

Less than Significant With Mitigation Incorporated: The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), and is not located on a site with the potential for contamination from industrial uses, a gas station or vehicle repair shop. However, the project site does require additional investigation for identification and removal of Underground Storage Tanks (UST) and contamination from its historic agricultural use. If these hazards are discovered, appropriate disposal is required by law.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

iii. OIL SPILL CONTINGENCY ELEMENT

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

v. DAM EVACUATION PLAN

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The Dam Evacuation Plan for will not be interfered with because even though the project is located within a dam inundation zone, the project is not for a hospital, school, skilled nursing facility, retirement home, mental health care facility, care facility with patients that have disabilities, adult and childcare facility, jails/detention facilities, stadium, area, amphitheater, or similar use that may limit the ability of the County Office of Emergency Services to implement a dam evacuation plan.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. A Fire Protection Plan (FPP) is required to evaluate whether the project will expose people or structures to a significant risk of loss, injury or death involving wildland fires. The FPP will evaluate the project in conjunction with regulations relating to emergency access, water supply, and defensible space specified in Public Resources Code Sections 4290 and 4291. The site is currently in an area not served by a Fire Protection District. Annexation to the North County Fire District is required and an acceptable FPP is required prior to determining whether significant impacts from fire hazards would be mitigated.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project site has supported equestrian uses that produce or collect animal waste; these uses are not proposed as a part of the project. The project does not involve or propose uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff there are none of these uses on adjacent properties. Therefore, the project is not expected to increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

a) Violate any waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project proposes 781 residential dwellings and amenities which requires NPDES General Permit for Discharges of Storm Water Associated with Construction Activities and Section 401 Water Quality Certification.

The project applicant will be required to provide evidence that application has been made to the SDRWQCB for coverage under the appropriate permit(s). For example, Report of Waste Discharge for a waste-discharge permit, Notice of Intent for either a NPDES General Permit for Discharges of Storm Water Associated with Construction. The project applicant must submit approved a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities and a Section 401 Water Quality Certification which demonstrates that the project will comply with permit requirements.

The project will be required to implement the site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to

Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project is not expected to result in a cumulatively considerable impact to water quality from waste discharges.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The project lies in the Pala hydrologic subarea, within the San Luis Rey hydrologic unit, tributary to the following impaired waterbodies: Guajome Lake, Pacific Ocean shoreline, and San Luis Rey River. According to the Clean Water Act Section 303(d) list, July 2003, although the mouth of the San Luis Rey is impaired for coliform bacteria, no portion of the San Luis Rey River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the San Luis Rey River watershed include coliform bacteria, nitrate, sediment, and pesticides.

The project proposes the following activities that are associated with these pollutants: Construction, landscaping, street sweeping, and residential uses. A Stormwater Management Plan will require site design measures, source control BMPs, and treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters.

The BMPs will be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by

project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

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

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Pala hydrologic subarea, within the San Luis Rey hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: parking lots and construction activities. However, site design measures and source control BMPs and treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

In addition, BMPs will be consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

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

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
☐ Mitigation Incorporated

Potentially Significant Impact: The project proposes to obtain its water supply from the Yuima Water District. The sources of water for the project have not been fully identified at this time. Based on the proposed use of groundwater for the project (if any), a groundwater study could be required. A Water Supply Assessment (WSA) and Verification is required for the project under California Water Code §10910-10915 (SB 610) and California Government Code § 66473.77 (SB 221). The WSA must address whether the water supplier's total projected water supplies (including groundwater) available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected demand of the proposed project, in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
☐ Mitigation Incorporated

Less than Significant Impact: The project is required by the Grading Ordinance and Watercourse Ordinance not to have adverse effects on drainage patterns or the rate or amount of runoff. Also, the project cannot impair, impede or accelerate flow in any watercourse unless offsite permission is obtained from the potentially affected property owners. Based upon the project design shown on the tentative map, no significant change in the existing drainage patterns is anticipated as a result of the proposed project. Also, it is not anticipated that project will deposit any material in a watercourse, which may impair or impede the flow of water that would adversely impact adjoining property. As proposed the project includes the development of a privately maintained drainage channel that will collect surface water runoff from the project site to the existing drainage in the proposed open space lot. When final grading plans are submitted to the County of San Diego, the applicant will be required to meet the performance standards of the Grading and Watercourse ordinances by demonstrating that development on the project will not increase the amount of surface water runoff from pre-development levels. However, adequate discussion must be included in the

EIR and technical studies that demonstrates conformance with the Grading and Watercourse ordinances.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
☐ Mitigation Incorporated

Less than Significant Impact: The project is required by the Grading Ordinance and Watercourse Ordinance not to have adverse effects on drainage patterns or the rate or amount of runoff. Also, the project cannot impair, impede or accelerate flow in any watercourse unless offsite permission is obtained from the potentially affected property owners. Based upon the project design shown on the tentative map, no significant change in the existing drainage patterns is anticipated as a result of the proposed project. Also, it is not anticipated that project will deposit any material in a watercourse, which may impair or impede the flow of water that would adversely impact adjoining property. As proposed the project includes the development of a privately maintained drainage channel that will collect surface water runoff from the project site to the existing drainage in the proposed open space lot. When final grading plans are submitted to the County of San Diego, the applicant will be required to meet the performance standards of the Grading and Watercourse ordinances by demonstrating that development on the project will not increase the amount of surface water runoff from pre-development levels. However, adequate discussion must be included in the EIR and technical studies that demonstrates conformance with the Grading and Watercourse ordinances.

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

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
☐ Mitigation Incorporated

Potentially Significant Impact: The project is not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. However, this cannot be determined with the current information available for the proposed project. As a result, project impacts to existing or planned storm water drainage systems and proposed mitigation as appropriate must be analyzed in technical studies and as part of the EIR.

- h) Provide substantial additional sources of polluted runoff?

- ☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated ☐ No Impact

Potentially Significant Impact: The project proposes the following potential sources of polluted runoff: construction activities and residential development. Site design measures and/or source control BMPs and/or treatment control BMPs to be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable have not yet been identified. As a result, project impacts from storm water and proposed mitigation as appropriate must be analyzed in technical studies and as part of the EIR.

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

- ☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated ☐ No Impact

Potentially Significant Impact: Drainages having a watershed greater than 25 acres were identified on the project site and floodplains mapped on FEMA Floodplain Maps and County Floodplain Maps for the San Luis Rey River affect or are adjacent to the offsite improvement locations. Therefore, a technical study must determine the significance of project impacts and propose mitigation if necessary. However, the project is not proposing to place structures with a potential for human occupation within these areas. The technical study must address the location of access roads and offsite improvements for their potential to limit access during flood events or to affect downstream properties.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- ☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated ☐ No Impact

Potentially Significant Impact: The project site contains drainage courses which are identified as being 100-year flood hazard areas. Design measures are expected to ensure that the project would not impede or redirect flood flows on site. However, flood hazard areas and design measures have not yet been identified. Therefore, a technical study must determine the significance of project impacts and propose mitigation if necessary. In addition, it must address the location of access roads and offsite improvements for their potential to impede or redirect flood flows.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

No Impact: The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

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

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

- m) Inundation by seiche, tsunami, or mudflow?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

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

iii. MUDFLOW

Potentially Significant Impact: Mudflow is type of landslide. The site is located within a moderate to high landslide susceptibility zone. Therefore a Geotechnical Report is required to address conditions that could become unstable in the event of seismic activity or exposed soils.

IX. LAND USE AND PLANNING -- Would the project:

- a) Physically divide an established community?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project proposes to introduce new services to an area that does not currently have them including a new water supply, wastewater disposal systems, and fire services. Therefore, a technical study must determine the significance of project impacts and propose mitigation if necessary.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The proposed project is subject to the Regional Land Use Designations of (18) Multiple Rural Use and (19) Intensive Agriculture. The area is mostly the Estate Development Area (EDA) Regional Category, with a small portion of Environmentally Constrained (ECA) Regional Category in the south western portion of the site. The General Plan requires minimum gross parcel sizes of 4, 8, and 20 acres, with clustering on more level areas of large properties. The proposed project proposes a much higher density by requesting approval of a Specific Plan with an overall density of 1.52 acres per dwelling, with parcel sizes of approximately 3,000 square feet up to more than 7,000 square feet, with approximately 344 acres preserved as biological open space. Since the project proposes a concurrent re-zone from A70 & A72 (agricultural) to S88 (Specific Plan Area), density requirements and development regulations will be detailed in the requirements of the proposed Specific Plan's Land Use Element. A General Plan Amendment Report (GPAR) will address compliance with applicable land use plans and policies, including the policies of the Regional Land Use Element (RLUE) and Pala Pauma Subregional Plan. Because the project may have incompatibilities with the RLUE and the Subregional Plan, a technical study must determine the significance of potential land use impacts and propose mitigation if necessary.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Identified Mineral Resource Significance” MRZ-2. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

No Impact: The project site is zoned A-70 and A72, which are not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

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

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project is a residential subdivision adjacent to a state highway. Both onsite and offsite road improvements proposed as a part of the project may result in the exposure of people (existing and proposed residences) to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan and County of San Diego Noise Ordinance. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project area is in excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or any facility where

quiet is an important attribute. SR76 has estimated noise contours that exceed CNEL 60 dB(A) on the property. This is based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours). In addition, the Major Use Application indicates that three story multi-family residences with balconies are proposed that may be affected by noise from SR76. For the proposed single-family lots, noise may also be significant.

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project may exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line from uses including market, parks, clubhouse, pump station(?). The site is proposed as S88, Specific Plan zoning that has a one-hour average sound limit of 50 decibels in the day and 45 at night. The adjacent properties are also zoned residential with the same one-hour average sound limits.

Noise Ordinance – Section 36-410

The project may generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). It must be determined whether drilling, blasting, or processing of materials will be required during construction operations and if these operations would exceed noise with an average sound level of 75dB (over 8 hours) between the hours of 7 AM and 7 PM at any property line.

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

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project proposes residential land uses where low ambient vibration is essential for interior operation and/or sleeping conditions. The proposed residences are within 50 feet of the proposed State Route Right-of-Way and the development will be phased such that grading may be within 50 feet of completed phases of development. Groundborne vibration or groundborne noise levels may be significant at these distances (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995). In addition, offsite SR76 improvements may affect offsite residences. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

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

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: vehicles and construction equipment. As indicated in the response listed under Section XI Noise, Question a., the project may expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. A Noise Analysis is required to determine if the project would expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels in excess of that allowed by the County Noise Element. Therefore potentially significant noise impacts could occur.

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

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
☐ Mitigation Incorporated

Potentially Significant Impact: As indicated in the response listed under Section XI Noise, Question a. and c., the project may expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Substantial temporary and periodic increases would also be expected. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☒ No Impact
☐ Mitigation Incorporated

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact

☐ Potentially Significant Unless ☒ No Impact
Mitigation Incorporated

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels. If the Pala Casino expansion includes a private airstrip, then potentially significant noise impacts could occur.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The proposed project may induce substantial population growth in an area because the project would result in new and extended infrastructure, improved transportation facilities; new large-scale residential development; and regulatory changes including a General Plan amendment, a new specific plan and zone reclassifications, fire, sewer and water annexations with LAFCO annexation actions, in an area currently planned for Estate Residential development. Therefore, the project may remove a restriction to or encourage population growth in the area and create potentially significant population growth. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Less Than Significant Impact: The property was a ranch with guest houses, but it has been vacant for several years. The property currently has several caretakers in residence, but they are temporary residents and their displacement would not be a significant impact.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact

☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Less Than Significant Impact: The property currently has several caretakers in residence, but they are temporary residents and their displacement would not be a significant impact.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: Based on the service availability forms received for the project, the proposed project will result in the need for significantly altered services or facilities. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

Service availability forms have been provided which indicate services are available to the project from Yuima Water District for sewer and water. A separate, project-specific Water Supply Assessment and Verification Report is required to be completed by the District. A portion of the development area must also be annexed into the San Diego County Water Authority service area.

For fire protection services, the site is within the North County Fire Protection District's (NCFPD) Sphere of Influence but the facility availability form indicates that facilities are not reasonably expected to be available within the next 5 years. However, the NCFPD is working on an expansion that would include this site. A fire station is under construction at the new power plant about a mile west of the site. Additional coordination will be required to determine if this facility will be adequate to serve the project.

For law enforcement, the County Sheriff's Department would provide services to the Warner Ranch site from their existing Pauma/Valley Center Substation, located

approximately 15 miles to the southeast. Additional coordination will be required to determine if the Sheriff's Department personnel from this substation can adequately serve the project or if the project would cumulatively impact Sheriff-services in the area.

For education, appropriate fees will be paid to the Bonsall Elementary School District and Fallbrook Union High School District in accordance with Education Code Section 17620. The Warner Ranch site is currently within both districts, which provide children with the options to attend Bonsall Elementary (about 12 miles southwest), Vivian Banks Charter School (about 0.5 miles east), Sullivan Middle School (about 10 miles southwest) and Fallbrook High School (about 15 miles west).

For recreation, the area is currently underserved and the County of San Diego Department of Parks and Recreation has requested that the project should provide public recreational facilities.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated ☐ No Impact

Potentially Significant Impact: The project involves a major residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the Department of Parks and Recreation has requested that the project include a 10 acre community park, pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The project proposes a public park as part of the project. Additional coordination will be required to determine if the public park will be adequate to serve the area and its PLDO contribution.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☒ Potentially Significant Impact ☐ Less than Significant Impact

☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The project involves new recreational facilities. The proposal for new facilities must be evaluated to determine whether they will result in adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The proposal may result in a degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity. A traffic impact analysis must assess potentially significant impacts related to traffic volumes and road capacity. The traffic impact analysis should address ADTs generated by the project, impacts, if any, on the level of service of affected County roads, and proposed mitigation measures. The results of the traffic technical study should also be discussed in the context of the EIR.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The addition of traffic from 780 residences and park may result in a potential degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity. A traffic impact analysis must be prepared for the proposed project to address all potentially significant traffic impacts related to the development of the proposed project including direct and cumulative impacts. The traffic impact analysis must assess all potentially significant impacts related to traffic volumes and road capacity. The traffic impact analysis should address ADTs generated by the project, impacts on the level of service of affected County roads, and proposed mitigation measures. The results of the traffic technical study should also be discussed in the context of the EIR.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☒ No Impact
Mitigation Incorporated

No Impact: The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The proposed improvement areas on SR76 will likely require certain waivers from County road standards due to physical constraints. These improvements are likely to improve traffic safety (e.g., capacity, sight distance, curve radii). However, safety details must be discussed in the context of the EIR.

- e) Result in inadequate emergency access?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Less than Significant Impact: The project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County; therefore, the project has adequate emergency access.

- f) Result in inadequate parking capacity?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The Zoning Ordinance Section 6766 Parking Schedule requires provision for onsite parking spaces based upon the maximum number of persons permitted to occupy the premise. The project must include adequate parking for the residences, the market, the private park, and the public park. The traffic study and EIR must discuss the number of spaces that are proposed and

determine if it is consistent with the requirements of the Parking Schedule. Therefore, the traffic study must determine the significance of potential impacts and propose mitigation if necessary.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The project including offsite improvements to SR76 must be evaluated for potential hazards and barriers for pedestrians and bicyclists. In addition, elements supporting alternative transportation should be included. The traffic study and EIR must discuss the ways to support alternative transportation and determine if the project is consistent with requirements related to alternative transportation.

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

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

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The project proposes to discharge domestic waste to a community sewer system that has not been permitted to operate by the Regional Water Quality Control Board (RWQCB) at this time. While a project facility availability form has been received from the Yuima Water District that indicates the district will serve the project, the facilities to serve the project have not been approved or built. Therefore, it is not known if the project will be discharging wastewater to a RWQCB permitted community sewer system or if the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: Based on the service availability forms received for the project new or expanded water and wastewater treatment facilities are required. Service availability forms have been provided which indicate services will be available to the project from the Yuima Water District. However, sufficient information is not available at this time regarding the necessary facilities and, therefore, the associated environmental effects cannot be assessed. Thus, they must be addressed in the EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: The project will involve new and/or expanded storm water drainage facilities. However, sufficient information is not available at this time regarding the necessary facilities and, therefore, the associated environmental effects cannot be assessed. Thus, they must be addressed in the EIR.

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

☒ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: Based on the service availability forms received for the project, new water entitlements and resources are required. Service availability forms have been provided which indicate that water will be available to the project from the Yuima Water District. Pursuant to the district's service availability form, new water facilities must be constructed. A Water Supply Assessment (WSA) and Verification is required for the project under California Water Code §10910-10915 (SB 610) and California Government Code § 66473.77 (SB 221). The WSA must address whether the water supplier's total projected water supplies (including groundwater) available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected demand of the proposed project, in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses. Therefore, a technical study must determine the significance of potential impacts and propose mitigation if necessary.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☒ Potentially Significant Impact ☐ Less than Significant Impact

☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Impact: Based on the service availability forms received for the project, new or expanded wastewater treatment facilities are required. Service availability forms have been provided which indicate services will be available to the project from the Yuima Water District. Pursuant to the district's service availability form, new wastewater treatment facilities must be constructed. However, sufficient information is not available at this time regarding whether the necessary facilities will be available and, therefore, this must be addressed in the EIR.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☒ Potentially Significant Unless ☐ No Impact
Mitigation Incorporated

Potentially Significant Unless Mitigation Incorporated: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). However, sufficient information is not available at this time regarding the necessary onsite recycling facilities required for compliance with applicable regulations and, therefore, this issue must be addressed in the EIR.