

CHAPTER 1 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Objectives

The project objectives are as follows:

1. Establish a master planned sustainable community that will provide housing opportunities for a variety of age groups, family sizes, and income ranges, that will be available to the public; while promoting a safe, pleasant, and healthy living environment.
2. Contribute to improving the local jobs/housing imbalance in the Pala/Pauma Subregion by providing workforce housing that is in proximity to employment centers in the area, including the Pala Village Casino, Resort and Spa, other tribal casinos within the SR 76 corridor.
3. Assist in the implementation of AB 32 and SB 375 to address global warming by reducing miles traveled though linking housing and employment in close proximity.
4. Preserving areas of sensitive habitat and critical corridor linkages on site, along with providing meaningful regional open space for wildlife.
5. Establish land use compatibility with the existing and planned residential communities through cohesive land use/open space planning, comprehensive site planning, a variety of housing options and design guidelines.
6. Contribute to public safety and services by providing necessary public and private facilities, services, and infrastructure, in addition to providing funding of specific safety improvements in relation to SR 76.
7. Provide a community with convenient public and private active recreational facilities to encourage social gatherings and a healthy living environment.
8. Provide housing in varying densities and product types that will be close to the shopping, employment and transportation centers of the Pala Village Casino, Resort and Spa as well as to employment centers along the SR 76 Corridor in order to reduce required infrastructure and the length of automobile trips or a reduction of vehicle miles traveled (VMT), increase community livability, and preserve open space by compact development.

1.2 Project Description

1.2.1 Project's Component Parts

The Warner Ranch Project application includes several discretionary actions necessary to implement the 513.5-acre Warner Ranch Specific Plan (proposed project). The applicant proposes the following land use discretionary actions to implement the project: an amendment of the County of San Diego's General Plan (County of San Diego 2011a), a Rezone, approval of a Specific Plan, a Vesting Tentative Map to implement the residential subdivision, a Site Plan for establishing design consistency with the Specific Plan, and an Administrative Permit for entry gates.

The proposed project includes 780 residential units consisting of 534 single-family detached, 30 attached and 216 multifamily townhomes (Figure 1-1, Site Plan). The specific plan density would be 2.33 dwelling units per acre (du/ac). The project includes approximately 7.7 acres of proposed private community parks and a clubhouse, 14.4 acres of landscape areas, 2.7 miles of public and private trails, and 359 acres of open space. On-site grading would be balanced on site with approximately 2.3 million cubic yards (CY) of cut and 2.3 million CY of fill.

The project site is located in the northwestern portion of San Diego County, approximately 5 miles east of Interstate 15 (I-15), and 4 miles south of the Riverside County line, north of Pala Road (SR 76); and west of Pala Temecula Road in the Pala/Pauma Subregional Planning Area, within unincorporated San Diego County. The site is subject to the County's Land Use Designation RL-40. Zoning for the site is A-70, Limited Agriculture and A72, General Agriculture Uses. The project would amend the General Plan designation on a portion of the site from RL-40 to Village Residential VR-2.9 and change the zoning to S88 and S90.

Access to the project site would be from SR 76. Frontage improvements along SR 76 would include the addition of acceleration and deceleration lanes. A portion of the project site is currently within the Rainbow Municipal Water District (RMWD) which would provide water and sewer service. The remaining portions outside of the district boundaries would be annexed into the district. The project site is within the San Diego County Fire Authority (SDCFA) and a 10,000-square-foot fire station constructed on site and transferred to the SDCFA once completed. A 4.2-acre public park and 0.48 miles of community trails would be constructed on portions of the project site and transferred to the County's Department of Parks and Recreation. The project includes nine subareas that would be implemented in nine phases, with most of the service infrastructure occurring with the first phase. The project is described in detail below.

1.2.1.1 General Plan Amendment

Land Use Element

The General Plan land use designation for the project is Rural Lands (RL-40), which allows one residential dwelling unit per 40 acres (Figure 1-2A, Existing General Plan Land Use Designations). To accommodate the project, approximately 270.2 acres of the southern portion of the property would be re-designated from the RL-40 to Village Residential (VR 2.9). The remaining 243.3 acres would remain designated RL-40. The proposed amendments to the Land Use Element are as follows:

- Amend the Regional Land Use Element Map to change the regional land use category from Rural Lands (RL-40) to Village Residential (VR-2.9) (Figure 1-2B, Proposed General Plan Land Use Designations).
- Amend the General Plan Map of the Pala/Pauma Subregional Plan to change the land use designation from Rural Lands (RL-40) to Village Residential (VR 2.9) and revise the text of the Pala/Pauma Subregional Plan describing the project.
- Amend the General Plan Mobility Element road classification of SR 76 to accept LOS E/F for 8.1 miles east of Pankey Road. This would also include amending Table M-4 of the Mobility Element adding this stretch of SR 76.

With approval of the County's General Plan in August of 2011, the project area was also designated as a Special Study Area (SSA) in the Pala/Pauma Subregional Plan as follows:

The Warner Ranch Special Study Area (SSA) is located adjacent to the western boundary of the Pala Indian Reservation on the north side of SR 76 in an area designated as Rural Lands on the Land Use Map. Considering this single ownership is surrounded on three sides by Tribal Lands, a more focused land use planning and analysis is required to determine the most compatible and consistent land uses for the property. Identifying this property as a Special Study Area provides direction to the applicant to conduct planning studies to address certain important property constraint issues to allow for the development of a cohesive and comprehensive land use plan.

- The SSA for the property is based on the following considerations:
Adjacency to the existing Pala Village, Casino, Resort, and Spa;
- Existing employment center and lack of local housing opportunities;
- Proximity to several tribal casinos within the SR 76 corridor;

- Approved Plan Amendment Authorization for 2.33 dwelling units per acre granted on October 5, 2005 (authorization allows submittal of an application for consideration);
- Ongoing development application and planning activity since July 13, 2005;
- Single ownership status of approximately 515 acres of property; and,
- Availability of sewer, water, fire, and educational facilities (County of San Diego 2011b).

The applicant prepared the three planning studies for the SSA addressing the proposed modification to the General Plan proposed by the project. The analyses included a Pala Competitive Market Area (CMA) Jobs/Housing Market Analysis, also known as the Market Feasibility Study, which identified an existing imbalance between jobs and workforce housing in the Pala/Pauma Subregional Plan Area (Appendix S); an Infrastructure Study with the project's proposal to provide adequate water and sewer protection services to serve up to 780 dwelling units (Appendix L); and, a Visual Resources/ Community Character/Growth Induction Analysis that studied the project's potential to impact surrounding land uses and/or existing community character (Appendix C). Fire protection and school services are also addressed in the updated Service Availability Letters. The results of these studies are included in the EIR Sections 2.8 (Land Use) and 2.12 (Utilities and Service Systems).

Mobility Element

The proposed amendment to the Mobility Element of the San Diego County General Plan is necessary because the proposed project would generate more traffic than was included in the County's General Plan forecast. The General Plan's Mobility Element currently accepts a 2.2-mile portion of SR 76 east of the project between Pala del Norte and Sixth Street in Pala (which includes Warner Ranch) at a level of service (LOS) E/F; LOS ranges from LOS A (free flow, little congestion) to LOS F (forced flow, extreme congestion). This portion of SR 76 was downgraded from a planned four-lane road to a two-lane road with approval of the General Plan in 2011, as it was determined that widening the roadway to four lanes would result in adverse environmental impacts and degradation of the physical environment. Because the project would add additional traffic to SR 76 that was not considered when the General Plan's Mobility Element was adopted, the project would increase the stretch of SR 76 that would operate at LOS E/F from the current 2.2 miles to a total of 8.1 miles (for 0.9 miles from SR 76 to the existing four-lane section; for 3.1 miles from the existing four-lane section east of Pankey Road to Pala Del Norte; and for 1.9 miles from Adams Drive to Cole Grade Road); more details provided in

Section 2.11, Transportation and Traffic. Therefore, the proposed amendments to the General Plan's Mobility Element are as follows:

- Extend the General Plan Mobility Element road classification of SR 76 to LOS E/F for a 0.9-mile stretch from SR 76 to the existing four-lane section, a 3.1-mile stretch between the existing four-lane section just east of Pankey Road to Pala Del Norte, and for a 1.9-mile stretch from Adams Drive to Cole Grade Road, for an overall total of 8.1 miles at an accepted LOS E/F.
- Amend Table M-4 of the General Plan Mobility Element to add this stretch of SR 76.

1.2.1.2 Specific Plan and Zone Reclassification

The project is proposing preparation of a Specific Plan (Figures 1-3, Warner Ranch Specific Plan; 1-4, Generalized SPA Zone Reclassification; 1-5, SPA and Existing Parcels; and 1-6, Conservation and Open Space Plan) and the associated Zone Reclassification noted above (Specific Plan Area or SPA, with a proposed density of 2.33 du/ac) and zoning to S88 (1.52 du/ac). The Specific Plan designates nine subareas (Figure 1-5 and Table 1-1, Land Use Summary) which would provide varying numbers of residential units along with other project features and facilities detailed below.

The Specific Plan contains the following elements:

Conservation and Open Space Element

The Specific Plan was developed as a “resource based” plan, including a comprehensive environmental inventory of the SPA at the beginning of the planning effort. Included within the SPA are significant biological and visual resources, including sensitive habitats, rare and sensitive plant and animal species, flood prone areas, and steep slopes. To conserve these resources, the Specific Plan incorporates a Conservation and Open Space Plan (see Figure 1-6) to permanently protect approximately 385.4 acres—75 percent of the SPA. The open space includes 319.3 acres of biological open space, 39.8 acres of agricultural open space, and 26.3 acres of recreational open space. Figure 1-7, Landscape Plan, illustrates the conceptual landscape plan for the recreational open space areas. The Specific Plan also includes goals and objectives consistent with the General Plan (including the Land Use Element and the Conservation and Open Space Element) as well as the Pala/Pauma Subregional Plan. The project's open space is also intended to be compatible with regional open space plans including the County's Draft North County Multiple Species Conservation Plan (NC Plan), County Parkland Dedication Ordinance, and the County Regional and Community Trails Plan. The open space areas would be dedicated through easements, and/or dedication of land to the County of San Diego and offer of dedication to the

California Department of Fish and Wildlife (CDFW), and managed by a third party conservation entity in perpetuity.

Consistent with County plans, the project proposes a Resource Management Plan (RMP) in order to provide for the long-term management of the proposed open space preserve. The RMP would be prepared in compliance with the most current version of the County's Biological Report Format and Content Requirements and the managed habitat land would be owned by a land conservancy or equivalent with the County retaining the open space easements in perpetuity. In addition, the RMP would be managed and implemented by a resource manager and funding would be actuated to ensure adequate funds are available for implementation with the County as the third party beneficiary and, lastly, a contract between the applicant and County would be executed for long-term implementation of the RMP.

Two existing avocado groves (39.8 acres) are intended to remain as part of the project design. As such, they will be placed in common open space easements for agricultural uses. These groves are surrounded by the proposed Biological Open Space area located along Gomez Creek in the northern section of the project site; see Figure 1-6. Maintenance of the groves would be regulated through provisions within the Master Covenants Conditions and Restrictions (CCNRs) for the community. Regulations would include an on-site ban on aerial pesticide spraying; restrictions on the types of fertilizers used to reduce odor impacts to surrounding sensitive receptors; and limitations on the types of equipment and hours of operation of maintenance activities. Irrigation for the groves would use water provided by the groundwater wells that currently serve the site.

Land Use Element

The SPA is intended to be compatible with the surrounding land uses, to contribute to the community's jobs/housing balance, and to preserve the sensitive resources noted above. Land uses proposed within the SPA include Biological Open Space, Recreational and Aesthetic Open Space, Residential, and Utilities. The Land Use Element includes objectives and policies to provide for the orderly development of the SPA consistent with the existing and planned character of the environment and community. Section 2.8, Land Use, of this EIR addresses the project's consistency with applicable planning documents. The project includes residential development along with a private park and clubhouse as well as a fire station. The Vesting Tentative Map includes requirements for building envelopes, minimum building setbacks and building height, which will be implemented through the site plan review.

Public Facilities Element

The Public Facilities Element of the Specific Plan provides policies and objectives to ensure the provision of essential facilities and services to support the proposed land uses. The project

includes the provision of water, sewer, recreational, and safety (e.g., fire protection and law enforcement) services within the SPA (Figures 1-8A, Water Facilities; 1-8B, Off-Site Water Line Extension; 1-8C, Sewer Facilities; and 1-8D, Off-Site Sewer Line Extension). A Community Facilities District (CFD) is proposed to fund the construction of, one water storage tank, a fire station, and public park along the project's frontage. These facilities would be provided with the first phase of the project. Additionally, the project would incorporate stormwater facilities in accordance with guidelines required by the Clean Water Act (administered by the State Water Resources Control Board) and the County of San Diego and would be required to pay all applicable fees for the provision of education, fire, and law enforcement services.

Water Supply. The Rainbow Municipal Water District (RMWD) would provide potable water for the project. A Water Supply Analysis (WSA) was prepared and has been approved and adopted by the District (2015), who also provided the applicant with a Project Facility Availability Letter documenting its ability to meet the project's water needs, estimated to be 519 acre-feet per year (Appendix L); refer to Section 2.12, Utilities and Service Systems, for further details.

Potable Water. would be provided via a new 8-inch diameter line connecting to an existing line in an unimproved portion of Jeremy Way. This would require a 2,000-foot-long connection off site, shown in Figure 1-8B. The project also includes construction of a 4 million gallon water reservoir to be built in the northeastern portion of the project site. The tank would be approximately 135 feet in diameter and would be approximately 42 feet in height above finished grade, once installed. The location of the proposed tank would be approximately 1 mile north of SR 76 at its closest point. This connection would require an off-site extension of the 8-inch water line for approximately 3,000 linear feet within an existing 30-foot easement that would ultimately be dedicated to RMWD. On site, the RMWD would have a 30-foot easement including a 24-foot access road to the reservoir. From the on-site reservoir, a 12-inch-diameter line would connect to the development area within lot (Lot 654) that would also be dedicated to the District. This lot varies in width from 85 feet at its widest point to 30 and 20 feet westerly to the development area.

Groundwater. The project is currently served by five existing wells. These wells would be used for the project's non-potable water needs (e.g., landscape irrigation and agriculture). This is described further in Section 1.2.2.4, Environmental Constraints or Characteristics, and analyzed in Section 3.2, Hydrology and Water Quality, of this EIR.

Wastewater. Sewer service would also be provided by the RMWD. The applicant has also received a Sewer Service Availability Letter from RMWD for wastewater capacity. Improvements necessary to provide for the project's sewer needs include the construction of a pump station at the southwestern edge of the property. This pump station would connect to a proposed 6 inch force main sewer line that would be extended off site within the right-of-way (ROW) of SR 76

ultimately connecting with an existing RMWD pump station near I-15 (Figure 1-8D). RMWD has capacity to process the sewage through the Oceanside treatment plant, if the project is approved. An encroachment permit from Caltrans is required to install the pipeline and cleanouts. All construction disturbance would be within the existing graded width of the highway ROW

Section 1.2.1.6, Annexations, discusses the necessary annexation to the RMWD for water and wastewater service. Service ability letters are included in the Warner Ranch Infrastructure Study (Appendix L).

Storm Drainage. The project includes a Major Stormwater Management Plan, a Preliminary Drainage Study, and a Preliminary Hydromodification Plan to address storm drainage. The project includes four bio-retention ponds, four dry-detention ponds, and three vegetated swales. In addition, the project has incorporated other pertinent Low Impact Development (LID) strategies, including curb-cuts to landscaping from impervious surfaces, pavements pitched toward landscaping, and downspouts to drain onto vegetated swales. These improvements contribute to a reduction in flow rates in Gomez Creek as it passes under SR 76 during peak discharge of the 100-year storm event.

Electrical Service. An existing pole line supporting a San Diego Gas and Electric (SDG&E) 12kV Circuit 249 is located adjacent to SR 76 along the property's entire frontage. The pole line is south of the roadway west of the proposed project entry, and it transitions to the north side at or near this point. The line supports three-phase electric 394.5 bare stranded aluminum alloy conductors, rated to carry up to 540 amps. The line is of the proper phase, voltage, and capacity to serve the proposed project. The project would be conditioned to underground the line from the transition location to the eastern project boundary; timing of the conversion would need to be coordinated with project grading and improvements to Pala Road (SR 76). The portion west of the transition would not require conversion. Existing overhead lines currently serving the ranch would be removed when those facilities are abandoned.

Other Utilities. SDG&E would provide gas service to the project site. To provide natural gas to the site, gas lines within SR 76 west of the project site would need to be extended approximately 1.2 miles to connect to the project site within the SR 76 ROW. The gas line would be extended from west of the project site to the intersection of SR 76 and Pala del Norte.

Telephone Service. Telephone service would be provided by AT&T, which maintains a separate pole line along the north side of SR 76 along the project's frontage. The project would be required to underground this section of line as a condition of approval.

Fire Protection Services. SDCFA and an approximately 10,000-square-foot fire station with two bays sized for a full crew would be constructed and deeded over to the SDCFA for operation

and maintenance. The design of the fire station has not yet been finalized, but conceptual designs are provided in Figure 1-9, Conceptual Design, Fire Station. The construction of the fire station would be done in phases; refer to Section 3.6, Public Services, for details.

A Project Facility Availability Form has also been provided by the SDCFA and is included in the Warner Ranch Infrastructure Study (Appendix L). The fire station would be constructed on site fronting SR 76. To meet fire safety requirements, two emergency access roads would be required; one each on the eastern and western site boundaries, accessible from SR 76.

A Fire Protection Plan (FPP) has also been prepared and has established appropriate fuel modification zones to be included adjacent to the development areas. These areas are generally 100 feet wide and are outside of the biological open space preserve/easements. In addition, per the County's Safety Element, emergency fire services must have a travel time of less than five minutes for village zoning. For estate and rural zoned areas, longer travel times are allowed. The project would meet the village standard because travel time would be acceptable and the fire station would be built and operational prior to occupancy.

Emergency Services and Law Enforcement. The County of San Diego has been provided statutory responsibility by the state to establish an Ambulance Exclusive Operating Area (AEOA), which allows the County to enter into agreements with ambulance franchises. At the present time, emergency services to the project area and its surroundings are provided by the Valley Center Fire District under a contract with Mercy Emergency Medical Services.

Law enforcement services to unincorporated areas in San Diego County are provided by the County's Sheriff Department. The Valley Center Substation Sheriff's Department, located approximately 15 miles southeast of the SPA, provides service to the project area. Per the County's General Plan Safety Element, the goal is to provide timely development of law enforcement facilities in locations that serve the unincorporated areas of the County and for new development, to sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. Project design features and community educational programs to deter crime are required in Village areas.

Schools. The project area is within the Bonsall Elementary School District (K–8) and Fallbrook High School District (9–12). Proposition BB, which was approved in the fall of 2012, created a new K–12 Bonsall Unified School District (BUSD) from the existing K–8 Bonsall Union Elementary School District and a portion of the Fallbrook Unified High School District. Instead of sending students to Fallbrook High School, high-school-age students of the project area would attend Bonsall High School, which is located at Sullivan Middle School and opened in 2014 for ninth grade. The other schools serving the proposed SPA would include Bonsall Elementary (K–8) and Normal Sullivan Middle School (6–8). This is discussed further in Section 3.6 of this EIR.

Recreation/Parks. The project would include approximately 7.7 acres of private parks that includes a centrally located private community recreational area, clubhouse and pool; several “pocket” parks; and a 4.2-acre public park at the project’s entry north of SR 76. Conceptual designs of the planned private and public parks/recreation areas are shown in Figures 1-10, Conceptual Design, Clubhouse; 1-11A, Conceptual Design, Public Park; and 1-11B, Conceptual Design, Private Park.

The 4.2-acre public park would include a little league ball field, open turf playfield, basketball court, tot lot, picnic area with tables, restroom facilities, and a walkway that circumnavigates the park. Vehicular and pedestrian access would be from the project entrance via a dedicated access drive. There are 26 parking spaces dedicated for use by the park. The public park and private parks would be designed in conformance with County requirements. It is anticipated that both the public and private parks would meet park credits as established in the Park Lands Dedication Ordinance (PLDO). The private parks and facilities would be maintained by the HOA. The public park would be dedicated to the County and would serve project residents as well as the surrounding community. The project also includes a network of pathways and trails that meander along streets and within the open space areas. The Specific Plan provides details of the project’s trail network. There are no trails identified in the Community Trails Master Plan within proximity of the project except for a Class III bike lane along SR 76.

A public multiuse trail (0.5 miles) along the project’s frontage would be built and dedicated to the County and maintained by the County. Private trails (2.2 miles) would be built internally and along portions of the project’s perimeter and maintained by the HOA. The trail widths range between 4 feet, 8 feet, and 12 feet wide, as follows. The multiuse public trail is situated along the southern boundary of the project adjacent to SR 76 and would be 8 feet wide within a 15-foot-wide public easement. This trail would be constructed of stabilized decomposed granite or other material deemed suitable by the County. The internal trails would be 4 feet wide and are located on the eastern edge of the main entrance road as well as near the western edge of the project site. The western trail connects with the 12-foot-wide agricultural road/trail that traverses the northern edge of the project and connects to the existing avocado grove roads. The agricultural road/trail would be constructed of decomposed granite and would be used as a multiuse trail. More detailed information on the project’s recreational amenities is provided in Section 3.4, Recreation, of this EIR.

Community Design

The Community Design Element contains policies and objectives to achieve the following:

- a. Preservation of the scenic qualities of the view shed associated with the San Luis Rey River, Pala Creek, and Gomez Creek.

- b. Design parameters to maintain consistency for both common areas and neighborhoods, including architecture, streetscapes, entries, and landscaping.
- c. Design policies addressing other community design issues such as trails, roads, open space areas, signage, and lighting.
- d. Design standards to minimize encroachment into steep slope areas within the SPA.

The project's site plan includes a "D" Designator to provide consistency and continuity for all phases of the project. The Specific Plan provides for the following project features:

A multimodal transportation system, consisting of public and private roads, bicycle paths, pedestrian and equestrian trails is proposed, to support both the growth within the SPA and the adjoining existing and planned communities. The Specific Plan includes objectives and policies to develop a comprehensive transportation system that would provide safe and efficient movement of people within the SPA, the Pala Pauma Subregional Area, and the regional circulation network, while protecting sensitive environmental resources and community character.

Project Access and Roadway Improvements. The project area would be accessed by a central entry road (Figures 1-12, Circulation Plan, and 1-13, Community Entry Plan) that would be constructed north of SR 76. An all-way traffic signal would be installed at the intersection. The entry road would be a public road from SR 76 to the project's gate. All other on-site roads would be private roads built to County Private Road Standards with maintenance funded by the HOA.

The project would also make frontage improvements to the existing 120-foot-wide Pala Road (SR 76) easement. These would include widening the existing 24-foot-wide pavement to 52 feet, two 12-foot-wide drive lanes, a 12-foot-wide painted center median, and 8-foot-wide shoulders with a painted bike lane in each direction. Additionally, a 350-foot-long and 12-foot-wide acceleration/deceleration lane is proposed adjacent to the project's main entry. Conceptual plans for neighborhood entry roads as well as primary and secondary theme roads are shown in Figures 1-14, Road Section – Entry; 1-15, Road Section – Residential Internal; and 1-16, Road Section – Alley. Emergency access would be provided by two roads on the eastern and western boundaries connecting to SR 76. Both of these alternate access routes would be gated and used only in emergencies.

There are five gate locations proposed for the project the main entrance situated on SR 76, the east and west emergency accesses also located on SR 76, and two gates one on each end of the service road to the water reservoir, which is located on the northern side of the project. The main entrance gate would be used by residents and visitors for ingress and egress out of the project area. Automatic openers that are triggered by either a buried sensor or an optical sensor would be used for egress. For ingress, keypads and remotes would be used. The emergency accesses

proposed on the eastern and western boundaries along SR 76 would only be used for emergency purposes. These access points would be gated at all times to prevent access. The access drive to and from the water reservoir would also be gated and access would be limited to RMWD employees and safety personnel. All gates would be subject to the County Fire Code and would also require approval from the SDCFA and the County of San Diego. It is anticipated that all gates would be equipped with an approved emergency traffic control activating strobe light sensor or other device approved by the SDCFA, which would activate the gate on the approach of emergency apparatus.

The project would initiate and contribute to a Project Study Report/Project Design Study with Caltrans; this is the required first step in developing an approach to mitigation for cumulative traffic impacts on SR 76. Off-site improvements would be made or funds contributed to help pay for future improvements to at two intersections to mitigate project traffic impacts. These include the intersections of SR 76 and East Pala Mission Road, and SR 76 and Lilac Road. Specific improvements are being developed with Caltrans and may include additional turn lanes, traffic signals, and/or roundabouts. More information on the proposed improvements is listed below. In addition, the proposed improvements are also discussed further in Section 2.11 of this EIR.

Intersection of SR 76 and East Pala Mission Road. This stop-controlled intersection would be improved to include traffic signals prior to issuing more than 600 Building Permits. The improvements may include a traffic signal, power pole relocation, road widening for additional turn lanes, striping, signage, and traffic control. All improvements would be within existing right of way.

Intersection of SR 76 and Lilac Road. This three way stop intersection would be improved to a signaled intersection based on signal warrants expected after occupation of 400 dwelling units. Improvements to this intersection may include road widening for additional turn lanes, striping and new signage, drainage improvements, and traffic control. All improvements would be within existing right of way.

Architecture. The Specific Plan's architectural goal is to preserve a sense of the rural environment with the use of open space, while providing a variety of housing types and a feeling of community. The project has been designed to place the smaller attached homes in the central portion of the SPA that incorporate design measures to make these units appear as free-standing homes. Single-family homes would be built in the western and eastern portion of the site on 3,000-square-foot to 8,000-square-foot lots in the more visible portions of the project site.

The Specific Plan further outlines architectural design recommendations for the structures (Figures 1-9, 1-10A, 1-11A, 1-11B, 1-17A, Conceptual Design, Single-Family Home; 1-17B,

Conceptual Design, Duplex; and 1-17C, Conceptual Design, Sixplex), as well as guidelines for the public and private parks.

Walls and Fences. Walls and fences would be designed using traditional materials, such as stone and wood that complement the natural and rural landscape while reflecting the community enhancements and landscape theme. Community theme walls and sound walls would provide screening, sound attenuation, security and community identity. Wall and fence concepts are illustrated in Figure 1-18, Conceptual Design, Walls and Fences.

A variety of walls and fences would be installed along the project boundaries and within the interior of the project. A 6-foot-high decorative block wall or 6-foot-high tubular steel view fence would be installed along portions of the western, northern, eastern, and southern limits of the project site. A 3-foot-high rail vinyl (wood) fence would generally be installed along the project frontage adjacent to SR 76.

Additionally, several walls would be constructed on site to reduce potential noise levels generated by vehicles traveling along SR 76. To reduce noise levels, sound walls constructed between 7 feet and 9 feet in height would be required along lots facing SR 76. These walls would be earth toned in color and located 75 feet or more away from the right-of-way of SR 76. Landscape screening would also be planted to further reduce the visibility of these walls from travelers along SR 76.

Site Lighting. Community lighting would be designed to provide adequate illumination for safety, security, and architectural accents without over lighting in this highest light-sensitive zone (Zone A of the Light Pollution Code). Light fixtures would direct light to use areas and avoid light intrusion into adjacent areas. Light shields would be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space. Lighting in both on- and off-site improvements, including all landscape low-voltage decorative lighting. Site Plan conditions would require compliance with the County's Light Pollution Code.

The height, materials, colors, and configuration of proposed lighting fixtures would be designed to blend with the natural backdrop to the extent practical and to avoid potential lighting impacts on adjacent land uses. All outdoor lighting would be energy-efficient, shielded, and screened to prevent direct rays from reaching adjacent properties. Exterior lighting would be provided to enhance the safety and security of motorists, pedestrians, and cyclists on site and would be consistent with applicable the County's outdoor lighting standards.

The Specific Plan outlines lighting concepts for the project site, including guidelines for all public spaces within the project. Design concept focuses on the quality of light along specific corridors and areas as well as lighting along pedestrian corridors.

Signs and Landscaping. One monument sign is proposed to identify the entrance to the project development. The sign is anticipated to be constructed of stone block, approximately 6–8 feet in height, with the words “Warner Ranch” displayed along the monument wall for identification purposes. The sign would be integrated into the community entryway, which would be constructed of stone pilasters and would incorporate two wooden gates to allow for the passage of vehicles to and from the project area. Landscaping would also be provided to define the entry and to enhance its prominence. All project signage would be consistent with the Zoning Ordinance Section 6263 or as approved by Administrative Permit by the County Planning and Development Services.

The overall theme for the project’s landscaping is to create a visually unified community reflective of both native and local landscape tradition that are respective of the natural landscape found within the surrounding area (Figure 1-7). All proposed landscaping would be consistent with the County’s landscaping requirements and measures included in the Warner Ranch Specific Plan, as applicable. Drought- tolerant, deer-tolerant, and native species would be used wherever possible to minimize water usage and maintain the visual and rural character of the natural environment. An informal tree theme is proposed through use of informal shrub massing. Stands of riparian tree species would be emphasized within the natural riparian areas. All irrigation plans would be compliant with the County’s Water Conservation in Landscaping Ordinance and Water Efficient Landscape Design Manual.

Project landscaping includes a variety of trees and other plantings to provide screening of views from SR 76 and other off-site public vantage points. Landscaping would be provided within the interior of the property, along the private roadways, and within recreational open space areas to enhance views of the development and to reflect existing vegetation types in the surrounding rural community. Landscaping is intended to reinforce the form of the land, employing mounding and rounded plant forms when appropriate. Vegetation of varying heights and textures would be placed along perimeter walls and fences to visually soften hard planes by creating interest and variety.

1.2.1.3 Vesting Tentative Map

The VTM (Vesting for Residential Only) (Figures 1-19A, Project Plan; 1-19B–1-18H, Plan Sheets; 1-19I, Private and Public Parks; 1-19J, Lighting Plan and Park Locations; 1-19K, Clubhouse; and 1-19L and 1-19M, Fire Stations) identifies lot boundaries within the project area. The purpose of the VTM is to show the design and improvements of the project and the existing

conditions in and around the project. After compliance with the conditions of the approved VTM, a Final Map would be recorded. The VTM would allow development of the property with the following:

- 780 residential units (534 single-family detached, with a minimum lot size of 3,000 square feet) and 246 multifamily and attached townhomes)
- 7.7 acres of private community parks, including a clubhouse
- 14.4 acres of landscaped areas
- 359 acres of preserved open space
- 4.2-acre public park
- 10,000-square-foot on-site fire station

Table 1-1 provides a breakdown of the proposed land uses by lot number per the VTM and Table 1-2, Warner Ranch Lot Summary, details the on-site Land Use Summary. Approximately 86.5 acres of the site would support the residential areas in Planning Areas I-IX. Three residential use types are proposed to offer a variety of housing opportunities:

- Single-family residential lots would range from a minimum of 3,000 square feet to a maximum of 8,000 square feet. Each home would have a private front, rear, and side yard, attached two-car garage, and private driveways to the street. These housing types would be in the western portion of the site (Subareas I, II and III) and the eastern portion (Subareas VII, VIII, and IX).
- Attached duplexes would be within Subarea IV. These would be centrally located, adjacent to the 4,000-square-foot single-family lots in Subarea VII and Subarea IX.
- Six-plex courtyards would contain six units, each with an attached two-car garage. These would be clustered around a large central courtyard, accessed by the main entrance. These units would be designed to visually replicate a large estate home, and would be within Subareas IV, V, and VI.

Additionally, the project would include 319.3 acres of biological open space, 39.8 acres of agricultural open space, and 26.3 acres of recreational open space; see Figure 1-6. The remainder of the site would be allotted to the fuel modification zone, utility easement, fire road easement, private streets, public road easement, water reservoir, fire station, and wet well pump station.

Construction Phasing. Chapter 8 of the Warner Ranch Specific Plan provides a Development Program which details project phasing. The project proposes to minimize impacts of new

development on existing and planned public facilities by constructing public improvements prior to or in concurrence with issuance of building permits. These facilities include:

- One water storage reservoir
- Drainage improvements
- Water pipelines
- Private park improvements
- Public park improvements
- Private road improvements
- Fire station
- Public road improvements
- Sewer pipelines
- Sewer pump station

It is expected that issuance of building permits for the housing units would be market driven and would generally be phased along with the necessary public improvements. The key aspect of the phasing plan for the SPA is the provision of water, sewer, and fire protection services to support the land uses. The nine subareas were defined through allocated dwelling units which have been coordinated with the necessary infrastructure and facility improvements. Required improvements include the water storage reservoir, water and wastewater pipelines, sewer pump station, fire station, public and private roadways, drainage improvements, public and private trails, and private and public park facilities. The majority of these facilities would be included in Phase I of the development, along with Residential Unit 1. More specifically, prior to issuance of building permits, the public park shall be granted in fee title free of encumbrances to the County of San Diego Department of Parks and Recreation, subject to approval of the Director of the Department of Parks and Recreation. The fire station shall be constructed prior to issuance of building permits to ensure adequate fire protection to the satisfaction of the SDCFA.

Necessary water and wastewater transmission facilities shall be constructed by the RMWD as indicated in the Public Facilities Plan as outlined in the Specific Plan. RMWD may modify the Specific Plan's Public Facilities Plan as necessary, consistent with the development footprint and off-site easements, to ensure efficient implementation of this plan.

Review procedures required prior to construction of the common areas and single-family residences may include (1) subdivision maps, (2) use/site plan review, and/or (3) grading plan review by County Planning and Development Services (PDS), Caltrans, and others.

It is anticipated that rough grading would take approximately 27 months to complete, with 6 months of blasting occurring intermittently during the 27 months. Another 3 months is expected for finish grading (Appendix K).

1.2.1.4 Site Plan

The proposed Warner Ranch Site Plan is shown in Figures 1-1 and 1-19A through 1-19M. The purpose of the site plan is to provide design consistency for structures within the project area. It also provides the concepts for the private and public parks (Figure 1-19I) and site lighting (Figure 1-19J). The site plan includes requirements for building envelopes, minimum building setbacks and building height. Project structures have been designed to be one to two stories in height. All proposed residential units would have a front yard setback at either 10 feet or 18 feet from the internal road right-of-way. Side yard setbacks would range from 4 feet to 15 feet. Rear yard setbacks from range from 5 feet to 15 feet (note that multifamily duplexes would have no rear yard).

1.2.1.5 Administrative Permit

The Administrative Permit is a discretionary permit that is used in situations where the public's welfare does not require a public hearing before granting approval for uses or structures that have only minor potential adverse impacts on surrounding areas. It is required for the project because it is proposed to be a gated development, and compliance with this permit would ensure adherence to the County's design, safety, and maintenance requirements.

As discussed above, the project includes five gated locations. All of the project gates and access points have been designed in compliance with the County Fire Code and require approval from the SDCFA because the project is within County Service Area 135 and will be served by SDCFA; see Figure 1-20, San Diego County Fire Authority. It is anticipated that all gates would be equipped with an approved emergency traffic control activating strobe light sensor or other device approved by the SDCFA, which would activate the gate on the approach of emergency apparatus.

1.2.1.6 Annexations

A portion of the project site (APN 110-021-09) is within the RMWD (Figure 1-21, Parcels Requiring Annexation into Rainbow Municipal Water District). In order to receive water and wastewater service from the District, the remainder of the property would need to be annexed (APNs 110-090-01, 110-090-17, 110-090-18, 110-021-32, and 110-040-22) into RMWD as well as the San Diego County Water Authority (SDCWA). All of the annexations would require the approval of the Local Area Formation Commission (LAFCO). The project would be required to comply with all rules and regulations which are in effect when the proposed annexations are

formally requested. When this EIR is approved and certified, a hearing at LAFCO would be scheduled to request approval of the proposed annexations.

On April 7, 2014, as part of a Municipal Service Review (MSR), LAFCO adopted an amendment to the RMWD SOI for the portion of the project site that is not within the district boundaries. This is the initial step to formally annex the project site into the district.

1.2.2 Technical, Economic, and Environmental Characteristics

1.2.2.1 Technical Aspects

The project has a number of technical aspects that address permanent open space preservation, view shed protection, land use compatibility, and housing opportunities. The following regulations, plans, land use policies, and adopted ordinances establish the technical requirements for the development and preservation of land within the SPA. These include, but are not limited to the following:

Subdivision Ordinance. The County of San Diego's Subdivision Ordinance regulates the subdivision of land in accordance with the State's Subdivision Map Act. The ordinance addresses design, standards, improvements, and other issues related to proposed subdivisions within the County. The project requires approval of the Vesting Tentative Map in compliance with this ordinance.

Zoning Ordinance. The County's Zoning Ordinance provides regulatory provisions applicable to all areas of the SPA and regulates buildings or structures. This includes construction, reconstruction, alteration, expansion, or relocation of any building or structure within the SPA. The project requires a Rezone as described and specific zoning criteria will be enforced by the proposed Specific Plan.

San Diego County Centerline Ordinance. This ordinance was enacted to establish street improvement, right-of-way, and building line requirements in association with centerline establishment standards. This ordinance has been applied to the project along SR 76 and Pala Temecula Road.

Parkland Dedication Ordinance (PLDO). Per the PLDO, the project is required to provide 7.6 acres of public park facilities. A 4.2-acre public park is proposed along the project's frontage with SR 76. This acreage includes a public trail, as well as public restrooms, leaving 3 net usable acres. The project would also include 7.7 acres of private parks and a clubhouse; if these facilities are qualified, they can be counted as a 50 percent contribution to park land, per the PLDO. Coupled with the 4.2-acre public park, there would be a total of 8.1 acres of public park facility credit, which would exceed the required amount for the project.

Community Trails Master Plan. This plan sets forth criteria and guidelines for acquisition, dedication, development, operation, and maintenance of non-motorized trails and pathways. The project satisfies this regulation by providing a public and private trail system that would be constructed to enable circulation on designated trails through the open space areas in the northwest and northeast portions of the property. The trail would provide a potential link to other off-site trails or trails identified on the Pala/Pauma Subregional Plan and/or County Regional Trails Map.

County of San Diego Grading Ordinance. The project would comply with the County's Grading Ordinance through implementation of County-approved grading plans, including project-specific waivers for slope heights and gradients in certain areas if required. Earthwork quantities for on-site development are anticipated to consist of 2.3 million CY of cut and 2.3 CY of fill material. It is anticipated that rough grading would take approximately 27 months, with six months of blasting, and then another three months for finish grading (Appendix K).

During construction, best management practices (BMPs) from the County Low Impact Development (LID) Handbook will be used. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the project and a Stormwater Sampling and Analysis Strategy would also be prepared as a part of the SWPPP, if necessary.

1.2.2.2 Environmental Considerations

Compliance with County, state, and federal environmental regulations and policies has influenced the project design by locating and avoiding the most sensitive biological, archaeological, and geological resources. Adherence to these guidelines has allowed the project to minimize impacts on these resources.

Resource Protection Ordinance (RPO). The County's RPO was implemented to protect sensitive resources, including floodplains, wetlands and wetland buffers, steep slopes, sensitive habitats, as well as certain prehistoric and historic sites. It contains detailed development standards to protect such resources through dedication of open space lands. Findings for the project indicate that floodplains, wetlands, and wetland buffers have been avoided; and that sensitive habitat lands have been mitigated in accordance with the ordinance, or avoided and placed within the biological open space preserve. None of the cultural resource sites are considered RPO sites.

As shown in the slope analysis (Figure 1-22, Slope Analysis), approximately 31 percent (1,56.91 acres) of the site has slopes ranging between 25 percent and 50 percent, and 28 percent (144.33 acres) of slopes of 50 percent or greater. Development has been clustered to confine grading to the flatter areas of the property (140 acres of 0–15 percent slopes) and portions of the 66 acres

with slopes ranging between 15 and 25 percent). Grading for 10 of the proposed single-family residential lots would encroach into steep slopes ranging from 2.2 to 15.5 percent, but the encroachment would be in compliance with maximum RPO allowances which permit development to occur in these steeper areas providing certain measures are followed. This is discussed further in Section 2.1, Aesthetics, of this EIR.

Natural Communities Conservation Planning Act. The NCCP is a joint effort between the federal, state, and local jurisdictions to establish significant open space preserves that will protect a number of sensitive “target” species. Many jurisdictions, including the County of San Diego, have adopted Habitat Conservation Plans (HCPs, such as the County MSCP) with areas designated for varying degrees of protection and long-term conservation. In the project’s vicinity, the NCCP requires a Habitat Loss Permit (HLP) for the loss of coastal sage scrub. These regulations are applied through the County’s Habitat Loss Permit Ordinance and the project must be designed to comply with NCCP Section 4(d) findings, as detailed in Section 2.3, Biological Resources, of this EIR.

Hillside Development Policy. Policy I-73 of the County’s General Plan establishes hillside development standards to protect visual qualities of significant hillsides and ridges. The RPO, discussed above, has more stringent slope protection requirements than the Hillside Development Policy. Project grading would be in conformance with the RPO standards and thus would also be in compliance with the Hillside Development Policy; see also Section 2.8 of this EIR.

Dark Skies Ordinance. The San Diego Light Pollution Code, also known as the Dark Skies Ordinance, was adopted to reduce potential adverse effects on regional observatories (Mount Laguna and Mount Palomar). It establishes two zones for reducing light pollution. Zone A includes areas within 15 miles of either observatory, and Zone B consists of areas outside that radius but still within the unincorporated areas of the County. More stringent lighting restrictions are imposed in Zone A, including limits on decorative lighting. The project area is approximately 26 miles from Mount Palomar and thus is in Zone B, but would still comply with the ordinance by incorporating standard design measures to minimize skyglow, light trespass, and glare.

Pala Pauma Subregional Plan. The project is in compliance with the overall goals of the Pala/Pauma Subregional Plan (see Section 2.8). The Plan’s primary objective is to provide for orderly, planned growth as needs arise; as well as to provide essential services (e.g., water, sewer, fire protection, schools, etc.). The plan would be amended to designate the property as a SPA, and in turn, the Specific Plan addresses how the project would provide all of these services as the project is constructed in phases.

1.2.2.3 Economic Characteristics

- The project would result in the addition of property tax revenue from added housing to San Diego County that might otherwise continue to be deflected to southwestern Riverside County.
- The project would contribute to the jobs/housing balance by providing housing opportunities for the existing and future workforce in the subregion. Warner Ranch, with its diversity of densities and lot sizes would target the workforce households that are currently underserved in the Pala competitive market area (Pala, Pauma Valley, Valley Center). This is discussed further in Section 3.3, Population and Housing, of this EIR.
- The project would contribute additional economic value by preserving 359 acres of biological habitat in permanent open space which could be incorporated into the future NCMSCP, if adopted.
- The project would make improvements along its frontage on SR 76.
- The project would construct a new fire station.
- The project would provide a public park and trail.

1.2.2.4 Environmental Constraints or Characteristics

County of San Diego Noise Element and Noise Ordinance. Where on-site noise levels would exceed the threshold for residential uses, implementation of a “D” Designator would result in noise barriers such as berms and masonry walls to achieve conformance. This is discussed further in Section 2.10, Noise, of this EIR.

County and State Fire Codes. A Fire Protection Plan has been prepared for the project in accordance with County Fire Code Ordinance No. 10356 and updated County of San Diego fire protection policies (see Section 2.7, Hazards and Hazardous Materials, and Appendix I of this EIR). The project has incorporated two emergency access roads which connect to SR 76, per the County’s fire protection policies.

County of San Diego Watershed Protection, Ordinance Stormwater Management and Discharge Control. The project would comply with all applicable regulations by implementing county-approved and project-specific stormwater management and water quality plans. A Major Stormwater Management Plan and a Preliminary Drainage Study have been prepared for the project. Based on these, and on the Preliminary Hydromodification Plan discussed below, the project has incorporated five bio-retention ponds, four dry-detention ponds, and three vegetated swales. Additionally, the project has incorporated other pertinent Low Impact Development (LID) strategies, including curb-cuts to landscaping from impervious surfaces, pavements

pitched toward landscaping, and downspouts to vegetated swales. These are discussed further in Section 3.2 of this EIR.

Hydromodification Management Plan. The need to address Hydromodification and its influence on water quality is included in the San Diego Regional Water Quality Control Board Order R9-2007-01, Provision D.1.g which requires San Diego Stormwater Co-Permittees to implement a Hydromodification Management Plan. The Countywide Model SUSMP (Standard Urban Stormwater Mitigation Plan) approved March 25, 2011, provides a template for the co-permittees to implement Hydromodification Management. Specific criteria for the implementation of a Hydromodification Management Plan is defined in the Final Hydromodification Management Plan, dated August 2015. All of the project's Hydromodification studies have been conducted using these guidelines. Based on these studies, incorporation of the bio-retention ponds, dry-detention ponds, and vegetated swales would result in a reduction in flow rates in Gomez Creek as it passes under SR 76 during peak discharge of the 100-year storm event.

Groundwater Ordinance. The project site is currently served by five groundwater wells and includes approximately 172.2 acres of agricultural use, including citrus groves, avocado groves and extensive agriculture. The current well water usage is approximately 593 acre-feet per year, which serves the 172.22 acres of agricultural use (citrus groves, avocado groves and extensive agriculture); see Section 3.2 of this EIR for details. The existing wells on site would be used for non-potable water purposes (e.g., landscape irrigation and agriculture), but the project is not proposing to develop any new wells. Currently, five existing on-site wells serve the existing residential and agricultural uses. The County requires that the project must make the finding that the groundwater resources are adequate to meet the groundwater demands of the project. It is estimated that approximately 483 acre-feet per year of non-potable water would be used for the project (302 acre-feet for irrigation and 181 acre-feet for avocado groves). Therefore, the project would not exceed the current well water usage. As previously indicated, the current well water use is approximately 593 acre-feet per year; see Section 3.2. Therefore, the ordinance findings can be made. This is analyzed further in Section 3.2 of this EIR.

Air Pollution Control District Regulations. The project would comply with Air Pollution Control District (APCD) regulations by utilizing dust control and other measures during construction. Additional measures to reduce or avoid long-term air quality impacts are discussed in Section 2.2, Air Quality, of this EIR.

California Surface Mining and Reclamation Act (SMARA). Sections 2762 and 2763 of SMARA require that jurisdictions issue a Statement of Reasons (SOR) when projects would result in the elimination of the potential to extract minerals in areas containing regionally significant mineral resources. Approximately 40 acres of land designated Mineral Resource Zone-2 (MRZ-2) are within the project's footprint. The remaining on-site resources

(approximately 18 acres) would be within the project's biological open space. Approximately 49 acres of MRZ-2 resources are south of SR 76, within the required 1,300-foot buffer between mining activities and residences. This is discussed in more detail in Section 2.9, Mineral Resources, of this EIR.

Compliance with this act requires that the County of San Diego decision makers consider the loss of access to mineral resources on the project site and weigh the importance of the site's mineral resources to the region and balance these mineral values against the proposed land uses when making their land use decision. The SOR lists seven potential reasons to permit the project and to eliminate access to important mineral resources that the decision maker may adopt or modify during their deliberations in accordance with SMARA Section 2763(a). The SOR would be submitted to the State Geologist and SMGB in conjunction with the environmental review of the project for a period of 60 days.

1.2.2.5 Project Design Features

The proposed project incorporates several project design features and sustainability strategies. The project is a sustainable compact community that preserves over 70 percent of the overall project area as preserved open space, which has been closely coordinated with the Federal, State, and Local Resource Agencies. The proposed preserve is intended to complete critical corridor connections that support the long-term viability of regional and subregional open space preserves, corridors, and linkages. The specific project design features are addressed throughout Chapter 2, Significant Environmental Effects of the Proposed Project, and Chapter 3, Effects Not Found to Be Significant, of this EIR and listed in Table 1-3, Project Design Features.

1.3 Project Location

The proposed 513-acre Warner Ranch Project is located in a portion of unincorporated northwestern San Diego County, approximately 5 miles east of I-15 on Pala Road (SR 76). It is just west of Pala Temecula Road in the Pala/Pauma Subregional Planning Area (Figure 1-23, Regional Location Map, and Figure 1-24, Project Location Map). It includes Assessor's Parcel Numbers (APNs) 110-021-09, 110-021-10, 110-090-01, 110-090-17, 110-090-18, 110-021-32, and 110-040-22.

1.4 Environmental Setting

The general environmental setting for the project area is provided in this section, in conformance with Section 15125 of the CEQA Guidelines (14 CCR 15000 et seq.). More detailed descriptions regarding specific environmental conditions can be found at the beginning of each section in Chapters 2 and 3.

1.4.1 Regional Context

In a regional context, the project site is in an unincorporated area of northwestern San Diego County, approximately 45 miles from downtown San Diego, 24 miles east of the Pacific Ocean, 16 miles north of the community of Valley Center, and 15 miles east of the community of Fallbrook. The site is within the San Luis Rey River watershed, the San Luis Rey Hydrologic Unit, the Monserate Hydrologic Area, and Pala Hydrologic Subarea. The site is also within the coastal subprovince of the Peninsular Ranges Geomorphic Province. Habitat types in this area of San Diego County are dominantly chaparral.

Unique biological features in this area of San Diego County are influenced by proximity to the San Luis Rey River and its tributaries which include extensive riparian woodlands and wetlands supporting rare and endangered species such as least Bell's vireo and the arroyo toad; as well as upland habitats including coastal sage scrub and mafic chaparral. These plant communities support rare bird species such as the California gnatcatcher, coastal cactus wren, and nesting golden eagles, as well as a number of sensitive plant species.

While there are no Resource Conservation Areas (RCAs) on the project site, existing conserved lands in the area include the Mount Olympus RCA northwest of the site, Mount Gregory RCA to the south, Pala Mountain RCA to the southeast, and the San Luis Rey River RCA site to the south. A portion of the property is within the river's floodplain. Wilderness Gardens is approximately 2.5 miles east of the site and is managed by the San Diego County Department of Parks and Recreation. Land within the jurisdiction of the U.S. Forest Service is approximately 4.5 miles northeast of the site. The property is within the proposed North County Multiple Species Conservation Plan (NCMSCP) area, but this plan has not yet been adopted.

The Pala Band of Mission Indians Reservation is located along the majority of the eastern, northern, and southern boundaries of the site. SR 76 (Pala Road), primarily a two-lane thoroughfare heading from east from I-15 to Palomar Mountain, abuts the southern site boundary. Pala Temecula Road is along the eastern site boundary, running north from SR 76.

General surrounding land uses include rural residential development, agriculture (rural and commercial), vacant land, limited industrial (power plant, mining, landfill), and commercial uses (Pala Casino Resort and Spa, Pala Town Center, Recreational Vehicle Park). Several rural residences and vacant land are to the west. Surrounding land uses in the overall subregion are shown in Figure 1-25, Subregional Context Map.

The MRZ classification system categorizes lands based on their suitability as sources of sand, gravel, and stone deposits for construction aggregate. The MRZ-2 zones are often defined by low-lying topographic drainages and geologic deposits. Geologically, these areas are generally

characterized by the presence of younger river channel, floodplain, and terrace deposits that have been eroded from the older bedrock units, transported, and re-deposited. MRZ-2 resources are desirable for construction-grade materials. The majority of the western San Diego region is mapped as an MRZ-3 zone. These areas geologically consist of older bedrock units, including crystalline and meta volcanic rocks. In some areas these minerals can also be crushed to yield PCC-grade aggregate, provided that the processed minerals possess the appropriate chemical characteristics.

1.4.2 On-Site Environment

The general physical features of the project area are shown in Figure 1-26, Existing Conditions. Approximately 150 acres of the project site are developed, having once been a working horse ranch with an estate, guesthouse, and avocado and citrus groves. These areas include houses, barns, arenas, stables, and other outbuildings in the southwestern and central portions of the site. It is presently accessed by two roads off of SR 76.

The property is located along the lower slopes of Mount Olympus, between two drainages (Gomez Creek on the west and Pala Creek to the east). The topography is characterized by relatively flat land in the southern portion of the site with moderately to steeply sloped land in the northern, northwestern, and eastern areas. Elevations range from approximately 350 feet above mean sea level (amsl) to 1,000 feet amsl. The eastern and northern areas support native vegetation, including chaparral and coastal sage scrub, and the drainages support riparian habitats; this is further detailed in Section 2.3 of this EIR.

1.5 Intended Uses of the EIR

In accordance with CEQA Guidelines Sections 15124(d) and 15160-15170, the County of San Diego's Department of Planning and Land Use (DPLU) prepared an Initial Study for the Warner Ranch Project (see Appendix A), which determined that an Environmental Impact Report would be required. The Initial Study was included with the Notice of Preparation (NOP) circulated by the County for Public Review from April 29 to May 28, 2010. Additionally, a Scoping Meeting was held on May 6, 2010, at the Pala Pauma Community Center to solicit input from the local community.

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 (14 CCR 15121(a)).

1.5.1 Matrix of Project Approvals/Permits

The County of San Diego is the Lead Agency, defined in CEQA Guidelines Sections 15050 and 15367 as the “public agency which has the principal responsibility for carrying out or approving a project.” This EIR is intended to analyze the environmental impacts associated with the discretionary actions (GPA, Specific Plan, VTM, Rezone, Site Plan, Administrative Permit) which require approval by the County of San Diego’s Board of Supervisors.

Additionally, Responsible Agencies have discretionary approval over one or more actions involved with development of the project, and Responsible and Trustee Agencies are state agencies with discretionary approval or jurisdiction by law over natural resources which may be impacted. Table 1-4, Matrix of Project Approvals/Permits, lists all approvals (e.g., permits, financing approvals, or participation agreements) that are required from all public agencies.

1.5.2 Related Environmental Review and Consultation Requirements

The environmental planning for the project has extended from 2005 to the present with the submittal of the Specific Plan to the County in 2011. During that time, significant outreach was made to a number of stakeholders, including agencies, districts, community groups, and the public. Key stakeholder groups consulted during the planning process included the Native American community, wildlife agencies, Caltrans, the RMWD, SDCWA, MWD, LAFCO, the San Diego County Sheriff’s Department, the San Diego County Department of Parks and Recreation, and the local school districts.

1.6 Project Inconsistencies with Applicable Regional and General Plans

As detailed in Section 2.8 of this EIR (Land Use), a Visual Resources/Community Character/Growth Inducement analysis (Appendix C of this EIR) was prepared for the project, which included an evaluation of the project’s consistency with the County’s General Plan and the Pala/Pauma Subregional Plan. Appendix C found that the proposed project, including the General Plan Amendments, are consistent with all applicable Plan Policies with the exception of the following:

COS-10 Protection of Mineral Resources. The Conservation Element of the General Plan includes several policies related to the conservation of mineral resources in MRZ-2 classified lands.

The project site includes 60 acres of MRZ-2 classified lands. The proposed project would result in these resources no longer being available for mineral resource extraction; refer to Section 2.9 for further details.

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

CEQA Guidelines Section 15355 indicates that a cumulative impact is an impact resulting from the combination of the project evaluated in the EIR and other projects that cause related impacts. Such impacts may result from “individually minor but collectively significant projects taking place over a period of time.” CEQA Guidelines Section 15130 requires that an EIR address cumulative impacts of a project when the project’s incremental effects would be cumulatively considerable, wherein “cumulatively considerable” refers to the individual project’s effects in conjunction with those caused by past, current, and probable projects.

Table 1-5, Cumulative Projects in the Vicinity of Warner Ranch, provides a list of cumulative projects within the vicinity of the proposed project. Figure 1-27, Cumulative Projects Map, shows the general location of the projects listed in Table 1-5 and also included in Appendix B (Cumulative Project List). This list of cumulative projects is based on research conducted at the County Planning and Development Services.

Geographic areas considered for each cumulative analysis vary by environmental issue. For example: the cumulative traffic analysis uses regional growth factors to predict future conditions; the cumulative aesthetics analysis focuses on the proposed project’s specific view shed; the cumulative air, greenhouse gas and water analyses are based on regional plans and policies. The cumulative study area for biological resources represents the largest cumulative study area. The cumulative study areas for all other environmental effects analyzed in this EIR are smaller subsets within this larger area. The potential for cumulative impacts is discussed for each environmental effect in Chapters 2 and 3.

It should also be noted that anticipated growth on the adjacent Pala Reservation will occur as individual projects are developed by the Tribal Council. The Tribe recently approved the expansion of the casino. Other recent projects have included a new Tribal Administration Center and recreational facilities and a new fire station is nearing completion. In addition, many tribal members are replacing existing substandard homes with new homes. Because these are located on tribal lands, sufficient information is not available to include these specific projects in the cumulative list; however, these have been considered in the cumulative analysis provided in the EIR.

1.8 Growth-Inducing Impacts

CEQA Guidelines Section 15126.2(d) requires that an EIR analyze ways in which projects may “foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Examples of growth inducing impacts may include the following:

- Extension of utility lines, construction of roads, or construction or expansion of wastewater facilities;

- Encouragement of growth in surrounding areas through economic stimulus (e.g., construction of golf courses, shopping centers, industrial facilities, and residential Specific Plans; or
- Revisions to land use policies, such as General Plan amendments, annexations, and rezones.

It must not be assumed that growth in any area is necessarily a beneficial or detrimental effect on, or of little significance to the environment.

1.8.1 Extension of Utility Lines, Construction of Roads, or Construction/Expansion of Water Facilities

A Visual Resources/Community Character/Growth Inducement Report was prepared for the project by RBF (Appendix C of this EIR). The study evaluated the project's potential to contribute to unplanned growth within the Pala community. Project elements were identified that could directly or indirectly remove obstacles to growth, and to evaluate if such growth would impact existing community services, affect the environment on an individual or cumulative basis, or induce other GPAs within a defined study area.

Fire Services. As the project is proposing a new fire station, the Study Area was defined using the County's General Plan Safety Element for acceptable emergency travel times. These are five minutes for village land uses, 10 minutes for estate land uses, and 20 minutes for rural land uses. To determine the growth-inducing potential of the project as a result of construction of the fire station, undeveloped lands zoned for residential uses within the required travel times were analyzed (see Appendix C). The travel time constraint was considered because it would potentially limit the service radius within the area of the proposed on-site fire station. Lands where adequate service travel times could not be met would be restricted from further subdivision and/or development in the future. Lands within the Indian Reservation, properties designated as RL-80 or large-acre parcels, and lands not designated with a residential land use designation within the study areas were also eliminated from consideration. Lands with RPO steep slopes were also evaluated for their potential to restrict development. The remaining parcels were then evaluated for their potential to be developed, thereby contributing to residential growth in the area with regard to meeting the new station's service travel times (see Table 1-6, Other Potentially Developable Properties within Required Fire Travel Times). The assumption that a landowner would request County approval of a discretionary action (e.g., GPA, Tentative Map) to allow for future subdivision of a property and therefore, additional growth above that planned for under the existing land use regulations, would be speculative. As the number of landowners that would request an amendment and what the amendment would involve cannot otherwise be determined at this time, the analysis was based on the maximum allowable growth under the existing General Plan designations. It was concluded that there were 46 dwelling units that could potentially be constructed within the study area (Appendix C).

As indicated in Appendix C, the proposed project's fire station would reduce the risks of impacts from wildfires in the area. Due to land use and zoning designations in the surrounding areas, additional subdivision development would be limited. Any future proposed development would require additional and separate environmental analysis to determine potential impacts. It should also be noted that buildout of the 46 units is assumed in the current General Plan, and therefore they are not considered to represent unplanned growth within the County. Additionally, it is unlikely that all parcels within the 5-, 10-, and 20-minute travel time boundaries that could be further subdivided with construction of the fire station (and would meet required travel times) would be built out to their maximum allowed densities.

The addition of 46 new homes in the area would not place a significant strain on existing public services or utilities, or generate a substantial amount of new traffic, such that new or expanded community service facilities would be required. With consideration for the quantity of vacant land in the Pala area and the existing area population, the potential addition of 46 new homes would not be considered significant growth. Therefore, although construction of the proposed fire station would reduce a barrier to area growth, it would not be considered to significantly contribute to or induce substantial growth within the Pala area. Impacts would be less than significant, and no mitigation measures are required.

Water and Wastewater Utilities. The RMWD would provide water service for the project via a 12-inch water line that would connect to the on-site water reservoir. The reservoir would connect to an existing line within Jeremy Way which terminates just north the project's northeastern boundary. The RMWD would also provide the project's sewer needs, including a pump station at the southwestern edge of the property and the force main sewer line that would be within the ROW of SR 76 connecting with an existing pump station near I-15. All water and wastewater lines would be sized only for the project and would not serve any other existing or new development in the area. All development outside of the project area would not be able to connect to the proposed transmission lines, and would instead require new transmission mains to convey needed water as needed, specific to the type and extent of the any development proposed. Although the project would require annexation of portions of the site into the RMWD for water and wastewater service, the proposed expansion of the service area boundary would not result in the inclusion of any other parcels not already located within the boundary, which could therefore contribute to (or enable) additional growth on such lands. Additionally, the RMWD has provided a letter to the project applicant stating that the proposed improvements for water service are "planned for use only by the Warner Ranch development, based on current conditions/pending applications, as well as current RMWD water...facility plans." In that same letter RMWD stated that the proposed improvements for sewer service are "planned for use only by the Warner Ranch development, based on current conditions/pending applications, as well as current RMWD sewer...facility plans." Therefore, other area users within the RMWD would not be

permitted to connect to the water and wastewater lines for the provision of water and sewer service. Therefore, the project would not result in growth-inducing impacts relative to water or wastewater service.

Additionally, the proposed extension of the existing SDG&E gas line to serve the site is not considered to be growth inducing or to enable growth that could not have otherwise occurred, as such resources can presently be provided to residential and other use types within the area. The ability to develop land is generally not dependent upon the availability of natural gas services. If natural gas is not available, electricity can be otherwise used to provide heating and enable cooking or operation of appliances, lighting, and/or other equipment. Additionally, in unincorporated areas of the County where natural gas service is unavailable, the installation of propane tanks (whether for individual households or a larger tank at a central location to serve a number of households) for the provision of natural gas can provide adequate natural gas reserves in support of residential, commercial, and/or other types of development, as needed. Therefore, the project would not result in growth-inducing impacts with regard to the provision of natural gas service, and as such, would not result in growth that would cause a significant adverse environmental impact.

Roads. The project is proposing to construct an internal private road system (private roads), along with two emergency access roads onto SR 76 to service the project. . Impacts associated with project impacts on SR 76 would be mitigated as detailed in Section 2.11 (Transportation and Traffic) of this EIR. The project would make improvements to existing off-site roads, but would not add additional travel lanes or construct new roads to serve undeveloped areas. The road improvements associated with the project are designed to provide adequate primary and secondary access to serve the project and would not facilitate development or remove a barrier to growth in the area around the project site. Therefore, the project's proposed on-site circulation plan and off-site road improvements would not result in the removal of a barrier to additional growth in the area.

Police Protection and Schools. The project is providing mitigation for impacts to these services resulting from the construction of 780 residential units. Impacts from an additional 46 residences would not be expected to significantly increase impacts. Future development would be subject to any applicable requirements or fees. Pursuant to state law, SB 50 fees are paid as mitigation for a project's impact to school facilities. These fees, collected by school districts from developers, help fund the acquisition of sites and construction of new school facilities. The project's payment of such fees is therefore, growth accommodating, and not growth inducing. No fees are collected for police services and no police facilities will be constructed by the project and would therefore not result in the removal of a barrier to additional growth in the area.

Libraries and Parks. The potential addition of 46 residences would not be expected to have an adverse effect on these facilities. The project is proposing a new public park to serve the project residents but could be used by the Pala community. However, the park is constructed as mitigation for the project's impact and is therefore growth accommodating.

1.8.2 Economic Stimulus (Construction of Golf Courses, Shopping Centers, Industrial Facilities, Residential Specific Plans)

Appendix C also evaluated the availability of existing businesses to serve the project. Existing local businesses and other goods and services provided in the surrounding area (e.g., Temecula and Fallbrook) were inventoried and the need for residents of Warner Ranch to commute to obtain services was assessed. It was concluded that the existing supply of businesses would be adequate, to service the project, including groceries, gas, and professional services. While the demand for new goods and services (or lack thereof) may be realized over time, the project is not expected to create significant new demands. Current residents of Pala and Pauma are generally served by local providers, and typically only travel outside of the area to obtain other goods and services as needed. Thus, the project was not determined to have significant growth-inducing effects based on these factors.

The property is bounded on the south, east, and northeast by the Pala Band of Mission Indians Reservation. Any future development on tribal lands would be determined and analyzed by the Reservation. With the project's introduction of additional residential development into the area, it is possible that new services might be provided in the Pala/Pauma area (e.g., grocery stores, drug stores). Any such development would be subject to environmental review as required by the Indian Government.

1.8.3 General Plan Amendment/Rezone/Annexation(s)

While the project proposes a GPA and Rezone, a primary project objective is the creation of a jobs/housing balance in the area. In turn, it is envisioned that by providing housing in this area it would help to decrease commuter traffic and resultant air pollutants). As noted above, the majority of the site would be annexed into the RMWD and the SDCWA. The applicant has consulted with LAFCO, the entity responsible for approval of the annexations upon completion of the environmental review process.

1.9 Energy Consumption

Appendix F of the CEQA Guidelines requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy in order to assure energy implications are considered in project decisions. The proposed project would increase building

electricity and natural gas efficiency to at least Title 24 2013. In accordance with BE-4 of California Air Pollution Control Officers Association's Quantification document, the project would install Energy Efficient Dishwashers within the residential units and the firehouse and house fans within the residential units. Additionally, the lighting efficiency must be reduced by 50 percent, which can be achieved through use of compact fluorescent lighting or light emitting diodes. This measure would reduce inefficient, wasteful, and unnecessary consumption of energy. Lastly, the project design includes installation of solar panels on site to produce 4,756,002 kilowatt-hours of electricity per year on average. Under current technology, this equates to up to 9,605 solar panels, or an average of 12 solar panels on each single-family home, 2,858 solar panels on the multifamily units, 78 solar panels on the clubhouse, and 40 solar panels on the fire station, with each solar panel having an estimated rating of 285 watts. The actual capacity and/or conversion efficiency of the photovoltaic panels may alter the actual number of roofs or non-residential roof space requirements to meet the annual 3,346,200 kilowatt-hour requirement at project buildout. Energy consumption is also further addressed in Section 2.13, Significant Irreversible Environmental Changes Resultant from Project Implementation, and Section 3.5, Energy.

Table 1-1
Land Use Summary

Planning/Phasing Area	Total Dwelling Units	3K	4K	5K	6K	8K	2plx	6plx	Acreage
I	121	28	93	—	—	—	—	—	11.36
II	70	40	30	—	—	—	—	—	8.50
III	69	65	4	—	—	—	—	—	5.70
IV	117	15	—	—	—	—	—	102	7.96
V	66	—	—	—	—	—	—	66	4.24
VI	78	—	—	—	—	—	30	48	6.71
VII	96	—	96	—	—	—	—	—	10.39
VIII	88	—	—	29	44	15	—	—	21.15
IX	75	—	19	56	—	—	—	—	10.36
Totals	780	148	242	85	44	15	30	216	86.52
<i>Total Open Space Area (Biological/Recreational/ Aesthetic)</i>									385.37
<i>Biological Open Space Preserve</i>									359.05
<i>Recreational/Aesthetic Open Space</i>									26.32
<i>Public Recreational Park</i>									4.23
<i>Private Landscaping</i>									14.38
<i>Private Park and Clubhouse</i>									7.71
<i>Fire Management Zone</i>									2.41
<i>Utility Easement</i>									0.10

**Table 1-1
Land Use Summary**

Planning/Phasing Area	Total Dwelling Units	3K	4K	5K	6K	8K	2plx	6plx	Acreage
<i>Public ROW</i>									2.29
<i>Private Streets</i>									31.12
<i>Water Reservoir</i>									4.43
<i>Fire Station</i>									1.16
<i>Wet Well Pump Station</i>									0.09
Overall Totals	780								513.49

Source: Shapouri & Associates 2013.

**Table 1-2
Warner Ranch Lot Summary**

Warner Ranch Summary	Lot Area in Square Feet (sq. ft.)	Lot Area (acres)	Percentage of Lot Within Project Boundary	Pad Area (sq. ft.)	Number of Lots
3000 sq. ft. Lots	530,961	12.189	2.37%	505,430	148
4000 sq. ft. Lots	1,160,148	26.633	5.19%	962,889	242
5000 sq. ft. Lots	613,007	14.073	2.74%	438,265	85
6000 sq. ft. Lots	392,282	9.006	1.75%	284,174	44
8000 sq. ft. Lots	291,974	6.703	1.31%	134,091	15
Sixplex Lot	660,687	15.167	2.95%	604,521	36
Duplex Lot	113,051	2.595	0.51%	102,948	30
Private Park Lots	335,045	7.692	1.50%	146,327	5
Landscape Lots	633,169	14.536	2.83%	0	17
Open Space Lots	15,640,257	359.051	69.92%	0	2
Private Road Lot	1,355,499	31.118	6.06%	0	23
Utility Easement Lot	4,322	0.099	0.02%	0	1
Water Reservoir Lot	193,114	4.433	0.86%	0	1
Fire Management Zone Lot	105,820	2.406	0.47%	0	5
Public Park Lot	184,118	4.227	0.82%	145,776	1
Fire Station Lot	51,242	1.176	0.23%	0	1
Wet Well Pump Station Lot	4,090	0.094	0.02%	0	1
Public Road Lot	99,693	2.289	0.45%	0	1
Total	22,367,480	513.487	100%	3,324,421	658

Source: Shapouri & Associates 2013.

Table 1-3
Project Design Features

PDF No.	Text of PDF
<i>Aesthetics</i>	
PDF-AE-1	<p>Signage</p> <ul style="list-style-type: none"> a. The main entrance would be secured and gated and would incorporate monument signage (described below) and landscaping materials consistent with the surrounding natural landscape character. Typical gateway entry elevations are shown in Figure 1-7. b. One monument sign is proposed to identify the entrance to the project development. The gated entryway would be set back from the main entry off of SR 76 and would not be visible to those traveling along the roadway. c. Roof signs or any sign extending above the highest point of a building, pole signs, temporary advertising devices and displays, and rotating, revolving, flashing, or moving signs would be prohibited.
PDF-AE-2	<p>Streetscape. All on-site roads are proposed to be private roadways, designed consistent with the County's Private Road Standards and requirements of the Pala/Pauma Subregional Plan, San Diego County Fire Authority (SDCFA) requirements, and design measures given in the Community Design Element of the Warner Ranch Specific Plan. Primary roads would integrate streetscape elements for vehicular circulation lanes, bike lanes, pedestrian walkways, parkway plantings, traffic control devices, and street safety lighting and signage design.</p> <p>Pedestrian amenities would also be provided in the form of shade tree canopies and appropriate street furnishings. Where walls are unavoidable, particular attention would be given to a comfortable pedestrian scale and to the provision of pilasters, plan offsets, and landscaping to relieve visual monotony.</p>
PDF-AE-3	<p>Landscaping. The landscape design guidelines encourage an overall design concept that visually enhances and blends with the surrounding built and natural environments. The overall theme for project landscaping is intended to create a visually unified community reflective of historical landscape traditions that are respective of the natural landscape found within the surrounding area. All proposed landscaping plants would be consistent with the County's landscaping requirements and measures included in the Warner Ranch Specific Plan, as applicable. Drought-tolerant, deer-tolerant, and native species shall be used wherever possible to minimize water usage and maintain the visual and rural character of the natural environment. Landscaping would be provided along the project frontage and elsewhere within the interior to enhance the entryway and provide project screening from off-site locations, in addition to creating a natural landscape that visually blends the development into the existing setting. Landscaping would also be used around on-site structures to visually reduce the surface area of larger buildings and enhance their appearance within the setting. In addition, landscaping would be provided within the interior of the property, along the private roadways, and within recreational open space areas to enhance views of the development and to reflect existing vegetation types in the surrounding rural community. Vegetation of varying heights and textures would be placed along perimeter walls and fences to soften hard planes by creating interest and variety.</p>
PDF-AE-4	<p>Grading. Project engineering design for manufactured slopes would be required to meet the requirements of the County's Grading Ordinance. The visible surface area of on-site structures would be minimized through grading and landscaping techniques and consideration of building massing, use of earthen berms, and/or use of plant materials to minimize the overall visual mass or bulk of such structures.</p>
PDF-AE-5	<p>Lighting. All exterior lighting proposed with the project would adhere to Division 9 of the County's Light Pollution Code, or "Dark Skies" Ordinance, to reduce potential adverse lighting effects on the Mount Palomar and Mount Laguna observatories. The project would comply with Zone A lighting design requirements. The project would require compliance with lighting design standards identified in the Warner Ranch Specific Plan with implementation of the "D" Special Area designator proposed as part of the project zoning to ensure that all outdoor lighting is consistent with the character of the surrounding Pala community.</p>

Table 1-3
Project Design Features

PDF No.	Text of PDF
PDF-AE-6	Design Review. Require County design review prior to issuance of development permits in compliance with the design standards identified in the Specific Plan with implementation of the "D" Special Area designator proposed as part of the zoning. The design review would ensure that the Site Plan, access and circulation, lighting, landscape design, grading (e.g., manufactured slopes), public utilities, and architectural design, are consistent with the character of the surrounding Pala community, natural features, and site topography.
PDF-AE-7	Bulk and Scale. Locate structures of greater bulk/scale within the interior of the site, away from public views.
PDF-AE-8	Open Space. Provide a large portion of the site as open space, with some agricultural lands to reduce effects of the proposed development on existing views and to reduce the potential for development to adversely affect a viewer's experience when viewing the site.
<i>Air Quality</i>	
PDF-AQ-1	Prior to drilling for blasting purposes, the project will remove overburden to reduce the potential of fine particulates becoming airborne.
PDF-AQ-2	Water injection will be used during drilling the blasting holes in order to control drilling dust.
PDF-AQ-3	Wet all blast areas prior to blasting.
PDF-AQ-4	Nearby neighbors will be notified of all blasts before each occurrence.
PDF-AQ-5	Utilize no more than 6 tons of ammonium nitrate daily for blasting activities.
PDF-AQ-6	Comply with the County's Grading Ordinance and SDAPCD's fugitive dust rules outlines.
PDF-AQ-7	The project will include 246 workforce housing units, as identified in Appendix S. This will result in a mobile emissions reduction; refer to the Vehicle Miles Traveled memo as a part of Appendix O.
<i>Greenhouse Gas Emissions</i>	
PDF-GHG-1	The project design includes recycling collection service that will operate in accordance with the goals of AB 341, and separate recycling and waste containers would be provided on site. All green waste will be diverted from landfills and recycled as mulch. Additionally, the proposed project would comply with the 75 percent diversion rate of waste from landfills to recycling centers under AB 341, which would be a 25 percent increase over the unmitigated 2020 GHG emissions.
PDF-GHG-2	Design of the proposed project includes low flow water fixtures that are compliant with the 2013 California Green Building Standards codes.
PDF-GHG-3	The HOA manager for the project will be directed to work with the major nearby employment centers to establish a shuttle program. The HOA manager will coordinate with the employment centers to provide identification and GIS information for participating households, as well as scheduling needs. The shuttle would provide direct door to door access from each participating household to the employment center. GHG reduction credits for this service were not considered within this analysis.
<i>Utilities and Service Systems</i>	
PDF-UT-1	Non-potable water shall be used for landscape and irrigation needs on the project site.
<i>Hydrology and Water Quality</i>	
PDF-HY-1	The project design includes four bio-retention ponds, four dry-detention ponds, and three vegetated swales. These project design features would move runoff into the ponds, and then to the swales, and then to Gomez Creek in order to decrease flow and improve water quality before it enters the creek.
PDF-HY-2	Groundwater production shall be monitored at least monthly at all pumping wells. Groundwater production data shall be reported to the County of San Diego Groundwater Geologist on an annual basis and shall document the previous calendar year groundwater production. If the project site exceeds a total of 593 acre-feet in any given calendar year, groundwater pumping shall cease for the remainder of that year. The HOA would be responsible for management of the wells.

Table 1-3
Project Design Features

PDF No.	Text of PDF
<i>Energy</i>	
PDF-EN-1	In accordance with BE-4 of California Air Pollution Control Officers Association's Quantification document, the project would install energy-efficient dishwashers within the residential units and the firehouse and house fans within the residential units.
PDF-EN-2	The lighting efficiency must be reduced by 50 percent, which can be achieved through use of compact fluorescent lighting or light emitting diodes.

Table 1-4
Matrix of Project Approvals/Permits

Permit Type/Action	Agency
General Plan Amendment Rezone Specific Plan Administrative Permit (Gate Entry Permit) Vesting Tentative Map Site Plan (Vesting and "D" Designator) County Right-of-Way Permits <ul style="list-style-type: none"> • Construction Permit • Excavation Permit • Encroachment Permit Landscape Plans Grading Permit Habitat Loss Permit Improvement Plans Underground Storage Tank Permit (Sewage Treatment and Fire Protection) Final Subdivision Map Building Permits Air quality Permit	County of San Diego
Annexation to a City or Special District	Rainbow Municipal Water District, County Water Authority, Local Agency Formation Commission (LAFCO)
State Highway Encroachment Permit	CALTRANS
401 Permit – Water Quality Certification	Regional Water Quality Control Board (RWQCB)
California Surface Mining and Reclamation Act (SMARA), Sections 2762 and 2763 – Elimination of Access to a State-Designated Mineral Resource Area Statement of Reasons (SOR)	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit General Construction Stormwater Permit Waste Discharge Requirements Permit	RWQCB RWQCB RWQCB
Water District Approvals Sewer District Approvals	Rainbow Municipal Water District County Water Authority

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
1	TM 4713	Pepper Tree Park	104-350-15-00	Aesthetics, Biological Resources, Geology/Soils, Hazards, Hydrology/Water Quality, Noise, Transportation/Traffic	75.00	Time extension for approved uses, including 73 SFR and 14+ acres of general commercial/office.
2	MUP 03-006	Cingular Wireless ZAP	108-412-01-00	None	N/A	Wireless telecommunications facility consisting of an 18-by 10-foot-high equipment shelter with antennae.
3	TM 5364	Daniels TM	106-200-15-00	Transportation/Traffic	11.22	10 SFR lots.
4	TPM 20546	Shields TPM	106-050-93-00	None	2.94	4 lots plus remainder.
5	TPM 20534	Berk TPM	106-280-08-00	None	6.01	Minor residential subdivision. 4 SFR lots plus remainder.
6	TPM 20603	Amos Family Trust TPM	105-180-76-00	Biological Resources	3.18	Minor subdivision 2 lots plus remainder.
7	TPM 20829	Mingo TPM	104-242-32-00	Noise, Transportation/Traffic	1.41	4 residential lots, plus remainder.
8	TPM 20824	Brookfall TPM	123-050-87-00	None	4.78	Minor subdivision 2 lots
9	ZAP 01-043	Sprint PCS	102-300-08-00	None	N/A	Telecommunications facility consisting of nine panel antennas mounted to the side of an existing water tank.
10	MUP 00-040	St. John's Episcopal Church	105-281-60-00	Noise, Transportation/Traffic	5.42	Construction of a church and related facilities including parking and landscaping.
11	TPM 20806	Bartlett Minor Residential Subdivision	106-200-87-00	None	2.17	Minor residential subdivision - 2 lots
12	TPM 20734	Rodriguez TPM	103-300-40-00	None	0.70	Minor land division 4 lots
13	TM 5339	Dougherty Grove	103-101-01-00	Transportation/Traffic	21.45	Major subdivision 28 SFR lots, 3 open space lots and 1 private street lot
14	R 00-001	Chedister Rezone	105-092-44-00	Biological Resources	1.07	Change existing zoning from (RR) Rural Residential to (RC) Residential Commercial.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
15	ZAP 00-116	Nextel/Foothill Cell Site	105-410-70-00	None	0.72	Telecommunications facility consisting of one 40-foot-tall flagpole, six panel antennas mounted to the inside of the pole, and associated radio and power cabinets located in a 10X20 concrete shelter.
16	TM 5214	Harvest View Estates	106-272-06-00	None	6.35	Subdivision 9 residential lots.
17	BA 02-0111	Lindal Boundary Adjustment	104-181-69-00	None	N/A	Boundary adjustment to reconfigure lot lines between two parcels, increasing the size of one to provide a greater buffer zone between adjoining new development on the second parcel.
18	TPM 20687	Osterkamp TPM	103-091-11-00	None	1.02	Subdivision three lots
19	S 04-010	Dyal Site Plan	107-080-45-00	None	2.36	Construction of a 3,750-square-foot residence and 1,404-square-foot garage.
20	S 08-016	Fallbrook Center Wireless Communications Facility	104-341-05-00	None	N/A	Unmanned wireless telecommunications facility consisting of 14 antennas and 1 four-foot-diameter dish antenna. Supporting equipment includes four outdoor cabinets, an emergency generator, one electrical panel and one telephone interface.
21	TPM 20683	Calhoun Minor Subdivision	123-010-59-00	Biological Resources	6.10	Subdivision five residential lots.
22	ZAP 03-104	Rainbow Valley Nursery	102-700-09-00	None	N/A	300-square-foot retail-sales fruit stand and associated parking.
23	S 03-039	Sunflower Site Plan	105-513-33-00	None	N/A	Temporary uses for sample model homes, real estate sales office and off-street parking facilities.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
24	TM 5190	Uchimura Residential Subdivision	107-440-03-00	Biological Resources	11.43	16 residential lots
25	TPM 20713	Lee TPM	103-300-35-00	None	0.73	Minor residential subdivision - 4 lots.
26	MUP 07-017	Vista Towers	109-392-50-00	None	N/A	60-foot-high wireless telecommunications facility designed as a faux pine tree consisting of 36 panel antennas and possibly 3 microwave dish antennas. A 6-foot-high wall with solid metal gates will surround all equipment.
27	MUP 00-006-01/00-006-02/00-006-03/TM 5195	The Crest	105-450-03-00	Biological Resources	N/A	Revised plot plan for previously approved map (TM 5195) for planned 109-lot residential development. Reduced front yard setback; addition of 2 new home types.
28	AD 09-057	McDougal Second Dwelling Unit Administrative Permit	104-242-29-00	None	N/A	Proposal for a second dwelling unit.
29	TPM 20924	Kirk and Krippner TPM	106-140-25-00	None	3.10	4 residential lots ranging in size from 0.6 acres to 0.75 acres. Off-site improvements to access easements also proposed.
30	AD 08-039	Marino 3rd Story Addition	108-032-07-00	None	N/A	Addition of a third story to a single-family house.
31	AD 07-003	Holler Accessory Apartment	108-470-06-00	None	N/A	640-square-foot accessory apartment.
32	TPM 21119	Nickerson Minor Subdivision	105-690-65-00	None	N/A	2 residential lots.
33	MUP 81-107-03	Fallbrook Winery Major Use Permit Minor Deviation	107-420-24-00	None	N/A	Change of winery property boundary and addition of an enclosure to existing storage tank.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
34	AD 07-046	Zamora Guest Living Quarters	103-113-09-00	None	N/A	500-square-foot guest living quarter.
35	TPM 21138	Surrey Heights Minor Subdivision	105-650-54-00	None	7.41	Three residential lots.
36	AD 07-009	Sotelo Administrative Permit	108-100-44-00	None	11.83	Clearing of approximately 6 acres of Limited Agricultural land for expansion of an ornamental flower operation.
37	ZAP 07-002	Mahr Residence 2nd Dwelling Unit	105-190-28-00	None	N/A	Construction of a 2,828-square-foot primary residence and conversion of an existing 1,165-square-foot residence into a second dwelling unit.
38	TPM 21024	Matheny TPM	105-242-40-00	None	1.45	Two lots.
39	MUP 60-120-07	Zion Lutheran Church and School	105-270-43-00	None	N/A	Revised plot plan for a Minor Deviation to a previously approved plot plan for the installation of a modular restroom.
40	TM 5532 S 09-012	Fallbrook Ranch Major Subdivision	108-350-13-00	Aesthetics, Biological Resources, Cultural Resources, Hydrology/Water Quality, Noise, Transportation/Traffic	N/A	Eleven lots.
41	S 99-051-01	North Gate Gonzalez Market Site Plan Minor Deviation	104-201-20-00	None	N/A	Addition of 94.65 square feet of signage to an existing commercial building.
42	MUP 87-062-04	Seventh Day Adventist Church	102-660-32-00	None	N/A	Minor Deviation to MUP, changing design of youth center building but not square footage. Revision of the orientation, shape and size of both the youth center from 1,600 square feet to 1,442 square feet and the classroom from 694 square feet to 750 square feet.
43	TPM 20976	Dien N Do TPM	108-081-06-00	Biological Resources, Cultural Resources	21.00	Four SFR lots plus remainder.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
44	AD 06-012	Hollingsworth AD	107-250-56-00	None	N/A	Administrative Agricultural Grading Permit to clear approximately 0.5 acres of brush to expand an existing avocado grove.
45	AD 06-064	Azzara Open Space Encroachment	107-420-53-00	Biological Resources	N/A	Encroachment into a Steep Slope Easement for the placement of a driveway for a single-family home.
46	ZAP 86-010-02	Fallbrook Library ZAP	103-221-02-00		N/A	Construction of a 19,157-square-foot library on two lots totaling 0.69 acres and parking on adjacent lots within a Parking Trust. Variance to reduce rear yard setback from 20 feet, 2 inches to 2 feet.
47	S 93-011-01	Fallbrook 7-Eleven Minor Deviation	105-540-56-00	None	N/A	Addition of a 5-foot, 4-inch by 4-foot freestanding sign and 3-foot by 15-foot mounted sign.
48	MUP 96-015-03	Fallbrook Recycling Facility	104-100-74-00	None	N/A	Minor deviation from approved plot plan to allow public disposal of refuse in outside bunkered storage areas.
49	TPM 20914	Enander TPM	105-513-91-00	Transportation/Traffic	1.74	Four lots plus remainder.
50	TPM 20915	Schipono Minor Residential Subdivision	104-200-40-00	None	0.67	Two lots.
51	AD 05-047	Panes Administrative Permit	108-441-01-00	None	3.00	Administrative Agricultural Clearing Permit to clear 3 acres of brush for an avocado grove.
52	MUP 75-093-04	AT&T Signage Major Use Permit Minor Deviation	106-340-30-00	None	N/A	Installation of one 23-square-foot sign to an existing shop building
53	MUP 82-063-01	Zinner Country Gardens Group Care Facility	105-074-68-00	None	N/A	Increase occupancy of a group care facility from 12 to 16 for persons diagnosed with Alzheimer's and Dementia disabilities.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
54	MUP 75-013-03	Fallbrook Assembly of God, Minor Deviation	107-010-74-00	None	N/A	Installation of a 60X60 temporary modular building to be used as a ministry building.
55	MUP 00-028-01	Fallbrook View Apartments	104-100-02-00	None	N/A	Replacement of an existing monument sign with a non-illuminated monument sign 10 feet by 8 feet with signage of 12.1 feet.
56	TM 5493 MUP 06-003	Elder Subdivision	105-811-59-00	Hydrology/Water Quality, Transportation/Traffic	1.64	Fourteen MFR on seven lots.
57	S 07-005	McDaniel's Fruit Company	105-540-89-00	None	N/A	Two-story 17,000-square-foot industrial building with associated parking, landscaping and lighting.
58	MUP 63-120-07	T-Mobile at Fallbrook Sports Association	106-130-04-00	None	N/A	Wireless communications facility consisting of 12 antennas to be mounted on a new 75-foot-high light standard. This new construction will replace the existing 70-foot-high light standard within a community sports park complex.
59	TM 5243	Vande Vegte	105-640-68-00	Biological Resources, Cultural Resources, Noise, Transportation/Traffic	14.27	Residential development with 8 SFR lots ranging from 1.0 to 1.66 acres, plus one 2.61-acre open space lot.
60	MUP 65-041-07	St. Peter's Catholic Community Church	105-640-17-00	None	N/A	Addition of solar panels for an existing education center.
61	S 01-018	Odermatt Industrial Building	105-410-69-00	None	0.72	22-foot-high, 10,535-square-foot, single-level industrial shell building with associated parking and landscaping.
62	S 03-042	Strawberry Fields II	106-570-16-00	None	N/A	Model homes.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
63	MUP 00-027	Chaffin Major Subdivision	102-301-07-00	Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Land Use, Mineral Resources, Public Services, Transportation/Traffic, Utilities	455.90	TM 5217: Residential development with 29 SFR lots (2.28 to 18.33 acres) and 2 biological open space zones; TM 5225: 55 acres divided into 6 SFR lots (8.1 to 13.9 acres); TM 5227: 44.5 acres divided into 4 SFR lots (8.08 to 13.71 acres); TM 5228: 19.1 acres.
64	TPM 20601	Kennedy Clark Minor Subdivision	106-290-36-00	None	4.64	Subdivision of two parcels totaling 4.64 acres into three parcels (1.07, 1.06 and 2.5 acres). Two existing houses to remain, with the addition of another singles family dwelling on third parcel.
65	BA 04-0157	Ghods Boundary Adjustment	123-090-84-00	None	N/A	Minor lot line adjustment to widen an existing easement from 15 feet to 35 feet. No surface disturbance proposed.
66	TPM 20658	Silvola TPM	102-741-02-00	Biological Resources	26.85	Minor subdivision of property into three parcels of 4.37, 9.72 and 12.76 acres.
67	P 03-051-01	Ivy Street Wireless Telecommunications Facility	103-183-08-00	None	N/A	Unmanned wireless telecommunications facility consisting of the addition of 12 panel antennas to an existing 80-foot-tall lattice tower. Construction of an equipment enclosure surrounded by an 8-foot-tall block wall.
68	TPM 21034	Frame TPM	105-473-71-00	None	2.58	Two SFR lots.
69	S 06-033	Alvarado Medical Center	103-246-08-00	None	N/A	Construction and use of a medical office building with 15 parking spaces and landscaping.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
70	TPM 20621	Russell Minor Subdivision	105-570-26-00	None	1.90	Three SFR lots ranging in size from 0.58 to 0.74 acres. An existing barn will be removed and developed with a single-family home.
71	S 03-048-01	Citrus Plaza Minor Deviation	104-054-03-00	None	N/A	Relocation of trash enclosures, addition of two handicap spaces and relocation of two other parking spaces.
72	AD 00-056	Johnson Antique Car Garage	108-013-11-00	None	N/A	Detached oversized garage.
73	TM 5510	Pacifica Estates	106-251-01-00	Air Quality, Biological Resources, Cultural Resources, Hazards, Hydrology/Water Quality, Transportation/Traffic	17.30	21 SFR lots.
74	TM 5503	Lee Alvarado	103-300-25-00	Biological Resources, Hazards, Hydrology/Water Quality, Land Use, Noise, Public Services, Utilities	1.94	Ten SFR lots ranging from 6,000 to 9,150 net square feet.
75	TM 5449	Fallbrook Oaks	107-070-03-00	Biological Resources, Cultural Resources, Hydrology/Water Quality, Noise, Transportation/Traffic	27.20	Nineteen SFR lots.
76	TM 5354 SP 0401 GPA 04-02 R 04-04 S 04-007	Meadowood	108-120-54-00	Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards, Noise, Transportation/Traffic	390.00	Residential development, including: 355 SFR, 489 MFR, with densities from 3.5 to 19.9 du/acre with designation of a site for a future elementary school (or up to 886 dwelling units without a school), 6 private parks, 4 miles of trails, community facilities and infrastructure.
77	MUP 08-023	Meadowood Wastewater Treatment Plant	108-122-11-00	Aesthetics, Air Quality	2.91	Wastewater Treatment Facility consisting of 9 structures bordering SR 76.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
78	MUP 65-041-11	St. Peter's Catholic Church	105-640-27-00	None	N/A	Convert a single-family home owned by the church into a preschool, and add the preschool to the adjacent church property.
79	SPA 03-008, GPA 03-004, R 03-014, VTM 5338 RPL7, S 07-031	Campus Park	108-120-47-00	Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise	416.10	751 single- and multifamily homes, a Town Center with village commercial and support facilities, neighborhood parks, an active sports park, office professional uses, an equestrian/trail staging area, infrastructure and biological preservation.
80	TPM 21135	Gum Tree Lane	105-750-62-00	Biological Resources, Cultural Resources, Hazards	6.01	4 residential lots + remainder.
81	TPM 21124	Carson	106-351-57-00	Biological Resources	4.77	Four lots + remainder.
82	MUP 04-058	Country Gardens II	123-010-52-00	Transportation/Traffic	2.00	16,780-square-foot group care facility.
83	TPM 21073	Blue TPM	105-680-06-00	None	14.23	Four parcels + remainder.
84	PDS2014-MPA-14-018	Newland Sierra	North of Deer Springs Road, West of I-15		1,938	Master planned community- approx. 2,100 residential units, 80,000 square feet commercial and 1,200 acres open space; parks and trails
85	PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571 (TM), PDS2012-3100-5572	Lilac Hills Ranch	West Lilac Road and Rodriguez Road	Transportation, Ag, Bio, Cultural, Air Quality, Hazards, Visual, Noise	608	Project would include 90,000 square feet of commercial, office, and retail; 1,746 residential units that would include some detached age-restricted residential units; necessary facilities and amenities to serve the senior population.

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
86	SPA 99-005, R99-020, TM 5187RPL ¹¹ , P04-024	Pala Mesa Highlands	Old Highway 395			124 single-family homes
87	SPA 05-001, GPA 05-003, REZ 05-005, TM 5424	Campus Park West	East of I-15; North and South of SR 76			development of 23 lots which will include a mixture of uses including light industrial, commercial and multifamily dwelling units. Max of 283 dwelling units.
88		Pala Casino	Pala road and Pala Mission road		N/A	expanded 20,000 sq. ft.
89	PDS2000-3300-00-030	Shadow Run Ranch, LLC	111-070-13-00		N/A	
90	PDS2011-3100-4779	Richie Subdivision	132-352-25-00		N/A	
91	PDS2011-3100-4788	Valley Center	129-092-76-00		N/A	
92	PDS2008-3300-08-040	Vista Towers - Pala Temecula II, MUP Cell	109-392-13-00		N/A	
93	PDS2013-LDGRMJ-00010	Valley Center Solar Farm - Vesper Rd.	188-290-20-00		N/A	
94	PDS2013-MUP-11-027M1	Valley Center Minor Deviation	188-290-20-00		N/A	
95		The Pala Raceway			240	The project would result in construction of 12 professionally designed tracks, 300 campsites, a clubhouse, a restaurant; a 3-acre fishing pond, a BMX track, and a bike wash for all park visitors.
96		The Pala Wastewater Plant			1.8	Plans to rehabilitate the treatment plant have been proposed to allow for the construction of 9,630 additional feet of sewer line and a single lift

**Table 1-5
Cumulative Projects in the Vicinity of Warner Ranch**

Map Key	Identifying Project No.	Project Name	Assessor's Parcel Number (APN)/ Location	Significant Issues	Area (acres)	Proposed Improvements
						station. The project would allow connection to approximately 50 additional residents that are currently served by underground septic systems.
97		Gregory Canyon Landfill	110-150-25-00		308	Landfill with approximately 30 million ton capacity.
98		Pala Solar Energy Project	110-072-26 and 110-370-01			Development and operation of a photovoltaic solar facility located on SDG&E owned property
99		Recreational Vehicle Park	11042 Hwy 76, Pala, CA 92059		10	100-unit full service recreational vehicle resort park with grass lawns, picnic tables, barbeque grills, restrooms and showers

Note:

GPA = General Plan Amendment

MFR = multifamily residential

MUP = Major Use Permit

NA = not available

REZ = Rezone

RPL = Replacement Map

S = Site Plan

SPA = Specific Plan Amendment

SFR = single-family residential

TM = Tentative Map

TPM = Tentative Parcel map

VTM = Vesting Tentative Map

ZAP = Minor Use Permit

**Table 1-6
Other Potentially Developable Properties within Required Fire Travel Times**

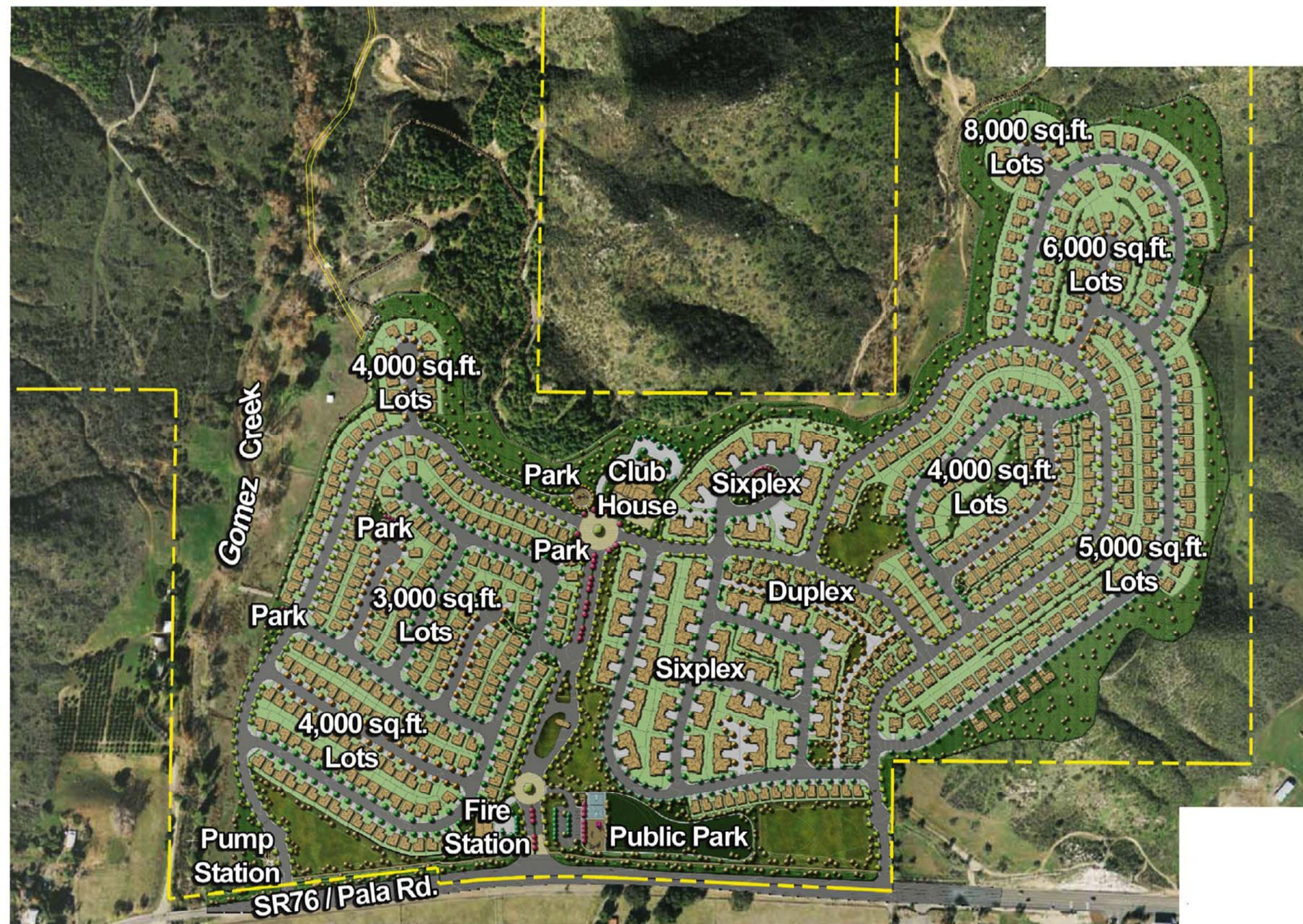
APN	# Acres	Existing General Plan Designation	Required Travel Time (Minutes)	Potential DU Yield
<i>Within 5 Minute Travel Time</i>				
110723100	136	RL-40 (Rural Lands)	20	3
1100720500	92	RL-40 (Rural Lands)	20	2
110721700	110	RL-40 (Rural Lands)	20	2
1100901000	120	RL-40 (Rural Lands)	20	3
1100900100	183	RL-40 (Rural Lands)	20	4
<i>Within 10 Minute Travel Time</i>				
1091600500	137	RL-40 (Rural Lands)	20	3
1100210900	80	RL-40 (Rural Lands)	20	2
1091401900*	136	RL-40 (Rural Lands)	20	3
1100721300*	136	RL-40 (Rural Lands)	20	3

Table 1-6
Other Potentially Developable Properties within Required Fire Travel Times

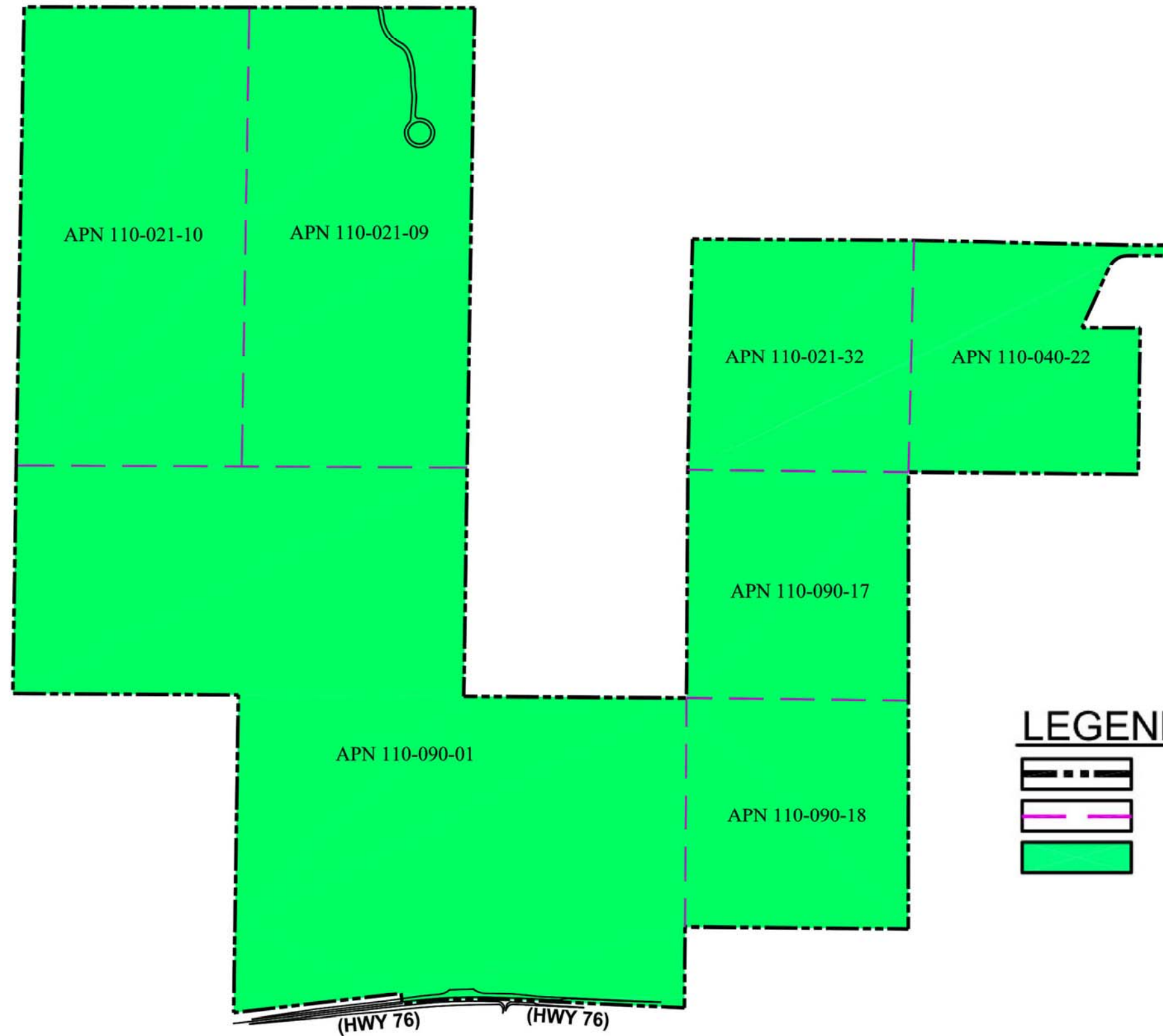
APN	# Acres	Existing General Plan Designation	Required Travel Time (Minutes)	Potential DU Yield
1100211800	22	SR-10 (Semi-Rural Residential)	20	2
1091410100	93	RL-40 (Rural Lands)	20	2
1100211000	80	RL-40 (Rural Lands)	20	2
10937104-00	176	RL-40 (Rural Lands)	20	4
1091410500*	188	RL-40 (Rural Lands)	20	4
<i>Within 20 Minute Travel Time</i>				
1091600500*	137	RL-40 (Rural Lands)	20	3
1091401900*	136	RL-40 (Rural Lands)	20	3
1100211800*	22	SR-10 (Semi-Rural Residential)	20	2
1091410100*	93	RL-40 (Rural Lands)	20	2
1093521200	100	RL-40 (Rural Lands)	20	2
1093000100	82	RL-40 (Rural Lands)	20	2
1093710400*	176	RL-40 (Rural Lands)20	20	4
1093511900	128	RL-40 (Rural Lands)	20	3
1092601400	77	RL-40 (Rural Lands)	20	3
1091410500	188	RL-40 (Rural Lands)	20	1
Total Potential Units				46

Source: See Appendix C.




* Repetitions – not included in overall unit total.



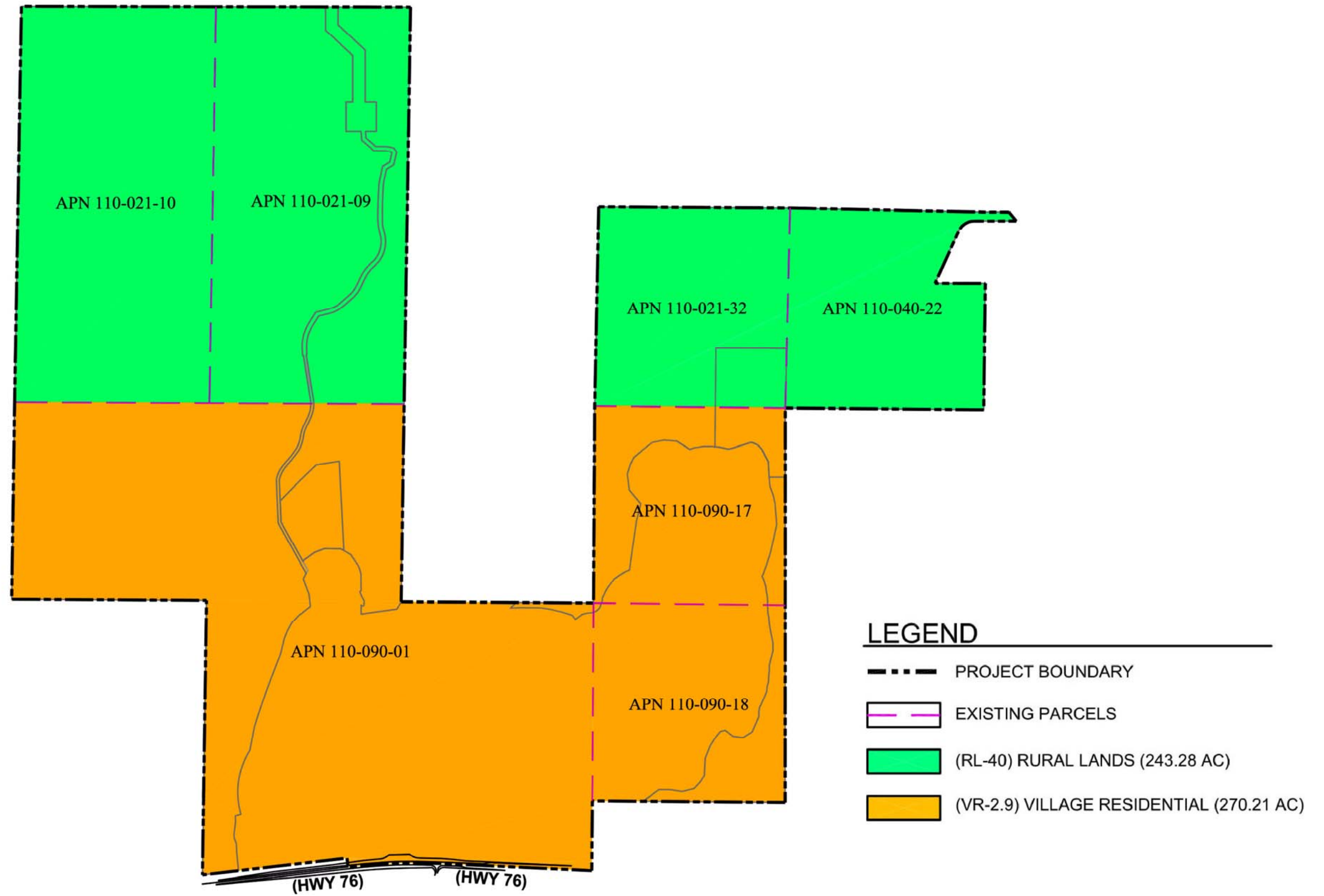
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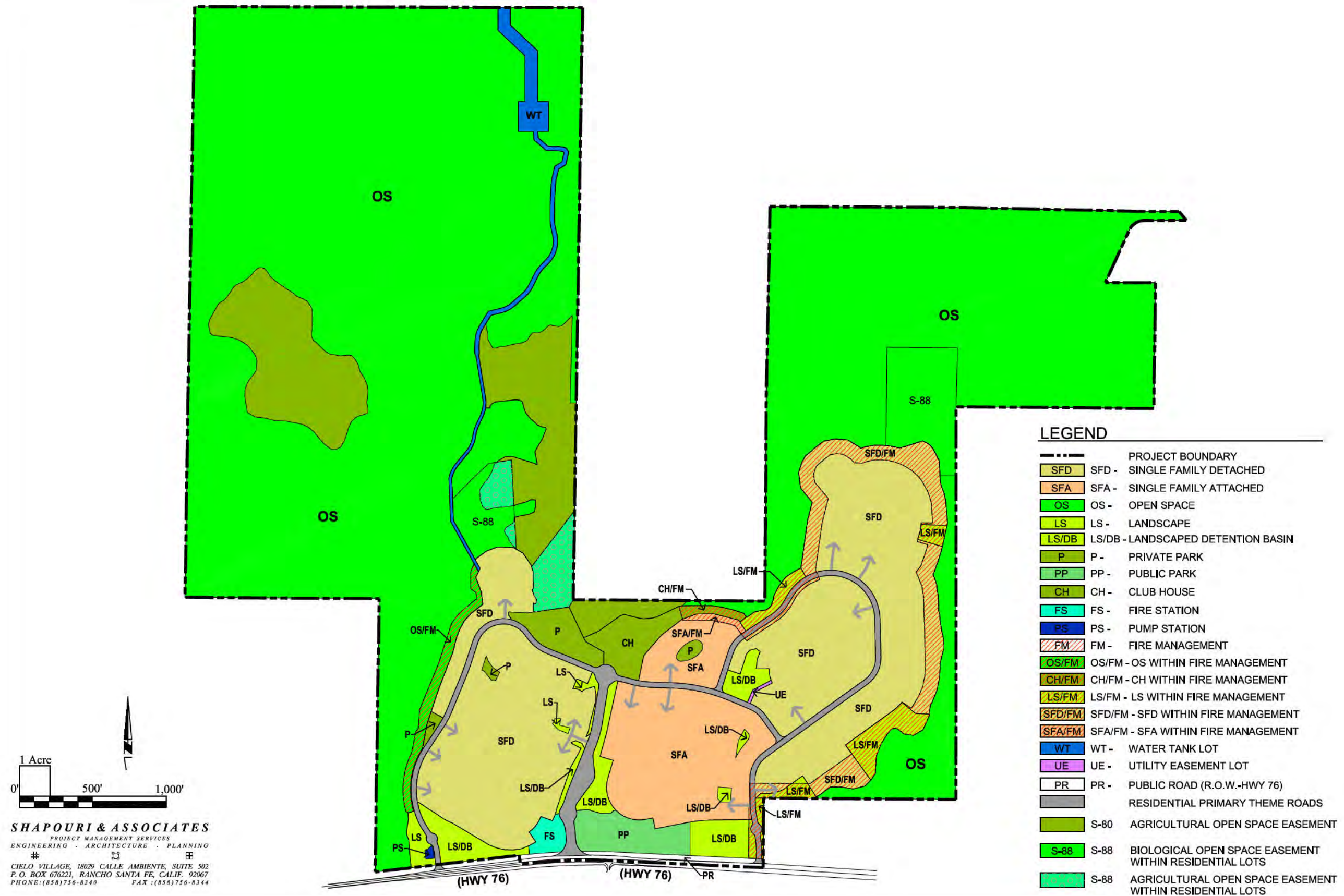
LEGEND

	PROJECT BOUNDARY
	EXISTING PARCELS
	(RL-40) RURAL LANDS

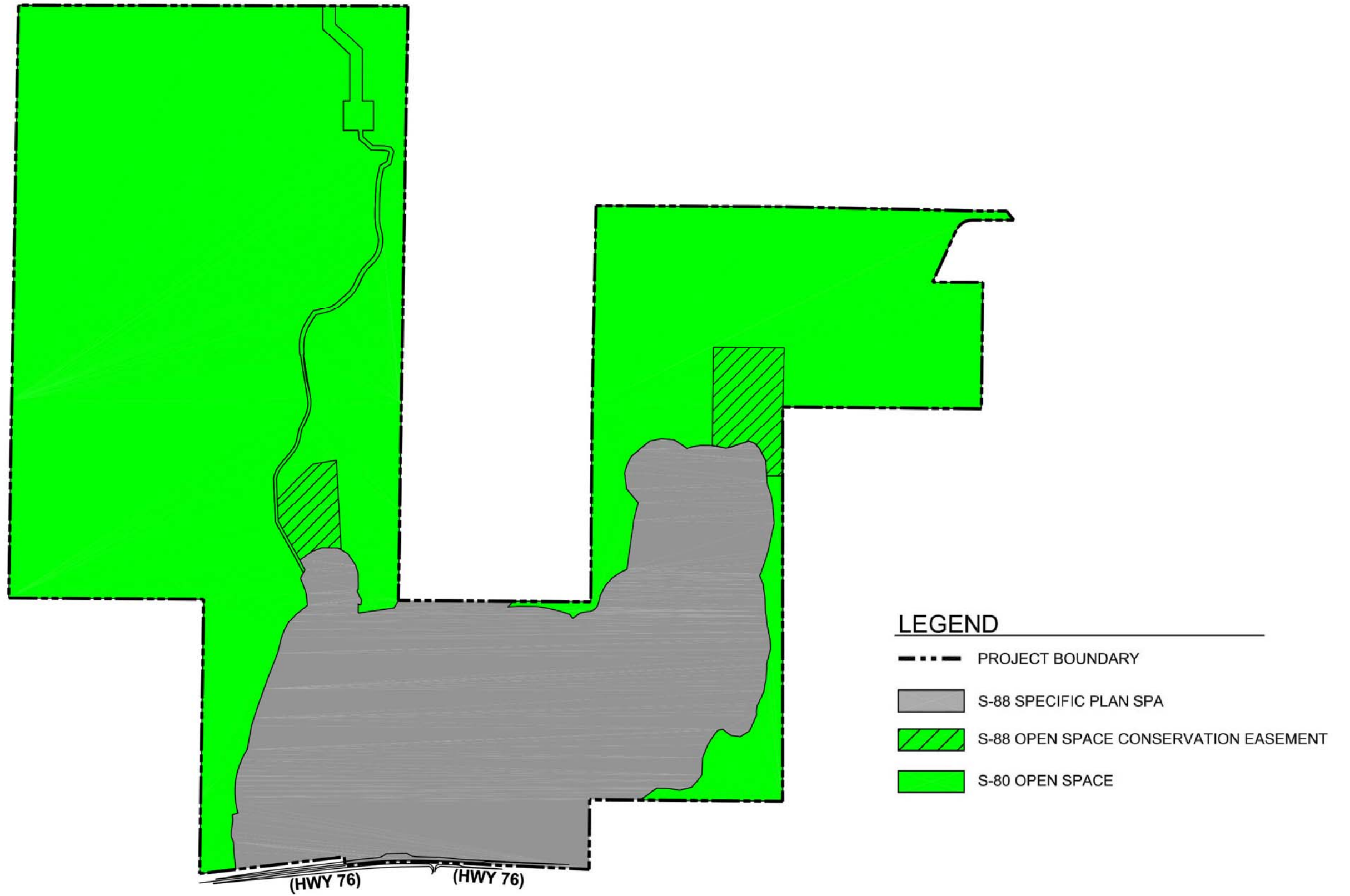
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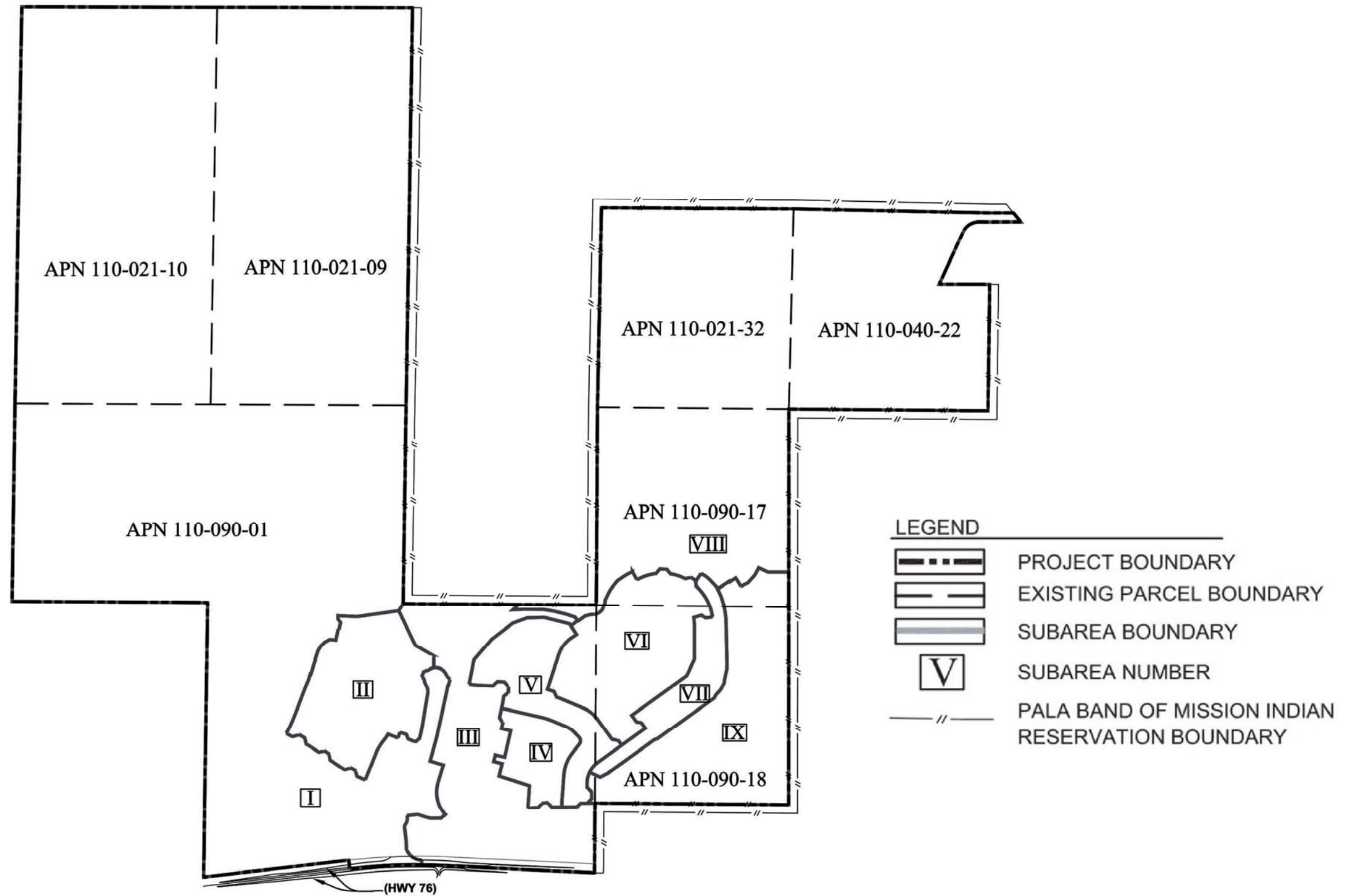
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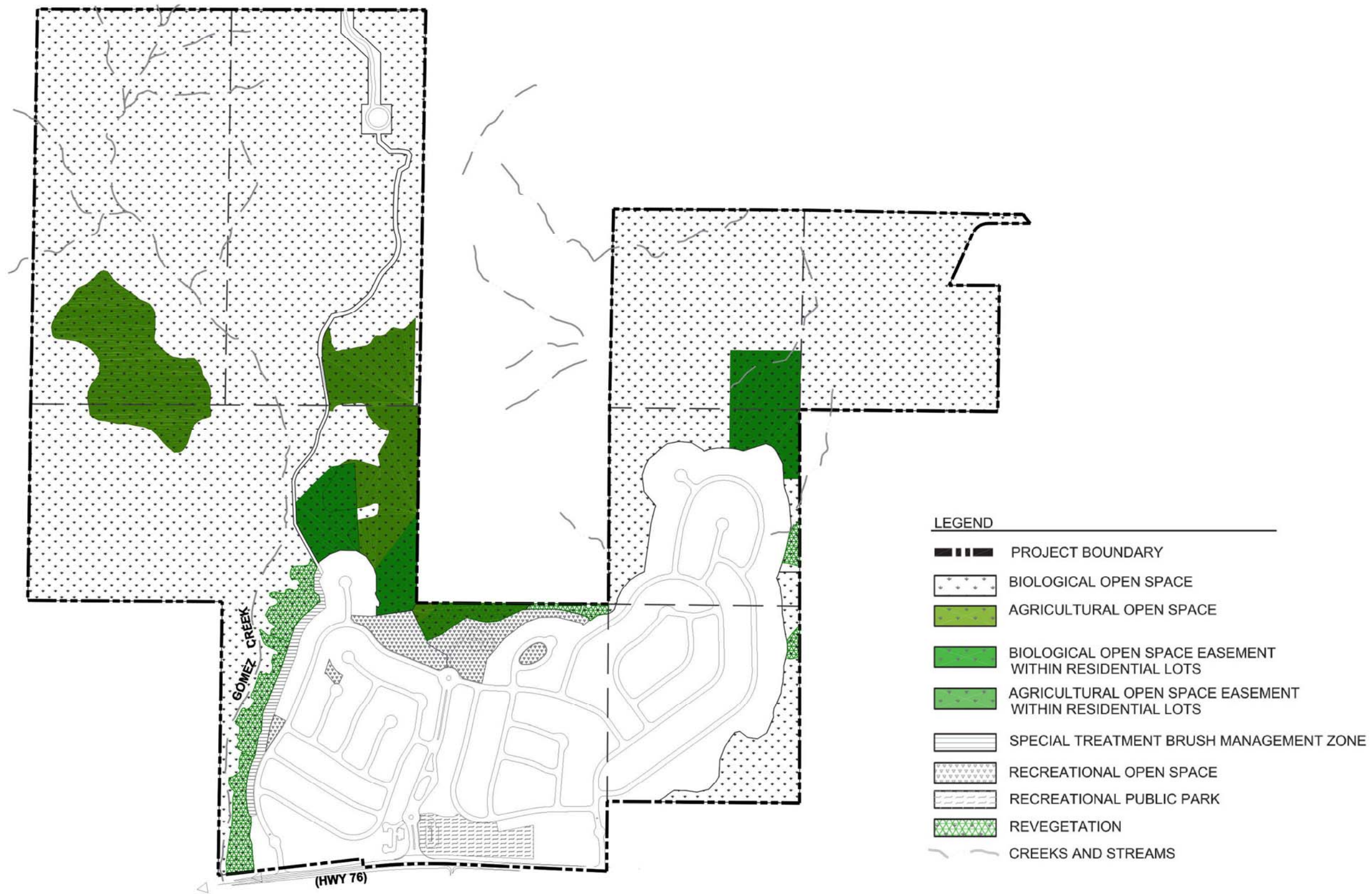
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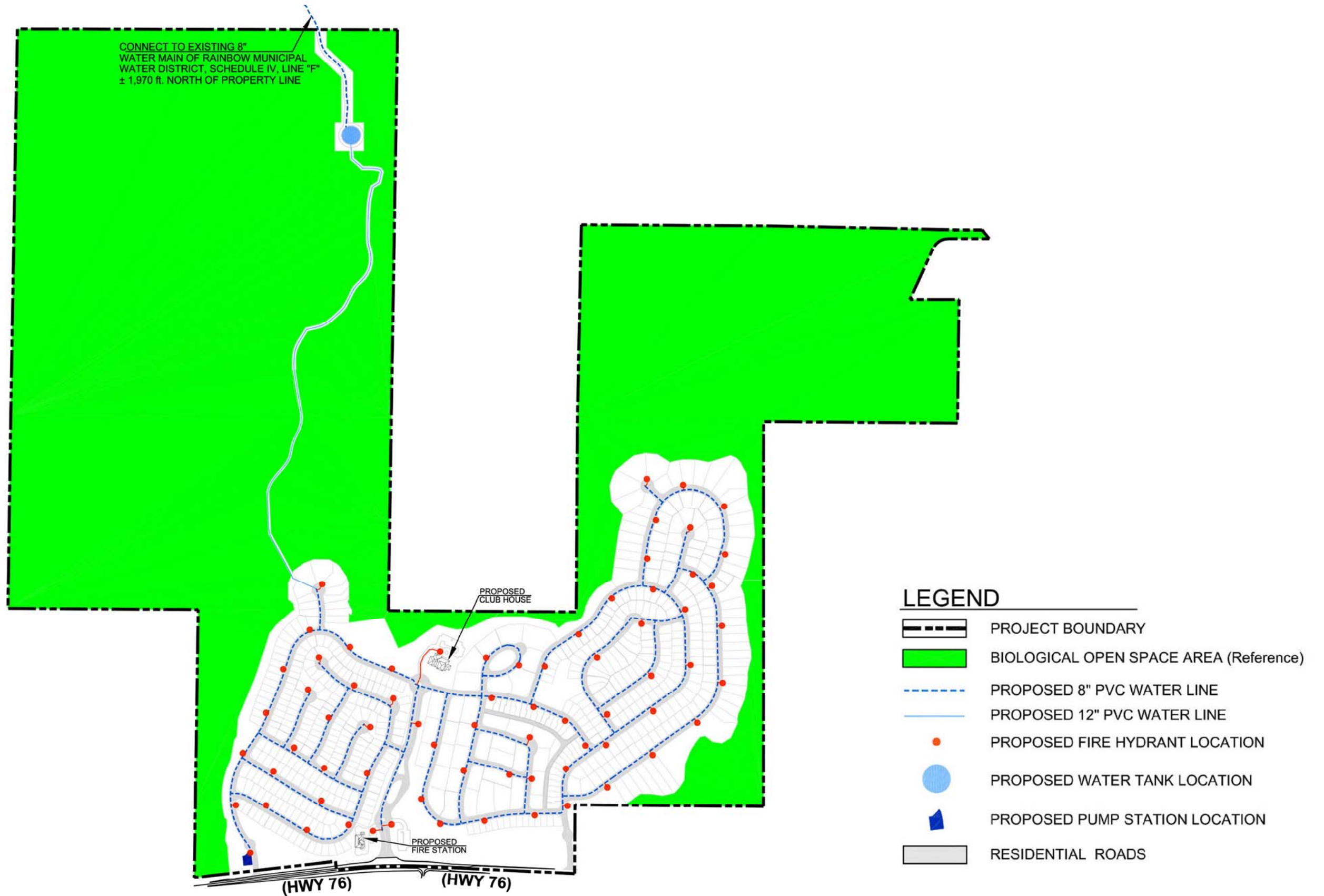
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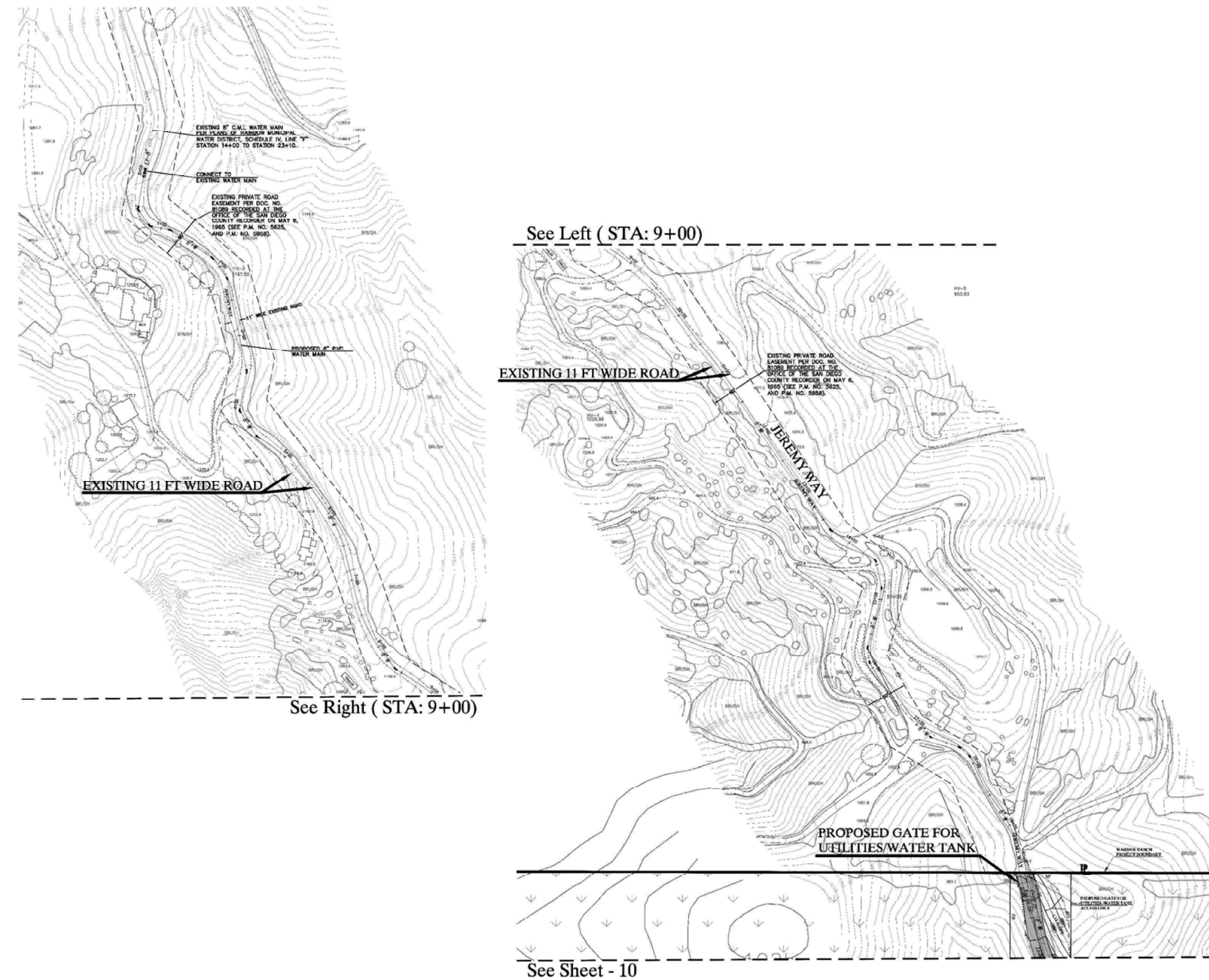
CONCEPTUAL PLANT LEGEND	
BOTANICAL NAME	
MAIN ENTRY ROAD TREES	
	CERCIS OCCIDENTALIS PLATANUS MEXICANA 'ALAMO' PLATANUS RACEMOSA OLEA EUROPAEA QUERCUS AGRIFOLIA QUERCUS ENGELMANNII
INTERIOR NEIGHBORHOOD TREES	
 	ARBUTUS 'MARINA' CUPANIOPSIS ANACARDIOIDES GEUERA PARVIFLORA PLATANUS ACERIFOLIA PODOCARPUS GRACILOR PYRUS C. 'BRADFORD' TRISTANIA CONFERTA ULMUS PARVIFOLIA
SLOPE TREES	
	ARBUTUS UNEDO SAMBUCUS MEXICANA PLATANUS RACEMOSA QUERCUS AGRIFOLIA QUERCUS ENGELMANNII SCHINUS MOLLE
PARK AND LANDSCAPE TREES	
	GLEDITSIA T. 'SHADEMASTER' KOELRUETERIA BIPINNATA PLATANUS RACEMOSA QUERCUS AGRIFOLIA SCHINUS MOLLE TIJUANA TIPU ULMUS PARVIFOLIA
ACCENT TREES	
 	LAGERSTROEMIA INDICA OLEA EUROPAEA PRUNUS CERASIFERA 'THUNDERCLOUD' PYRUS C. 'BRADFORD' QUERCUS ENGELMANNII
PARKING LOT TREES	
	GLEDITSIA T. 'SHADEMASTER' KOELRUETERIA BIPINNATA PLATANUS ACERIFOLIA TIJUANA TIPU ULMUS PARVIFOLIA

- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS, INCLUDING HOA COMMON AREAS, DETENTION BASINS, WET WEATHER STORAGE AND DRY POND AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES. RECYCLED WATER SHALL BE UTILIZED IN ALL LANDSCAPE AREAS, IF AVAILABLE. PRIVATE LANDSCAPE SHALL BE IRRIGATED WITH A DOMESTIC WATER METER BY PRIVATE OWNER. ALL RESIDENTIAL HOMES SHALL BE INSTALLED WITH LOW WATER USE IRRIGATION AND AN ET BASED CONTROLLER.
- 2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
- 3) STREETScape TREES SHALL BE PLANTED AT MIN. 30' FEET O.C. TO MAX. 40' O.C. THE AVERAGE SPACING SHALL BE 35' O.C.
- 4) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL

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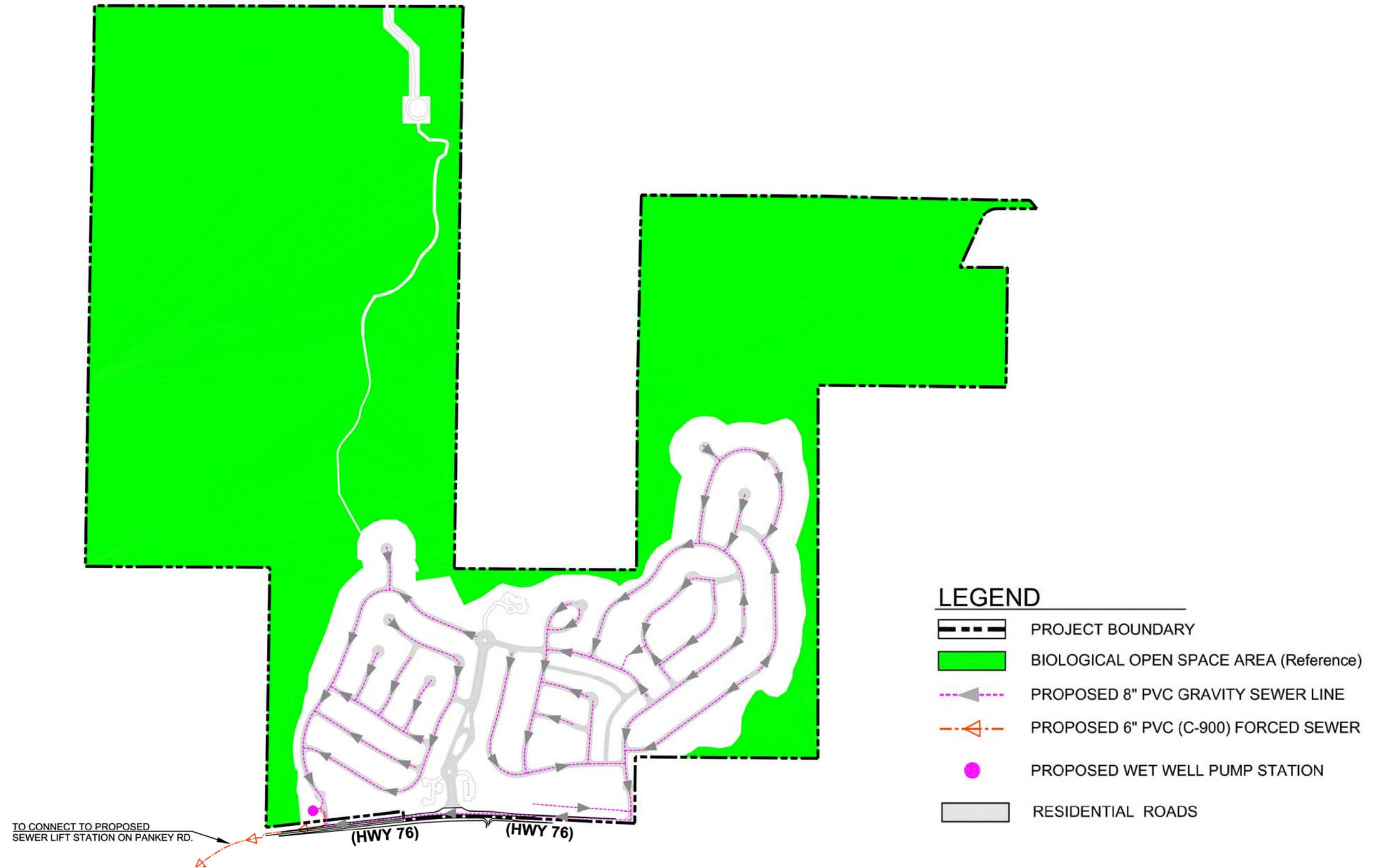


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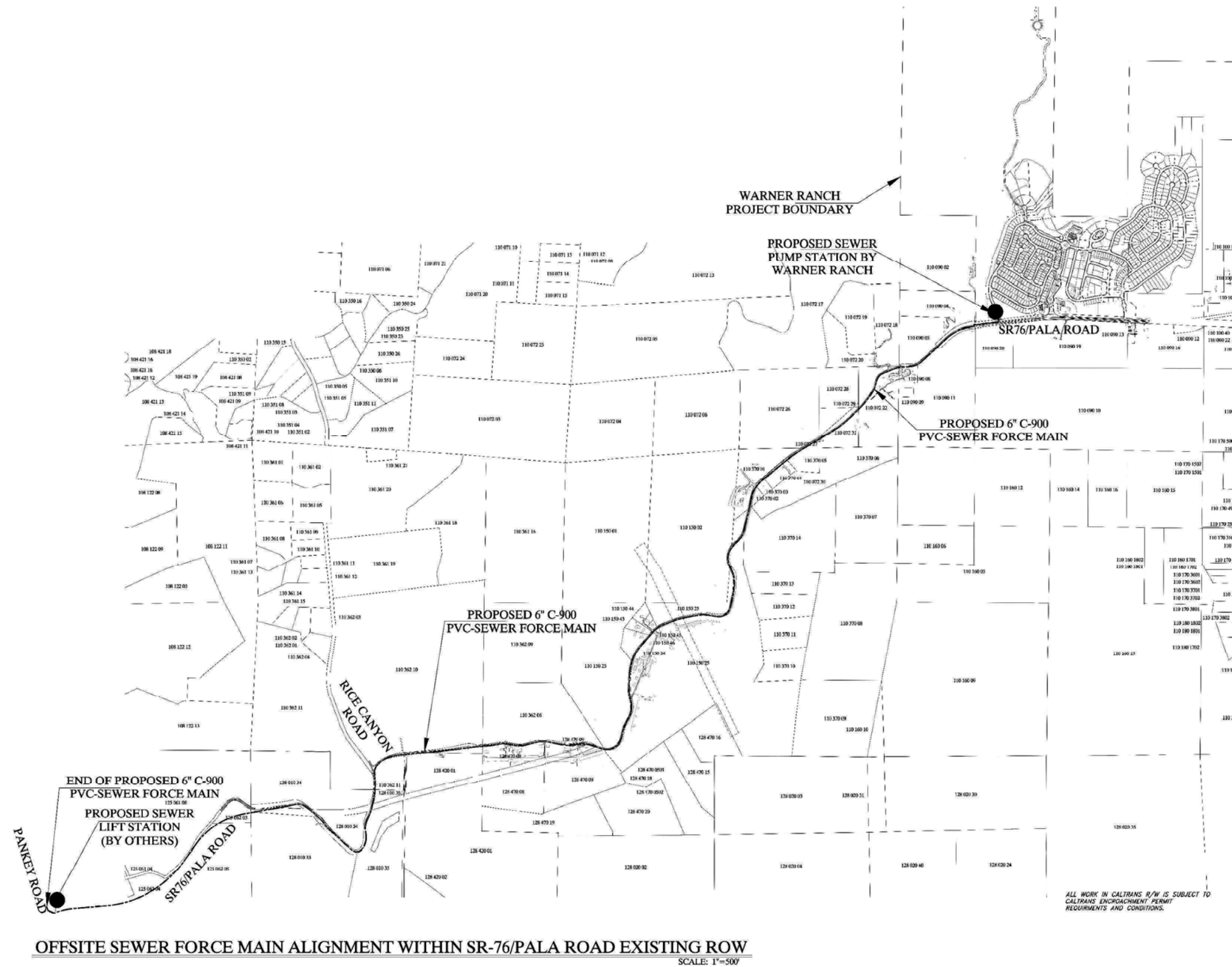


LEGEND	SYMBOL
SUBDIVISION BOUNDARY	
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
AGRICULTURAL OPEN SPACE	
STREET CENTERLINE	
STREET SLOPE	
PROPOSED CONCRETE DITCH PER SCRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	PE 372
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVATION	386.6
WATER VALVE TEE CONNECTION	
4' x 3' DIA. SEWER MAN-HOLE	
8" PVC WATER LINE	8" W
8" GRAVITY SEWER LINE	8" S
6" FORCE MAIN SEWER	6" FM
FINISHED GROUND CONTOURS	510
FILL SYMBOL 2:1	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
FIRE HYDRANT	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
RCP DRAINAGE PIPE	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	

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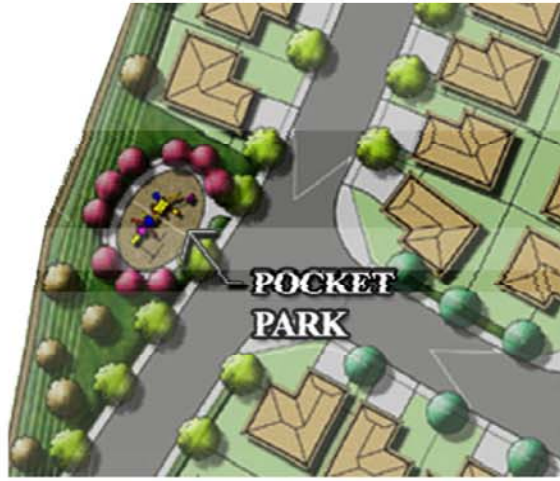


Public Park (Lot 605)

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Private Park (Lot 602)



Private Park (Lot 606)

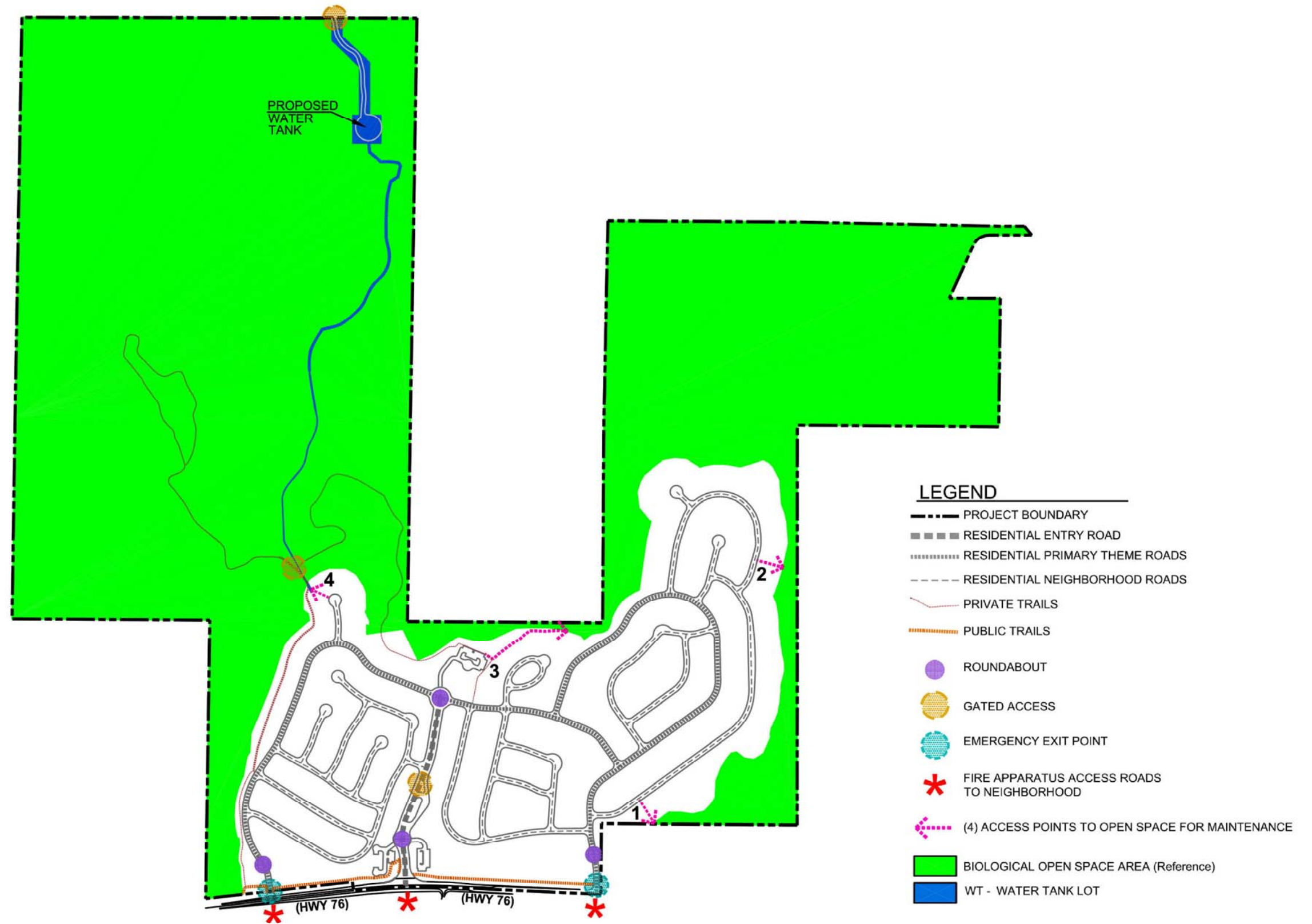


Private Park (Lot 604)

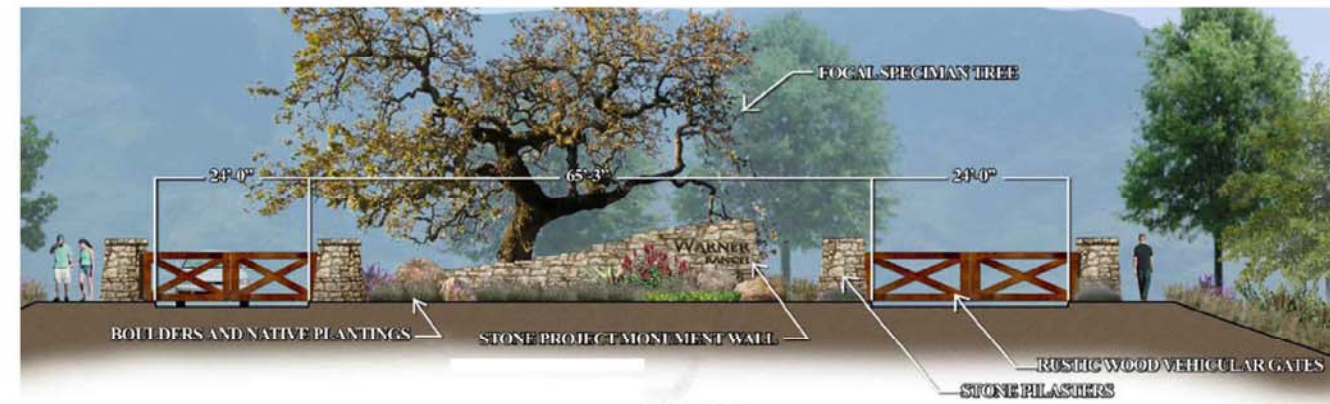


Private Park (Lot 603)

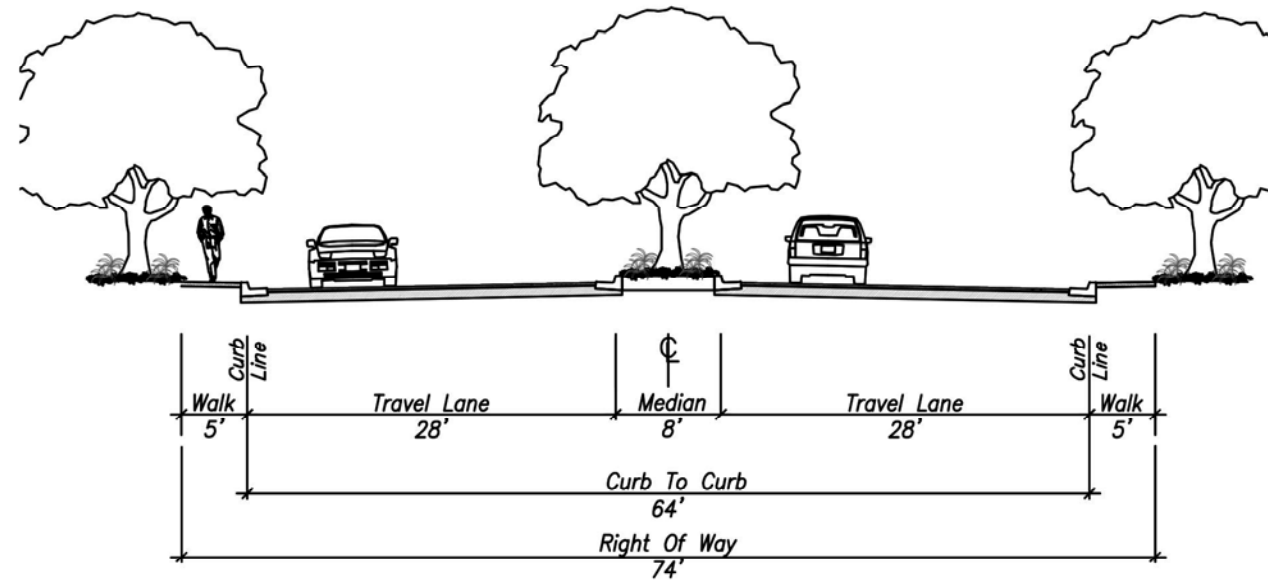
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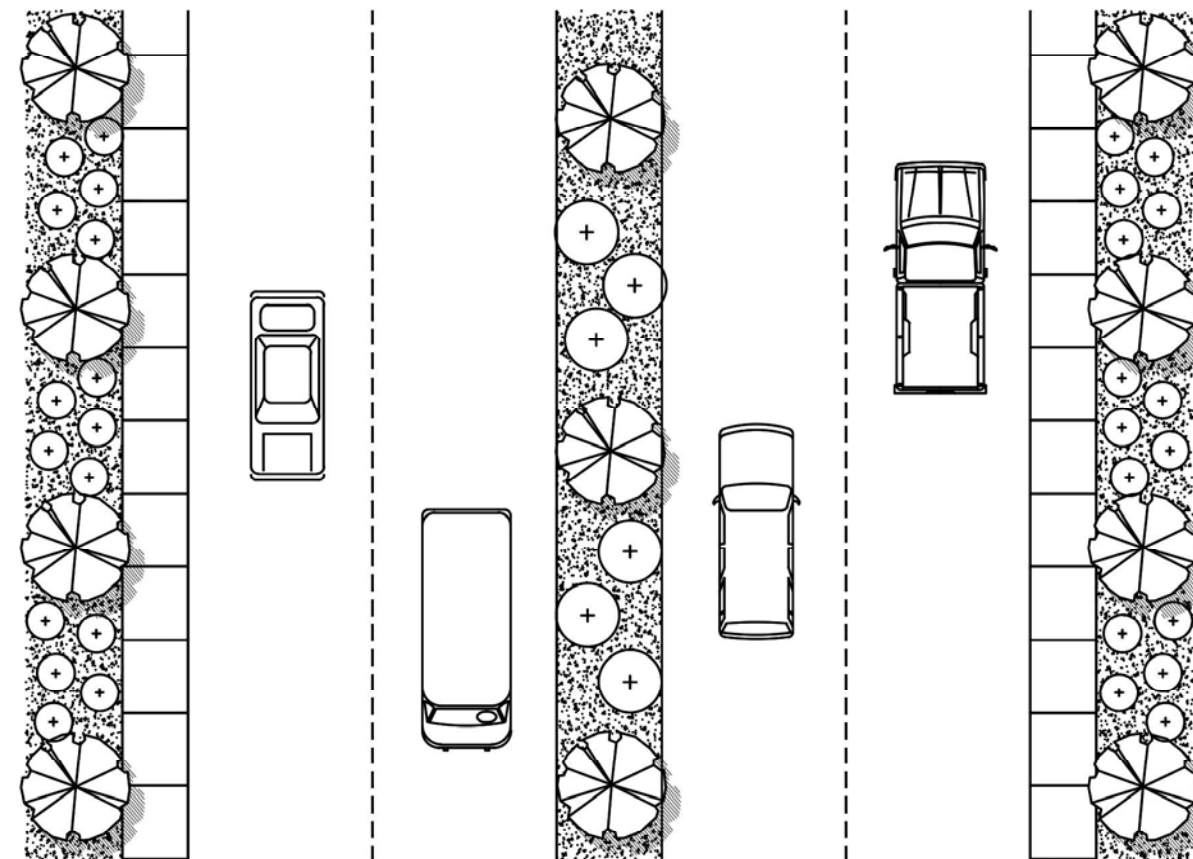
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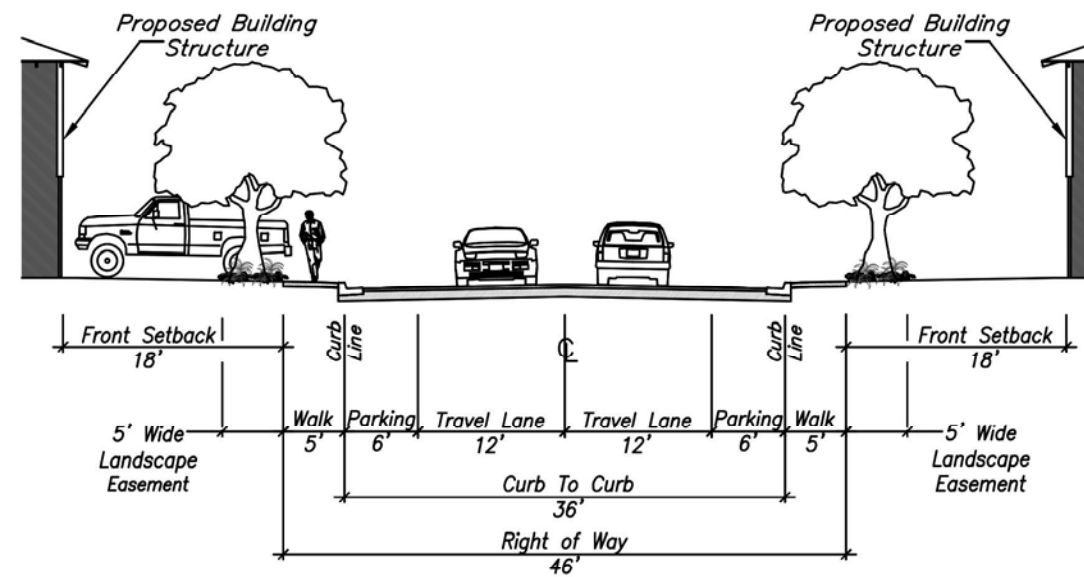
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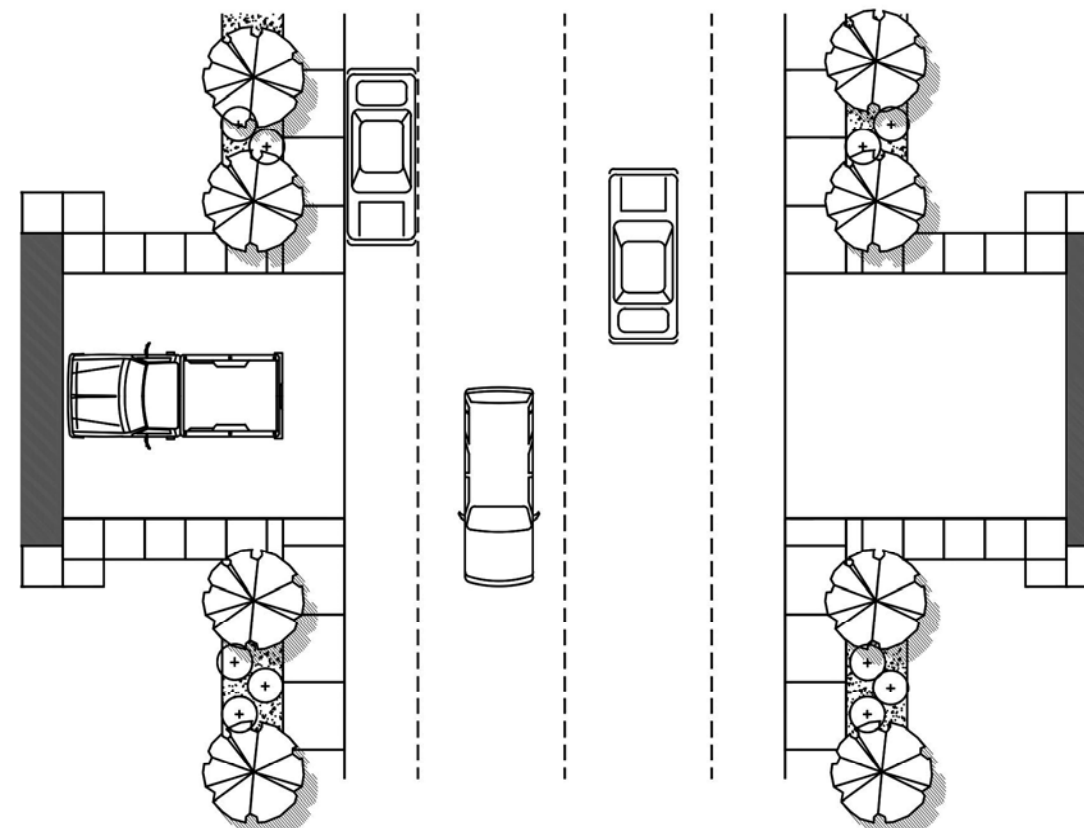
Cross Section



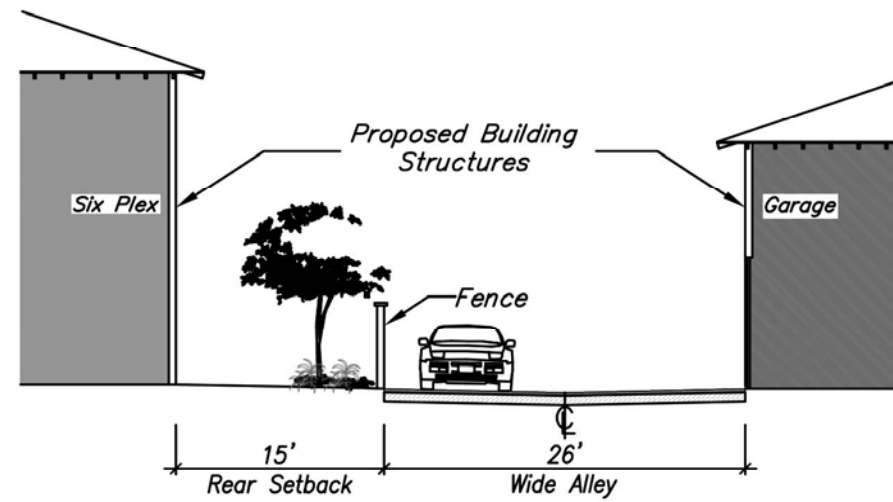
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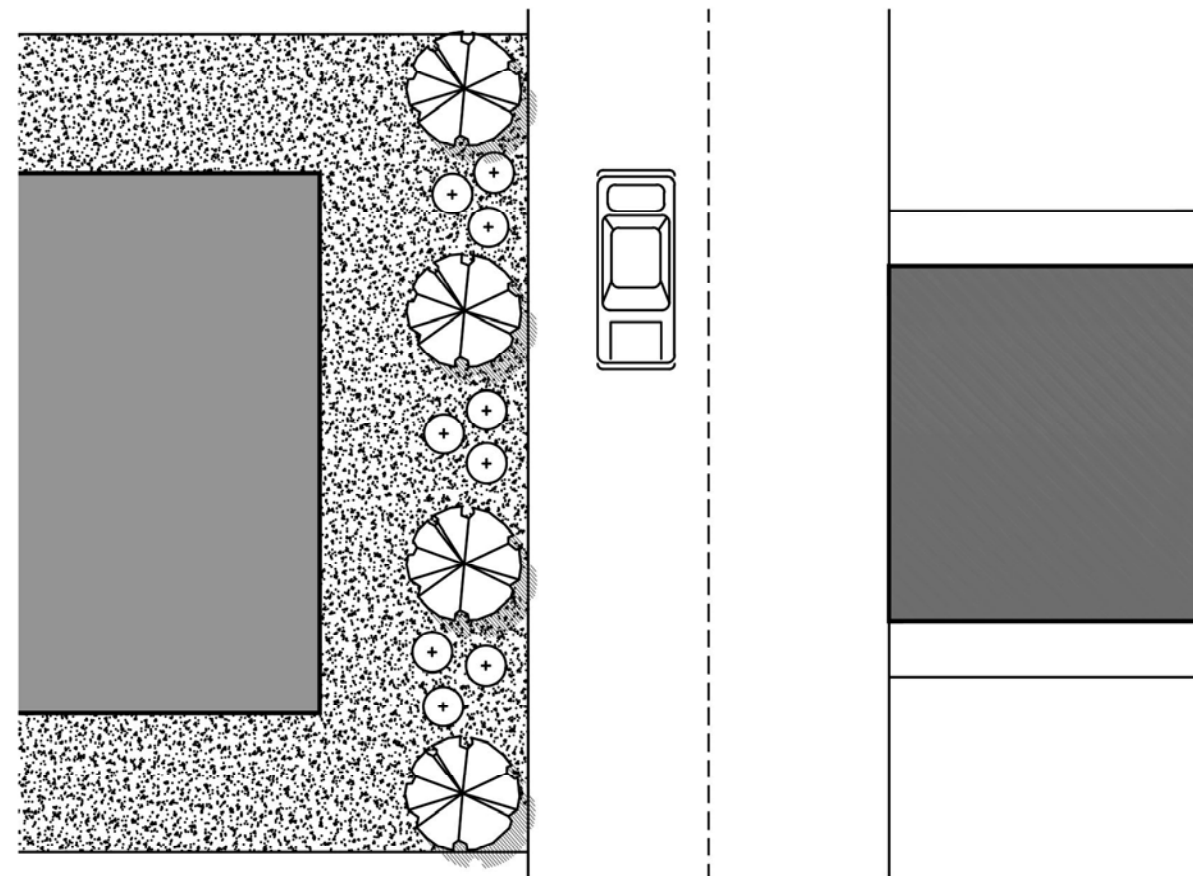
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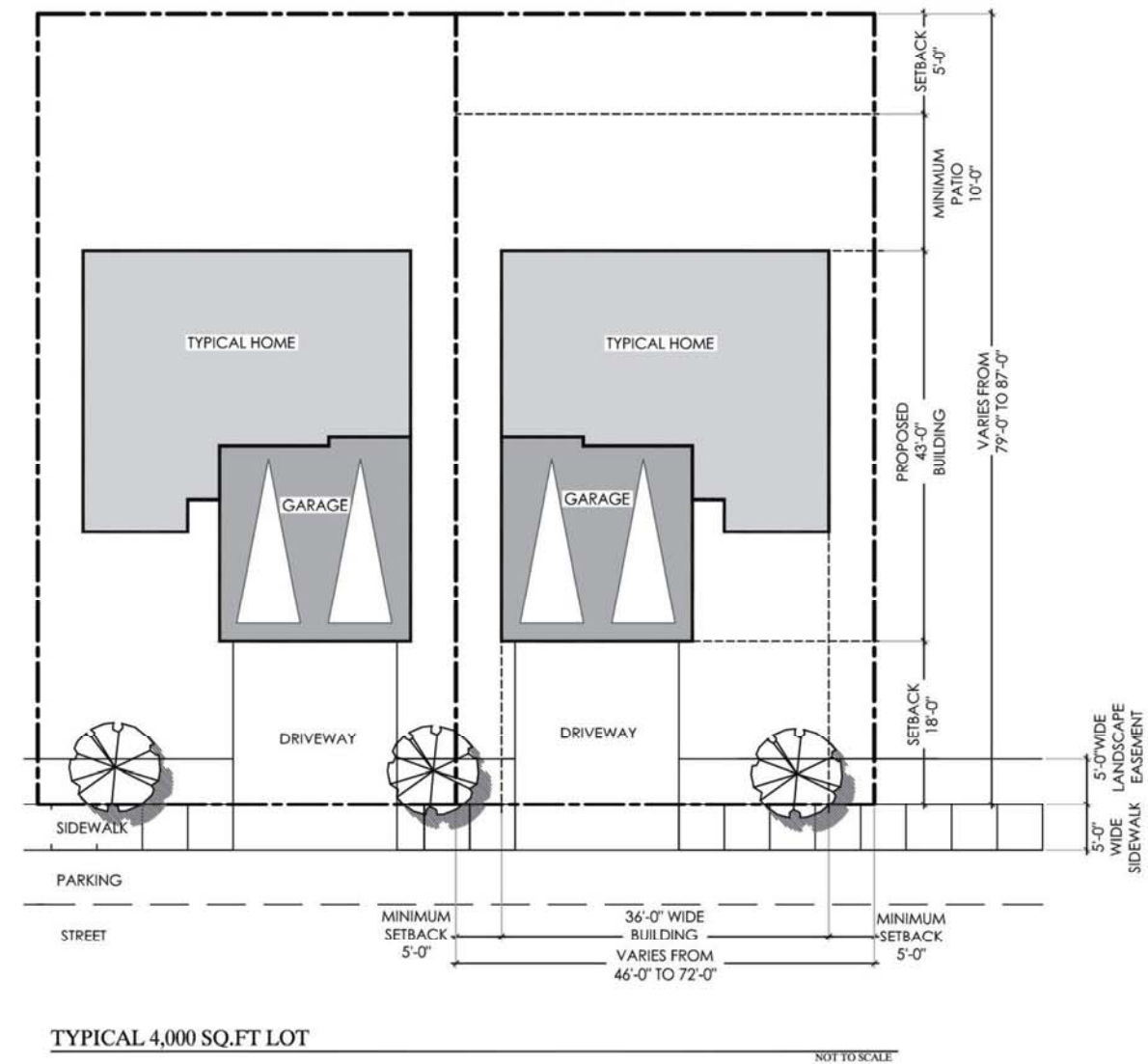
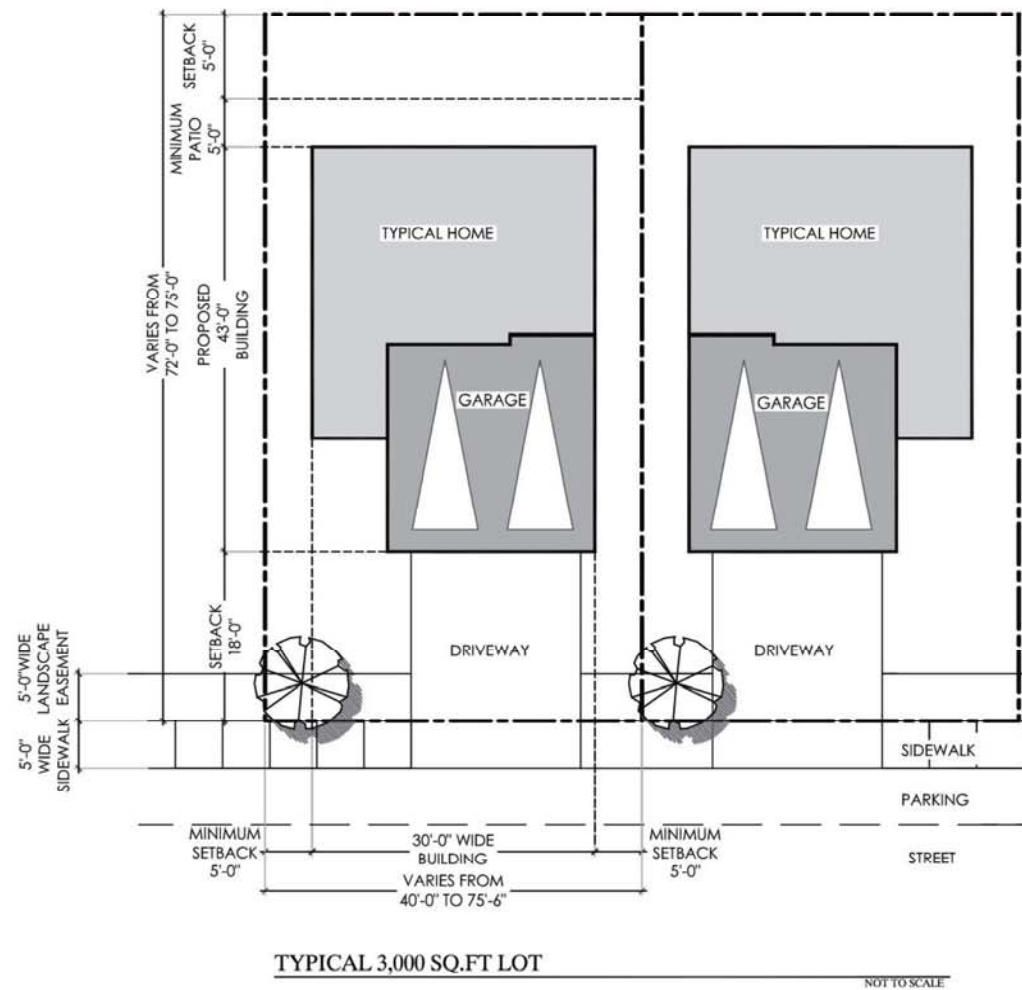
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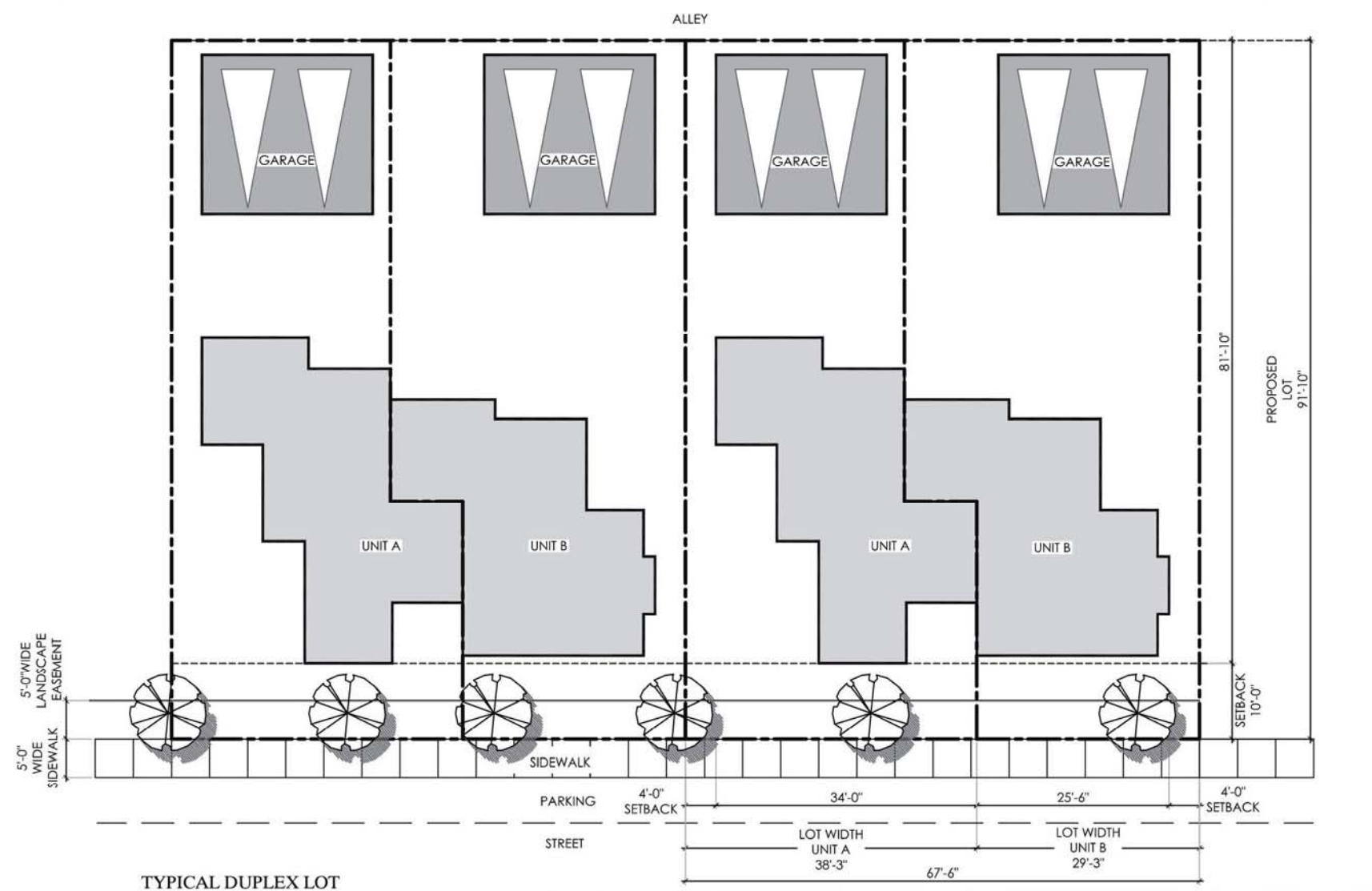
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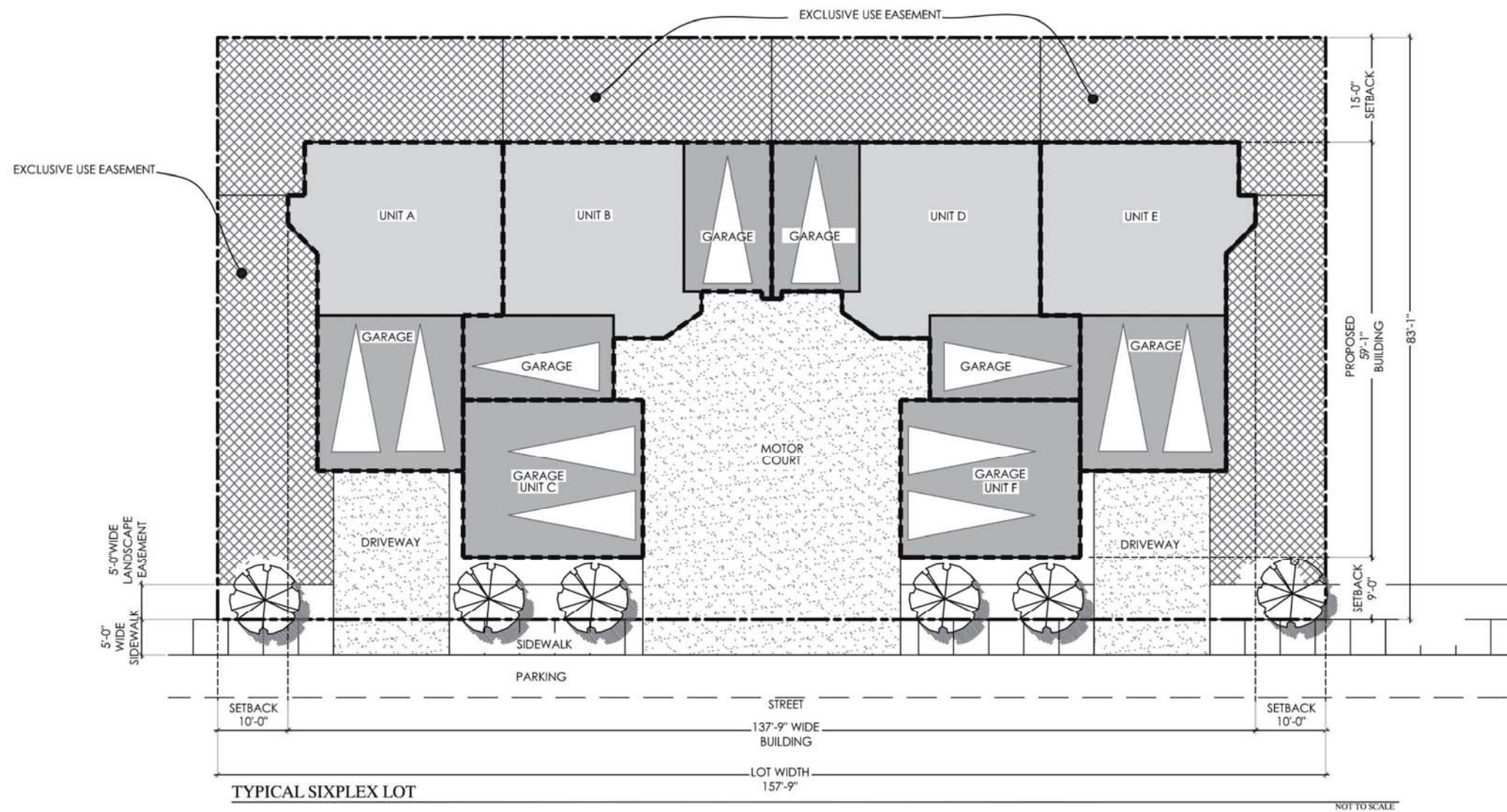
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