevention Plan and implementation of BMPs would mitigate significant impacts to hydrology/water quality. Project would require annexation into Vallecitos Water District.
28	MF 1546 TSM 462 ND 06-737 GV 06-78	Heritage Ranch	LS	LS	LS	SM	NI	LS	NI	SM	SM	--	LS	SM	LS	LS	LS	LS	SM	NI	MND dated May 11, 2006 and approved on June 9, 2006.
29	--	UK Investments LLC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application was under review as of August 1, 2013.
30	MF 1666 CUP 07-735 ND 08-768	Windy Point Development/ University of St. Augustine	NI	LS	NI	NI	NI	LS	NI	NI	NI	--	NI	LS	LS	NI	NI	NI	NI	NI	MND dated March 17, 2008 and approved on April 14, 2008.
31	MF 1118 SP 00-34 TSM 416 CUP 00-452	Rancho Santalina	SM	LS	NI	SM	NI	SM	NI	SM	LS	--	SM	SM	LS	LS	SM	SM	LS	LS	Draft EIR dated May 1999. Final MND dated May 2002. Final MND revised in February 2003. Significant noise impacts from traffic, North County Transit District railway and adjacent business park; mitigation would include construction of noise barriers. Mitigation would occur at five intersections.
32	MF 1539 TSM 461 ND 06-744	Nicholas Banche	NI	LS	NI	NI	NI	LS	NI	NI	NI	--	NI	LS	NI	NI	LS	NI	NI	NI	ND prepared for the project and approved by Planning Commission on August 7, 2006. Project would require annexation into Vallecitos Water District.
33	--	Shane Park Plaza	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application was under review as of August 1, 2013.
34	MF 1612 SDP 06-322 ND 07-757	Pacific Industrial No. 1	NI	NI	NI	SM	NI	LS	NI	NI	NI	--	NI	LS	LS	NI	LS	NI	NI	NI	MND was prepared for the project and the Notice of Determination was filed on December 21, 2009.

Table 1-6 (cont.)

SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS

Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes	
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources
<b>CITY OF SAN MARCOS (cont.)</b>																					
35	--	Pacific Commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application was under review as of August 1, 2013.
36	MF 1392 EIR 03-39	Palomar Station	LS	SU	NI	SM	SM	SM	LS	SM	SM	--	NI	SM	SM	LS	SM	SM	LS	NI	Final EIR dated April 2004.
37	MND 13-003 SP 12-55	Davia Village	LS	LS	NI	NI	SM	LS	LS	SM	SM	LS	LS	LS	SM	LS	LS	LS	LS	NI	Draft MND/IS drafted June 25, 2013. Potentially significant impacts to cultural resources may occur; mitigation would include presence of an archaeological monitor and Native American monitor on site during grading activities. General Plan Amendment and amendment to the City Zoning Ordinance would mitigate significant land use impacts. Project would create 2,887 ADT, which would contribute to significant cumulative traffic impacts to several roadway intersections with SR-78 ramps.
38	MF 0590 ND 12-002 CUP 12-001	Sonic Drive In	LS	LS	NI	NI	NI	LS	NI	SM	NI	LS	SM	SM	SM	NI	SM	LS	LS	NI	MND dated December 14, 2012 and approved on January 9, 2013. Potentially significant cumulative traffic impacts may occur to SR-78; mitigation would include financial participation in the Congestion Management Community Facilities District. Other traffic mitigation measures would include road improvements and fair share contributions.
39	--	East Gate	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application was under review as of August 1, 2013.
40	GPA 09-107 R 09-144 SP 09-54 MFSDP 09-50 TPM 675 ND 11-818	Parkview Apartments	NI	LS	NI	NI	SM	SM	NI	SM	LS	LS	SM	SM	SM	LS	SM	NI	NI	NI	MND dated October 12, 2011 and approved on March 13, 2012. Archaeological monitor during ground-disturbing activities would be required. Impacts to 11 intersections and 3 roadway segments would be mitigated by fair share payment, although impacts to 1 intersection would remain significant and unmitigated, as well as cumulative impacts to SR-78 and 5 freeway ramps.
41	MF 1743 GPA 09-104 ND 09-794 R 09-142 SP 09-53 MFSDP 09-49 TPM 672	Westlake Village	NI	LS	NI	NI	LS	LS	NI	LS	SM	--	LS	LS	LS	LS	LS	NI	NI	NI	MND prepared for the project and approved by the Planning Commission on March 9, 2010. Asbestos may be present on existing structures to be demolished; mitigation would be required if asbestos is found.
42	MF 1699 GPA 08-102 R 08-139 ND 10-800	Richmar Specific Plan	LS	NI	NI	NI	NI	LS	NI	LS	SM	NI	NI	SM	SM	LS	SM	LS	LS	NI	MND was prepared for the project; a Notice of Intent was issued on May 6, 2010.
43	--	Marketplace @ Twin Oaks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application was incomplete as of August 1, 2013.

Table 1-6 (cont.) SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS																					
Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes	
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources
<b>CITY OF SAN MARCOS (cont.)</b>																					
44	ND 12-822	Citywide Channel Maintenance Programmatic Permit				SM															MND dated December 20, 2012. A total of 1.28 acres of habitat mitigation would be required to compensate for impacts to aquatic resources through the establishment, restoration and/or rehabilitation of aquatic resources.
45	MF 1785 TSM 479 MFSCDP 10-51 R 10-146 GV 10-85 CUP 10-835 ND 10-806	Candera	LS	LS	NI	LS	LS	SM	NI	SM	SM	NI	SM	SM	SM	LS	LS	LS	LS	NI	MND prepared for the project and approved by the Planning Commission on January 3, 2011. Asbestos present in existing structure to be demolished; mitigation would be required. Traffic noise would result in a significant impacts; mitigation would include construction of noise barriers. Project would create 480 ADT; mitigation would include the installation of a signal at the intersection of Boughar Road/Via Camelia. Secondary emergency access would be required.
46	MF 1392 EIR 03-39	University District Specific Plan	LS	SU	LS	SM	SM	SM	NI	SU	SM	SU	SM	SM	LS	LS	LS	LS	SM	LS	Final EIR dated October 2009. Potentially significant impacts to cultural sites SDI-17,896 and SDI-17,897 would occur; mitigation would include monitoring during trenching, excavation and grading activities. The intersection of Las Posas Road/Armorlite Drive would be significantly impacted; mitigation would include fair share payment for installation of traffic signal.
47	SP 90-24(08M) FEIR 08-42	University Office and Medical Park	SM	SU	LS	SM	SM	SM	--	SU	SM	LS	SM	LS	SM	SM	SM	LS	SM	NI	Final EIR dated November 5, 2008. Cumulative air quality impacts would remain significant and unmitigated. Sensitive vegetation communities on site that would be impacted include southern cottonwood-willow riparian forest, coastal and valley freshwater marsh, herbaceous wetland, eucalyptus woodland (wetland), non-wetland waters of the U.S./streambed, valley needlegrass grassland, Diegan coastal sage scrub, Diegan coastal sage scrub (restored) and non-native grassland. Three sensitive plant species were found on site, including California adolphia, southwestern spiny rush and southern spikeweed. Nine sensitive animal species were found on site, including orange-throated whiptail, Cooper's hawk, southern California rufous-crowned sparrow, northern harrier, yellow warbler, white-tailed kite, California horned lark, yellow-breasted chat and Nuttall's woodpecker.

Table 1-6 (cont.)

SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS

Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes		
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources	
<b>CITY OF SAN MARCOS (cont.)</b>																						
48	MF 1171 FEIR 05-41 SCH No. 2006121080	San Marcos Creek Specific Plan and Floodway Improvement Project	LS	SU	NI	SM	SM	SM	SM	SM	SM	SM	--	LS	SM	SM	NI	LS	LS	SM	NI	Final EIR dated June 2007. To help reduce significant and unmitigated air quality impacts due to vehicular emissions, the project would encourage alternatives transportation modes. Significant impacts to cultural site CA-SDI-17,423 would occur; mitigation would include data recovery. A historic house occurs on site; mitigation would include a Historic American Building Survey and relocation of the house. Asbestos and lead-based paint present on site; mitigation would be required. Project would create 9,792 ADT; significant traffic impacts would include extension of Creekside Drive west from Bent Avenue to McMahr to alleviate deficient capacity on surrounding roadways.
49	SCH No. 92011057	Kaiser Medical Office Building	SM	SM	--	LS	NI	LS	SM	SU	SM	--	SM	LS	LS	--	SM	--	SM	--	Final Supplemental EIR dated August 6, 1992. Project includes a General Plan Amendment, Rezone, Development Agreement, Specific Plan Amendment, Site Development Plan and Boundary Adjustment. Significant and unmitigated traffic impacts would occur to nearby roadway segments and intersections. Long-term air quality impacts would be mitigated by the implementation of a Transportation Demand Management program.	
50	--	Leigh Hanson Site	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Application under review. No environmental documentation available for review as on August 1, 2013, as it is currently being prepared.	
51	--	Campus Pointe II	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	No environmental documentation available as of August 1, 2013.	
52	MND 12-820 CUP 12-894	Rancho Coronado Phase I School Site	LS	LS	NI	SM	LS	LS	LS	SM	LS	LS	LS	SM	LS	NI	LS	NI	LS	LS	Draft MND dated July 12, 2012. Project would impact 0.25 acre of coastal sage scrub, 0.47 acre of southern mixed chaparral scrub and 0.35 acre of southern willow scrub. Impacts to uplands were originally mitigated through the Habitat Loss Permit 03-08 and, as such, are identified as impact neutral. Permanent impacts to 0.35 acre of southern willow scrub would be mitigated at a 2:1 ratio. Mitigation to avoid significant impacts to migratory birds and raptors would include a 300-foot and 500-foot buffer, respectively, for construction activities during the breeding season. Significant cumulative traffic impacts would be mitigated by restriping two off-ramps from SR-78.	
53	SCH No. 1990011013	University Commons/ Old Creek Ranch Specific Plan	SM	SU	NI	SM	SM	SM	--	SU	NI	--	LS	LS	SM	--	SM	--	NI	NI	Draft EIR dated March 2003. Final Supplemental EIR dated May 2003. Continued implementation of the mitigation measures set forth in the University Commons Specific Plan Final Supplemental EIR dated 2001 would ensure no new significant impacts to aesthetics, air quality, biological resources, cultural resources and traffic. Noise barriers would mitigate operational noise.	

Table 1-6 (cont.)

SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS

Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes	
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources
<b>CITY OF SAN MARCOS (cont.)</b>																					
54	MF 790 EIR 95-30	San Elijo Hills Town Center	SU	SU	--	SM	SM	SM	--	SU	--	--	SM	SM	SM	--	SM	LS	SM	--	Final Subsequent EIR dated January 1997. Final Subsequent EIR as to Revised Cumulative Traffic Analysis dated October 26, 1999. Permanent alteration of natural landforms on and off site; project would be visually incompatible with project area character. Both construction and operational air quality impacts would be significant and unmitigated. Significant impacts to cultural sites W-3,134A, W-3,610, W-3,177, W-3,609, CA-SDI-14,025 and CA-SDI-14,026 would be mitigated through site testing and recovery. Traffic mitigation measures are infeasible for Rancho Santa Fe Road between Melrose Drive and Grand Avenue, San Marcos Boulevard between Rancho Santa Fe Road and Discovery Street and the intersection of Rancho Santa Fe Road/San Marcos Boulevard.
<b>CITY OF ESCONDIDO</b>																					
55	SUB 09-0002	Kenny Ray Harmony Grove	--	--	--	--	PS	--	--	--	--	--	--	--	--	--	--	--	--	--	No environmental documents are available as of August 6, 2013. Letter from City to applicant dated September 10, 2009 stated that project processing is suspended until the applicant is ready to resume environmental review process. Project site is comprised of agricultural land. Native American remains and a multi-component prehistoric habitation site were discovered on site. Project would include an open space lot of cultural resources preservation.
56	ER 2000-34	Harmony Grove Industrial Park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Project is built. No environmental documents available on August 6, 2013.
57	PHG 11-0038	Hale Avenue Resource Recovery Facility (HARRF) Administration Building	LS	LS	NI	NI	LS	LS	LS	LS	LS	LS	LS	LS	NI	NI	LS	--	LS	NI	ND dated January 25, 2012.
58	ER-2006-10	Citracado Parkway Extension	LS	LS	LS	SM	SM	SU	--	SU	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Final EIR dated February 22, 2012. Significant cultural sites SDI-8280 and SDI-12,209 are present on site; indirect impacts to these resources would be mitigated by fencing off the sites prior to construction. Noise impacts could be mitigated by sound walls, but it is unknown whether adjacent property owner would want the walls.
59	File No. 0800-40 PHG 10-0014	Escondido Asphalt Plant Expansion	LS	SM	NI	NI	NI	SM	NI	LS	LS	LS	LS	LS	NI	NI	LS	NI	NI	NI	Subsequent MND dated September 30, 2010. Noise barriers would mitigate noise impacts. BMPs would mitigate air quality impacts.
60	Log No. ER 2005-20 PHG 11-0009 Tract 921, 2005-28-PD, 2005-06-AZ	Citysquare Downtown Residential	--	LS	NI	LS	NI	LS	NI	LS	SM	--	LS	LS	LS	LS	LS	LS	LS	NI	MND dated July 14, 2005. Asbestos-containing materials and lead-based paint on the existing structures on site to be removed by qualified professionals as mitigation.

Table 1-6 (cont.)

SUMMARY OF ENVIRONMENTAL IMPACTS OF CUMULATIVE PROJECTS

Map Key No.	Project Numbers Issued by Agency	Project Name	Environmental Impacts																	Notes	
			Aesthetics	Air Quality	Agricultural Resources	Biological Resources	Cultural Resources	Noise	Paleontological Resources	Transportation/Traffic	Hazards	Global Greenhouse Gases	Geology and Soils	Hydrology and Water Quality	Land Use and Planning	Population and Housing	Public Services	Recreation	Utilities and Service Systems		Mineral Resources
<b>CITY OF ESCONDIDO (cont.)</b>																					
61	2007-25-PD 2005-20-PD	The Point	SU	SM	--	LS	LS	SM	--	SU	--	--	SM	SM	SM	--	SM	--	--	--	Project approved by Planning Commission on September 25, 2007. Project is built. Application for proposed parking lot filed on April 25, 2013. This proposed parking lot would preclude future development of the hotel project (Springhill Suites by Marriott) approved on the adjacent property to the north.
62	2007-18-PD ER 86-43	Springhill Suites by Marriott	SU	SM	--	LS	LS	SM	--	SU	--	--	SM	SM	SM	--	SM	--	--	--	Modification to a Master and Precise Development Plan approved on December 12, 2007. Staff Report dated November 28, 2007 stated that the project could rely on the EIR certified on December 23, 1987. The certified EIR was not available for review on August 6, 2013.
63	SUB 13-0002 PHG 13-0017	Oak Creek	--	--	--	PS	PS	PS	--	PS	PS	--	PS	PS	--	--	--	--	PS	--	MND currently being prepared (as of August 6, 2013).
<b>ESCONDIDO UNION HIGH SCHOOL DISTRICT</b>																					
64	ADM 10-0001 SCH No. 2009081074	Citracado High School/Del Lago Academy	SU	SU	LS	SM	SM	SU	LS	SM	LS	LS	SM	LS	LS	LS	LS	LS	LS	LS	Draft EIR dated April 2010. Final EIR dated October 2010. Cultural resource monitoring of all earth-moving activities associated with the project would mitigate potential cultural resources impacts.
<b>PALOMAR POMERADO HEALTHCARE DISTRICT</b>																					
65	2001-01-SPA 2005-81- SPA/DA PHG 11-0034 SCH No. 200112106	Escondido Research & Technology Center (ERTC)	LS	SU	--	SM	SM	SU	--	SU	LS	--	SM	LS	SM	--	SM	--	LS	--	Final EIR finalized in 2002. Addendum to Final EIR dated December 6, 2005. Significant and unmitigated impacts to freeway segments. Construction and operation of the project would result in significant and unavoidable regional air quality impacts. Noise mitigation measures would reduce impacts, except along Citracado Parkway. Direct impacts were identified for sensitive upland and wetland habitats and special status species. Indirect impacts to resident wildlife were identified, including some special status species, from construction activities and project operational features such as noise, lighting and drainage. Biological resources mitigation measures would reduce all significant impacts to biological resources to a less than significant level. Cultural resources mitigation requires that a cultural resources monitor be present during all initial clearing and excavation activities.
<b>RINCON DEL DIABLO MUNICIPAL WATER DISTRICT</b>																					
66	Rincon del Diablo Municipal Water District Water Master Plan Update – Reservoir 7		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No technical studies or CEQA documentation have been prepared to date for Reservoir 7 included in the 5-year Capital Improvement Program in the 2014 Water Master Plan Update..

Acronyms/abbreviations:

-- = not available  
ADT = average daily trips  
CE = Categorical Exemption  
CUP = Conditional Use Permit

EIR = Environmental Impact Report  
GPA = General Plan Amendment  
IS = Initial Study  
LS = less than significant impact

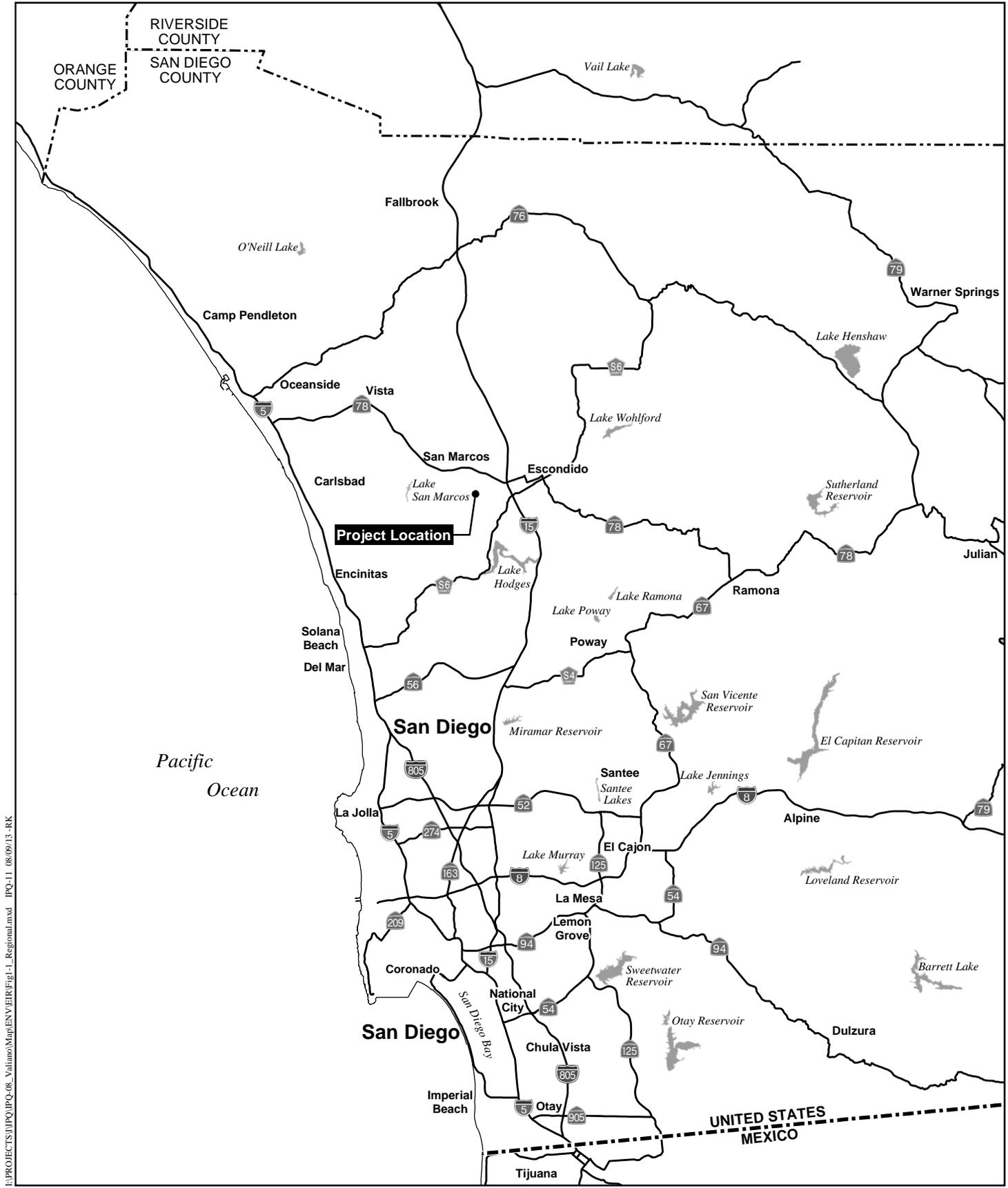
MND = Mitigated Negative Declaration  
MUP = Municipal Use Permit  
NA = not applicable  
ND = Negative Declaration

NI = no impact  
PS = potentially significant impact  
REZ = Rezone  
S = Site Plan

SCH = State Clearinghouse  
SP = Specific Plan  
SPA = Specific Plan Amendment  
TIF = Transportation Impact Fee

TM = Tentative Map  
TPM = Tentative Parcel Map  
VTM = Vesting Tentative Map

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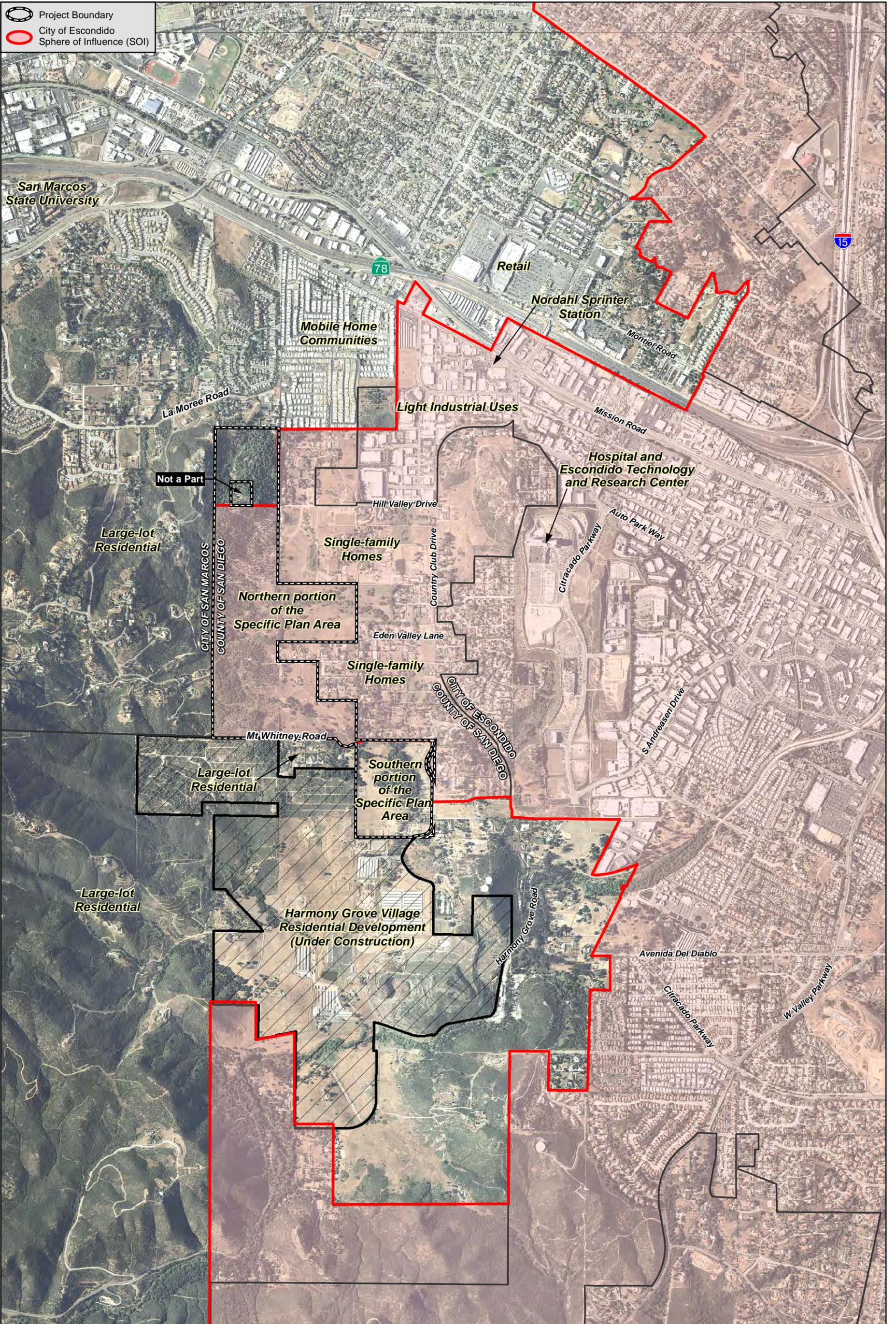
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## Regional Location Map

VALIANO

Figure 1-1

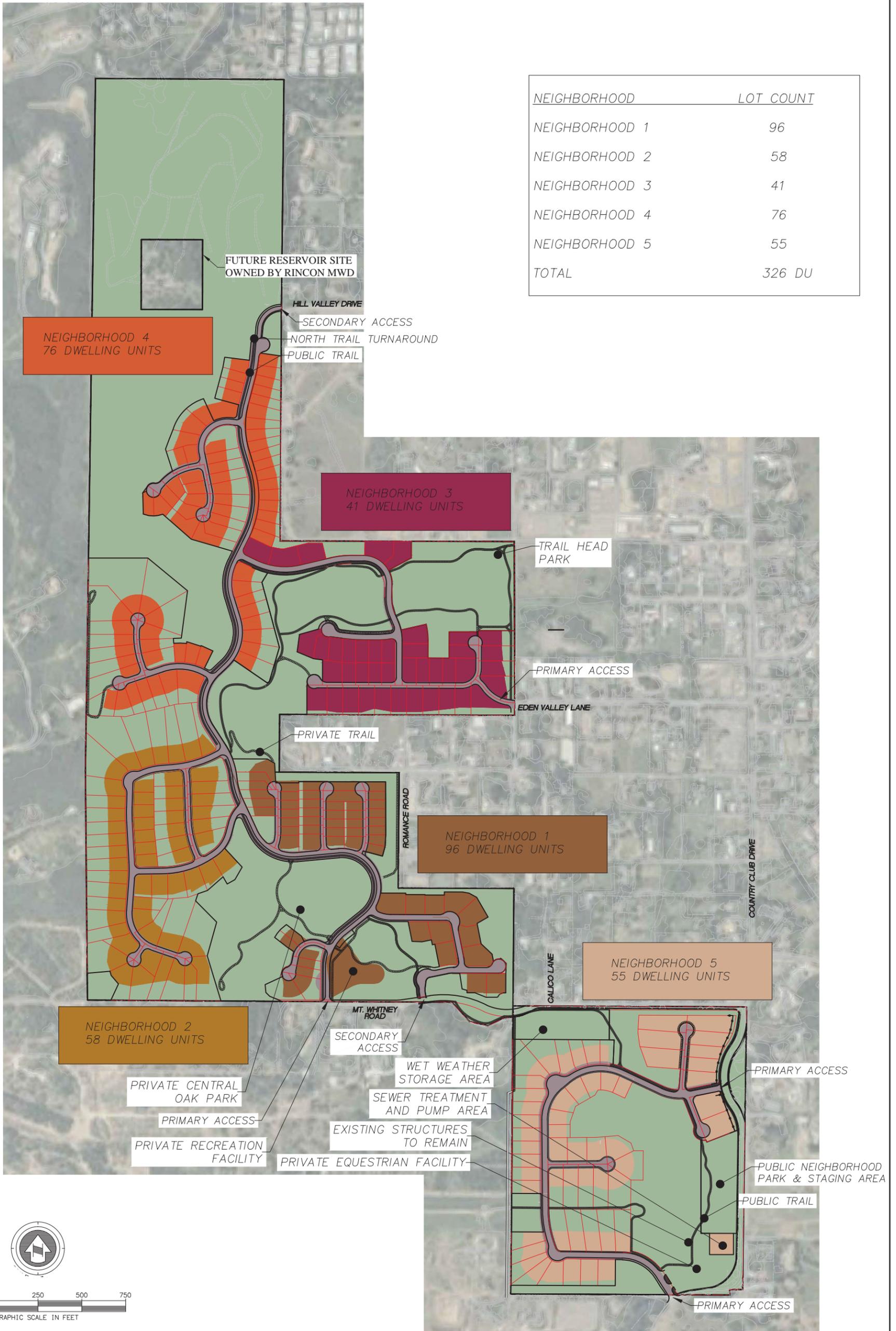




**Aerial Vicinity Map**

VALIANO

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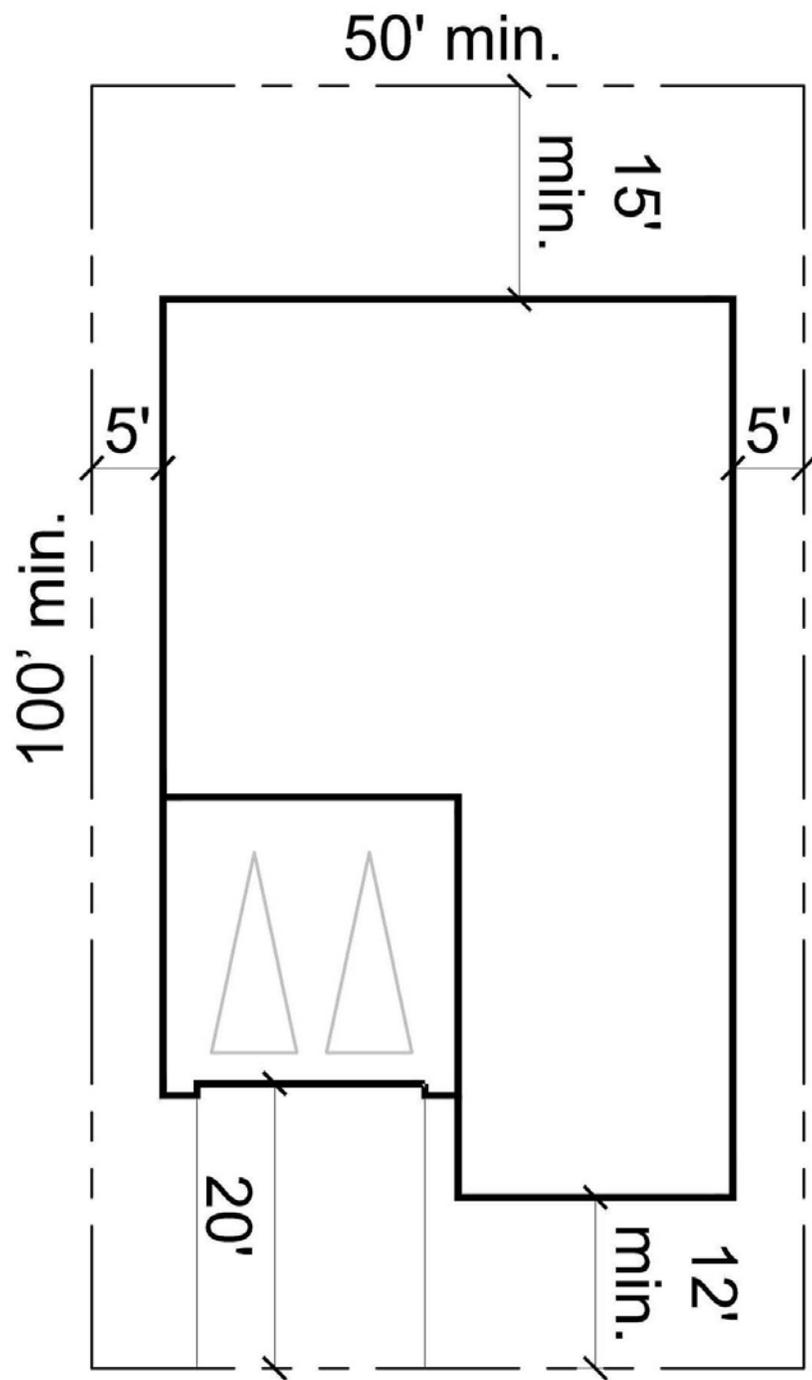
Source: Fuscoe Engineering 2015

### Neighborhood Layout

VALIANO







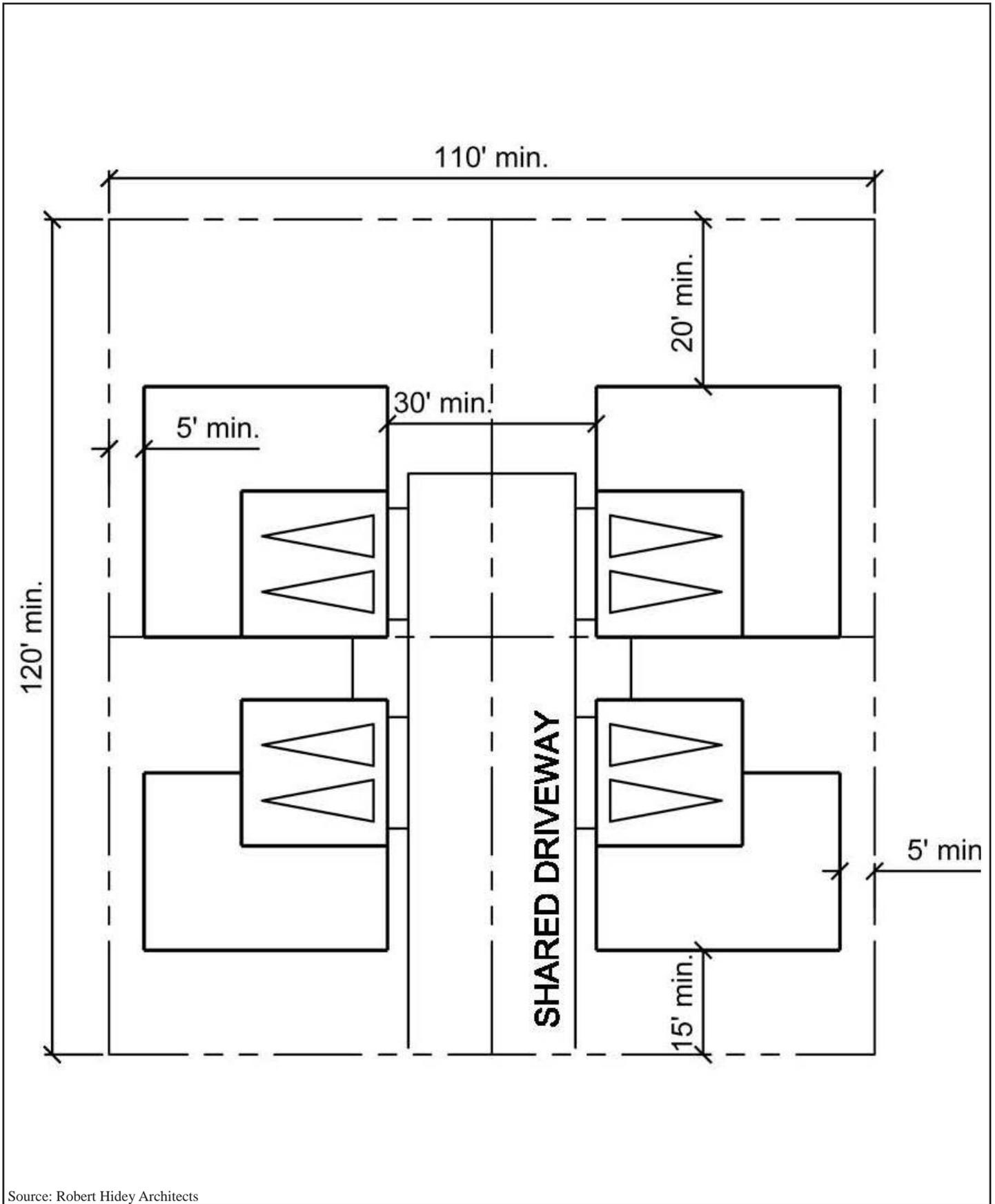
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Source: Robert Hidey Architects

### Neighborhood 1 - Typical Lot Configuration

VALIANO

Figure 1-5



Source: Robert Hidey Architects

**Neighborhood 1 - Typical Courtyard Configuration**