# CHAPTER 1.0

# PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

# CHAPTER 1 – PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

## 1.1 Project Description and Location

This section includes descriptions of the two primary actions analyzed in this EIR. The first action is an amendment to the County Circulation Element changing the classification of Deer Springs Road. The second action is all of the discretionary actions associated with implementation of the Merriam Mountains Specific Plan. In this section, the Circulation Element Amendment is generally described first since action on the Circulation Element Amendment is a predicate action to actions on the Specific Plan.

### 1.1.1 Precise Location/Boundary

The Merriam Mountains Project Circulation Element Amendment consists of approximately 40 acres (11,300 linear feet) located generally along the stretch of Deer Springs Road from Champagne Boulevard to the limits of the City of San Marcos and elimination of a planned segment of Buena Creek Road extending from the intersection of Sugarbush Drive/Buena Creek Road to Deer Springs Road/Sarver Lane (see Figure 9.1.1-A).

The Merriam Mountains project (Merriam) consists of approximately 2,327 acres located within the Merriam Mountains of northern San Diego County. The site is bound by Interstate 15 (I-15) on the east; by Deer Springs Road (S12) on the south; by Twin Oaks Valley Road on the west, except for a small portion of the site crossing west of Twin Oaks Valley Road; and by Lawrence Welk Drive at the northeast corner of the site. Gopher Canyon Road is located approximately 1 mile north of the site (see Figures 1.1-1 and 1.1-2). Merriam is located immediately north of the portion of the Circulation Element Amendment affecting Deer Springs Road from the I-15 interchange to Mountain Meadows Parkway.

### 1.1.2 Project's Component Parts

***Project Description***

***Circulation Element Amendment.*** The Circulation Element Amendment proposes three modifications to the County of San Diego Circulation Element: (1) reclassification of Deer Springs Road from a four-lane Major Road to a six-lane Prime Arterial between Champagne Boulevard and the City of San Marcos city limit/Twin Oaks Valley Road; (2) deletion of the planned Circulation Element roadway segment of Buena Creek Road extending westerly from its intersection with Deer Springs Road; and (3) elimination of the planned bicycle path along the segment of Buena Creek Road described in (2). These modifications to Sheet 2 of 8 (Rainbow/Palomar) of the County of San Diego Circulation Element Map are shown on Figure 9.1.1-B. Chapter 9 discusses and analyzes the potential environmental impacts of the Circulation Element Amendment. The Circulation Element Amendment is necessary for the accommodation

of traffic that would be generated by the existing Land Use Element of the General Plan, even without additional traffic generated by development of Merriam.

***Merriam Mountains Specific Plan.*** The Merriam project consists of 2,327 acres of land, of which, 1,192 acres would be preserved as Biological Open Space and the remaining 1,135 acres would be developed with single and multiple unit residential, a variety of commercial uses and parks, a fire station, access roads, or would include other open space consisting of required fuel reduction buffers in accordance with the Fire Protection Plan. Figure 1.1-3 depicts the locations of these generalized land uses within the project boundary and Table 1.1-1 presents a generalized land use summary. Within the development area, the project proposes to construct 2,700 residential dwelling units (du); approximately 10.1 acres of commercial uses, including a fire station; and active and passive recreational uses.

As noted in Table 1.1-1, approximately 598 acres (26%) of the Merriam site would be graded for development pads and roads (this includes 538 acres of development pads and roads located within the development area, plus 60 acres for secondary access roads located within the Biological Open Space area), and about 1,729 acres (74%) would be retained as undeveloped land, with 1,192 acres in Biological Open Space and 537 acres in other common open space. Common open space areas would be altered by fuel treatment; Biological Open Space would not be altered, except as part of a Resource Protection Plan for the benefit of the protected resources.

The proposed project will be required to complete off-site improvements as described later in this section. Off-site roadway improvements include widening the existing two-lane Deer Springs Road to four lanes and providing auxiliary lanes along the project frontage, and may include widening the existing two-lane Twin Oaks Valley Road within the City of San Marcos limits. The project proposes various intersection geometry improvements, and improvements to the I-15/Deer Springs Road intersection. The proposed project will complete infrastructure improvements to wastewater and water pipelines within the project vicinity that are required for project implementation.

***Proposed Land Use***

Merriam proposes development of a master-planned community, composed of five distinct neighborhoods in the North County Metropolitan Subregional Planning Area, plus estate residential in the Bonsall Community Planning Area. It is intended that the development of Merriam be done in a systematic and sensitive manner that would minimize impacts to surrounding land uses and preserve sensitive lands and biological resources. The proposed Specific Plan (SP) land use designations for Merriam include Open Space, Recreation, Residential, and Commercial. The project's five neighborhood planning areas and estate residential area are shown on Figures 1.1-4 through 1.1-10 and detailed in Table 1.1-2. The

proposed SP land-use plan is shown in Figure 1.1-11. The permitted uses and "zone box" proposed for each neighborhood planning area are provided in the SP (Appendix C to this EIR).

***Residential Project Features***

The project proposes to develop 1,149 single-family residential units within Neighborhoods 3, 4, and 5. The proposed zoning provided in the SP for single-family residential units would allow two-story structures up to a maximum of 35 feet in height. Each neighborhood includes between three to seven planning areas, each of which would have its own architectural theme and includes common/shared open space and recreational facilities. The Merriam Mountains Homeowners Association (HOA), Community Facilities District (CFD), or other approved entity would administer development-wide issues, including fuel treatment and maintenance and operation of major facilities. Conditions of approval will establish individual (or local) HOA(s), CFD(s) or other approved entity to ensure ongoing maintenance and administration of local residential projects.

The proposed zoning for the variable and multifamily residential units (which amount to 1,271 variable residential units within Neighborhoods 1 and 2 and 270 multifamily units in Neighborhood 1) allows three-story structures of up to 40 feet in height for Neighborhoods 1 and 2, with the exception of structures located in Neighborhood 2, Planning Area 3, which will be limited to 35 feet in height. The variable residential units may include detached homes, town homes, stacked flats, cluster homes and courtyard homes. Most of the buildings would be two stories and would include one to six units per building. Each planning area would have its own architectural theme, be heavily landscaped, and include common/shared open space and recreational facilities. The multifamily residential units would be two- to three-stories high and would consist of 6 to 28 units per building.

The project also proposes to develop 10 estate residential lots within 58.7 acres in the northeastern corner of the project site (53.4 acres of developed land and 5.3 acres of common open space). These lots would be a minimum of 5 acres and the homes would be restricted to 1 story and a maximum of 25 feet in height.

<u>Neighborhood 1</u>

Neighborhood 1 is located in the southeastern portion of the Merriam Specific Plan Area (SPA), which is adjacent to the intersection of Deer Springs Road and I-15 (Figure 1.1-5). Access to Deer Springs Road from Neighborhood 1 is provided by Merriam Mountains Parkway. This neighborhood is composed of seven planning areas totaling approximately 318.2 acres: 121.0 acres of development and 197.2 acres of common open space. The neighborhood includes an approximately 10.1-acre commercial site within Planning Area 1. A total of 110,000 square feet of commercial uses and 1,013 du are proposed in Neighborhood 1, including 270 multifamily du

and 743 variable residential du. In general, product types are anticipated to include flats, town homes, and apartments. A "B" Designator Site Plan, for compliance with the I-15 Corridor Plan, is proposed for all seven planning areas, and a "D1" Designator Site Plan is proposed for design review in compliance with County of San Diego noise regulations for the commercial and multifamily sites. In addition, a fire station will be located within the commercial site as discussed below under the heading "Fire and Police Protection."

Neighborhood 2

Neighborhood 2 is located in the southern portion of the SPA. Access to Deer Springs Road from Neighborhood 2 is provided by Meadow Park Lane, which connects Deer Springs Road to Merriam Mountains Parkway (Figure 1.1-6). This neighborhood is composed of three planning areas totaling approximately 241.1 acres: 65.7 acres of development and 175.4 acres of common open space. In addition, a 3.5-acre community park is located in this neighborhood. A total of 528 variable residential du are proposed in Neighborhood 2. In general, product types are anticipated to include single-family clusters and town homes. A "D2" Designator Site Plan is proposed for each of the three planning areas to provide a comprehensive design review for residential development and to assure conformance with the design standards contained in the Merriam Mountains SP.

Neighborhood 3

Neighborhood 3 is located north of Neighborhood 1 and has access to Merriam Mountains Parkway (Figure 1.1-7). This neighborhood is composed of three planning areas totaling approximately 114.4 acres: 58.3 acres of development and 56.1 acres of common open space. A total of 248 single-family du are proposed in Neighborhood 3, with lot sizes ranging from 4,000 to 5,500 square feet. No zoning designators are proposed for this neighborhood.

Neighborhood 4

Neighborhood 4 is located north of Neighborhood 2 and northwest of Neighborhood 3. This neighborhood has access to Deer Springs Road from either Merriam Mountains Parkway or Meadow Park Lane (Figure 1.1-8). This neighborhood is composed of three planning areas totaling approximately 92.6 acres, all of which would consist of developed land. No common open space is proposed in this neighborhood. A total of 371 single-family du are proposed in Neighborhood 4, with lot sizes ranging from 4,500 to 6,000 square feet. A portion of Planning Areas 1 and 3 would be subject to the "B" Designator Site Plan.

Neighborhood 5

Neighborhood 5 is the most northwestern neighborhood in the development area (Figure 1.1-9). This neighborhood has direct access to Merriam Mountains Parkway and can access Deer

Springs Road by using Merriam Mountains Parkway or Meadow Park Lane. This neighborhood is composed of five planning areas totaling approximately 310.0 acres: 147.0 acres of development and 163.0 acres of common open space. In addition, a 10.0-acre community park is located adjacent to this neighborhood. A total of 530 single-family du are proposed in Neighborhood 5, with lot sizes ranging from 4,000 to 7,000 square feet. A portion of Planning Area 5 would be subject to the "B" Designator Site Plan.

Estate Lots

The Estate Lots are located in the northeastern-most portion of the SPA. Access is provided to these estate lots from Lawrence Welk Lane (Figure 1.1-10). A total of 10 estate lots are proposed on approximately 58.7 acres: 53.4 acres of developed land and 5.3 acres of common open space. A minimum lot size of 5 acres is required. A portion of this area as identified on Figure 1.1-29, which includes estate lots would be subject to the "B" Designator Site Plan.

***Commercial Project Features***

The project proposes to develop approximately 10.1 acres of commercial uses in Neighborhood 1, Planning Area 1 that would allow approximately 110,000 square feet of building area. Site plan approvals would be required prior to issuance of a building permit. A typical layout for a neighborhood shopping center of this size would be an L-shape, with anchor tenants and inline shops in the L and one or two additional freestanding buildings facing the street. The maximum height of the commercial buildings would be 35 feet and parking spaces would be provided in accordance with the San Diego County Department of Planning and Land Use (DPLU) Offstreet Parking Design Manual.

Currently, no neighborhood shopping centers exist in either the Twin Oaks or Hidden Meadows communities. The proposed center would serve these existing communities and the Merriam residents by providing essential goods and services in close proximity. For instance, typical tenants may include a 60,000-square foot grocery store, a 15,000-square foot drug store, and ancillary shops (e.g., a coffee shop, restaurants, dry cleaners, banks, and fast food establishments). Additional permitted uses are identified in Section 2362b of the Zoning Ordinance.

***Parks and Recreational Project Features***

The project proposes to develop 37 parks: 33 improved parks totaling approximately 29 acres and 4 natural parks totaling approximately 60 acres. Of these, approximately 18 acres will be maintained as public parks and 10acres as private parks by the Merriam Mountains HOA, CFD, or other approved entity. The improved parks, community parks, pocket parks, and other parks

range in size from approximately 0.13 to 8.16 acres. Figure 1.1-12A depicts the locations of these parks throughout the project site.

Developed Community Recreation Areas and Athletic Fields

The project will develop two community recreation areas consisting of community/landmark buildings, pools, spas, barbecue areas, and athletic fields. Athletic fields will be developed with facilities, which may include venues for active and passive programming such as little league, adult and youth soccer, concessions, picnic areas, overlook, and parking. These parks will be managed and maintained by the Merriam Mountains HOA, CFD, or other approved entity.

Other Developed Parks

The project will develop 31 other parks ranging in size from 0.13-acre pocket parks to 3-plus-acre meadow parks. These parks may include such activities as paved multipurpose courts, play lots, open turf, pools, and picnic areas (see Figures 1.1-12A through 1.1-12K). An equestrian staging area is also proposed adjacent to Twin Oaks Valley Road where the roadway crosses through the project site (see Figure 1.1-12G-1 for location). The staging area will be approximately 2 acres, which includes an area for horse trailer parking and will provide connections to the proposed trails system (see Figure 1.1-12L). These parks will be managed and maintained by the Merriam Mountains HOA, CFD, or other approved entity.

Natural Parks

The project will include four natural park areas totaling approximately 60 acres (see Figure 1.1-12A) within the project footprint. Uses within natural park areas will include such activities as interpretive and fitness course trails and view/overlook seating. Limited fuel treatment in accordance with requirements for Zone 2b of the Fire Protection Plans would occur within the natural parks. These parks will be managed and maintained by the Merriam Mountains HOA, CFD, or other approved entity.

Trails

Two types of trails totaling 18.3 miles will be provided: roadside pathways (4.5 miles) and multiuse trails (13.8 miles). Multiuse trails would include existing dirt trails (approximately 7.7 miles); paved utility accessways (approximately 1.8 miles, with 2 to 4 feet of non-paved surfaces); and new soft-surface trails (approximately 4.3 miles). Roadside pathways would be 5 to 8 feet wide without paving. Multiuse trails will have a maximum width of 8 feet. The proposed trails located on existing VWD easements as identified in the Tentative Map in Neighborhood 2, Planning Area 2 will require a Joint Use Agreement approved by VWD's Board of Directors. This includes some of the existing dirt roads to be utilized as trails located on private easements that will be quit-claimed. These easements will be eight-foot minimum clear

and new trails will include a new VWD easement with a sixteen foot paved road (closed access only road) on 20 foot easement. Figure 1.1-12G-1 depicts the conceptual trail plan. Trails will be managed and maintained by the Merriam Mountains HOA, CFD, or other approved entity.

Proposed Preserve (Biological Open Space)

The Merriam project will preserve approximately 1,192 acres of land as Biological Open Space. This contiguous block of land is located in the northern portion of the project area north of Neighborhood 5, and south and southwest of the proposed estate lots (Figure 1.1-3). Development in this area would include the secondary access road Lawrence Welk Court and the emergency access road Camino Mayor, which total approximately 60 acres of impact area; and recreational trails and utility maintenance as required for existing infrastructure, which are largely in place as existing dirt roads. The preserve would be managed and maintained by the Habitat Manager as described in the Resource Protection Plan (RPP) included in Appendix T of the Merriam Mountains Specific Plan Draft EIR, dated August 2007.

Common Open Space

Common open space includes 537 acres of irrigated and non-irrigated fuel treatment areas. This includes manufactured slopes and non-graded areas such as fuel treatment areas and natural parks (see Figure 1.1-3).

***Proposed On-Site Services and Utilities***

Water Service

Approximately 2,246 acres of the Merriam SPA is within the service boundary of the Vallecitos Water District (VWD), and the remaining 81.3 acres are in the Rainbow Municipal Water District (RMWD) for water service. VWD owns and operates two existing reservoirs containing 2.6 million gallons of storage within the project boundaries and numerous water mains exist on the property, providing service to most existing parcels. These existing mains would be utilized where possible to serve the project.

If approved, additional expansion and extension of supply pipelines and reservoirs located within and adjacent to the project will provide service to the project. Construction of two new water storage reservoirs would occur. A new 4.9-million gallon (MG) water storage tank would be built next to the existing 1.3 MG Coogan tank. In addition, a new 3.7 MG water storage tank would be constructed for the Deer Springs 1235 Zone. The new Coogan tank will be fed by the existing Coogan Pump Station through the 16-inch pipeline that feeds the existing tank. The new Deer Springs tank will be tied to the existing Deer Springs pump station on Deer Springs Road with a new 10-inch main, with a portion of the new pipeline being 12 inches. The VWD will

serve the proposed development, except for the 10 estate lots located in the northeastern portion of the site.

The estate lots, which are located in the RMWD, will be served by a new 8-inch water line, which would be extended from Buckshot Canyon Road to Lawrence Welk Drive (see discussion of off-site water and sewer improvements below).

Wells are known to exist on site. The County of San Diego Department of Environmental Health requires that they be properly abandoned. Groundwater resources will not be utilized for potable or non-potable uses.

Wastewater Service

Approximately 2,246 acres of the Merriam SPA is located within the service boundary of VWD (Neighborhood 1-5), and the remaining 81.3 acres are within the service boundary of RMWD for sewer service (Estate Lots). Only the southeastern portion of the property, consisting of 61.9 acres, is within the existing VWD sewer service area. Therefore, the remainder will be required to complete an intra-district annexation, consisting of a request for sewer service to a parcel that is within the VWD's boundaries and the service area basin for water, pursuant to VWD's Annexation Procedure for Water and/or Sewer Services. Currently, there is an 8-inch sewer main parallel and southerly to Deer Springs Road that flows southerly in Twin Oaks Valley Road. From there, existing VWD mains convey the flows to treatment facilities.

RMWD is the sewer service provider for the northern 81.3 acres of Estate Residential area within the Bonsall Community Planning Area; however, RMWD does not have any existing sewer facilities in the Merriam vicinity. Therefore, service to the 10 estate lots would be provided by on-site septic systems, as shown on the Vesting Tentative Map (VTM).

As noted above, water and wastewater service will be provided primarily by VWD with the exception of the estate lots that will be serviced by RMWD. Two water and sewer service areas have been retained to accommodate the different character of the development proposed in the two service areas and the ability of the respective districts to provide service to the project under the their existing service boundaries, and the large physical separation of the two development areas, with dedicated open space precluding further development in the intervening areas. The only portion of the proposed project development within the RMWD service area is the estate lot area, located in the northern portion of the project site, discontinuous from the remaining development area and separate in character from the master-planned community uses proposed by the rest of the project.

Stormwater Facilities

Currently, there are no storm drain facilities within the project area. Drainage of the new residential, commercial, and recreational areas would occur through a storm drainage system consistent with County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO), and the Stormwater Management Plan for the Merriam SPA.

Natural Gas and Electricity

Natural gas and electricity to the project area are provided by the San Diego Gas & Electric Company (SDG&E). The project site is generally undeveloped and would require the extension of those utilities to the site. The project proposes that utility easements for power and natural gas services be located within the proposed roadways. The project would construct natural gas and electricity connections within off-site roadways.

Telephone, Cable, and Fiber Optic Systems

Telephone systems in the project area are provided by Pacific Bell. Cable service or fiber optic systems are provided by Cox Cable. The project would extend telephone and cable lines to the site within off-site roadways. Cable services or fiber optic systems that would be extended to the project site will include the ability for future residences to have internet services.

Schools

The project site is located within the service areas of the Bonsall Union Elementary School District (K–8), Fallbrook Union High School District (9–12), San Marcos Unified School District (K–12), Escondido Union School District (K–8), and Escondido Union High School District (9–12) (refer to Section 4.1.2 of this EIR).

Fire and Police Protection

The San Diego Sheriff Department's San Marcos Substation would service the project. Deer Springs Fire Protection District (DSFPD) and San Marcos Fire Department would provide emergency response services. The Specific Plan identifies a future fire station to be located within Neighborhood 1, Planning Area 1 (commercial area). Fire stations are a permitted use within the commercial area in accordance with Sections 2363(a) and (b) of the County Zoning Ordinance, which identifies a fire station as a civic use. It is expected that this station would be operated by the DSFPD. The station is proposed to be operational prior to occupancy of Neighborhood 5 and will be subject to a site plan review. Refer to Section 4.1.2 of this EIR, for further detail regarding fire and police services.

### *Proposed Circulation*

As shown on Figure 1.1-13**,** access to the project is provided from Deer Springs Road at two locations, Merriam Mountains Parkway and Meadow Park Lane, and from Lawrence Welk Drive at one location. The southern primary entrances are Merriam Mountains Parkway and Meadow Park Lane. Merriam Mountains Parkway is planned as a 4-lane, median-divided road that will provide access to Deer Springs Road in the southeast corner of the property near I-15. As Merriam Mountains Parkway traverses the project, it increases to a 4-lane divided road and then to a 2-lane roadway with a paved median suitable for use as a third lane in emergency situations. Meadow Park Lane will be a 4-lane, median-divided road where it intersects Deer Springs Road, approximately 1.4 miles west of I-15. As Meadow Park Lane traverses the project it will decrease to an undivided 4-lane road. Lawrence Welk Lane provides access to the 10 estate homes in Bonsall and to the northern portion of the SPA via a new secondary access road, Lawrence Welk Court. Additional gated emergency access to the site will be provided from Twin Oaks Valley Road at Camino Mayor.

### *Off-Site Roadway Improvements*

Roadway Segments

The proposed project includes improvements to Camino Mayor and Deer Springs Road. Roadway improvements are also proposed along Camino Mayor to provide emergency access. Off-site road improvements are recommended along Deer Springs Road as mitigation measures to reduce impacts from transportation and traffic. Roadway improvements along Twin Oaks Valley Road are proposed as a condition of an agreement that is being processed with the City of San Marcos and the project applicant, and the County of San Diego. These improvements are described in greater detail for each road in the following section.

***Camino Mayor:*** Camino Mayor will be improved to provide a paved, secondary, emergency gated-access roadway within the existing disturbed 40-foot easement. The roadway will be improved from the western project limits to Twin Oaks Valley Road (see Figure 1.1-16C).

***Twin Oaks Valley Road:*** The EIR analyzes off-site improvements along Twin Oaks Valley Road between Buena Creek Road and 1,000 feet south of the Cassou/Twin Oaks Valley Road intersection. Improvements include widening the existing two-lane roadway to four lanes within the City of San Marcos (see Figure 1.1-16E). The roadway would be widened to four lanes, which is consistent with the roadway classification identified in the City of San Marcos Circulation Element. Existing surrounding land uses in the area proposed for widening consist of a variety of land uses including single-family homes, neighborhood commercial, greenhouse operations, and educational facilities. The roadway will be widened along the existing centerline between Buena Creek Road and Cassou Road. The roadway will then hold the eastern limits and

widen along the western portion of the roadway south of Cassou Road. The alignment that has been determined to date is based on discussions with the City of San Marcos Department of Public Works.

As outlined in Section 2.2 of this EIR, the project does not trigger the need for roadway widening along this portion of Twin Oaks Valley Road to allow the roadway to operate at an acceptable level of service (LOS) under the "existing plus project" condition. M-TR-17 includes intersection improvements that would mitigate direct impacts along Twin Oaks Valley Road from Buena Creek Road to Cassou Road. An "existing plus project plus cumulative project" impact has been identified along this roadway segment, for which the required mitigation includes contribution of fair-share payment for the widening of the roadway. The project applicant and the City of San Marcos have begun discussions to reach an agreement for the improvements within the City of San Marcos. Discussions to date have identified that construction of this roadway segment would be constructed by the proposed project; however, the agreement has not been finalized. Therefore, the conditions of the agreement are subject to change.

***Deer Springs Road:*** The Deer Springs Road improvements would include widening the road to a four-lane major road from Twin Oaks Valley Road to I-15. Figures 1.1-15A and 1.1-15B present plan, profile, and cross-sections for the proposed improvements. Roadway widening in general would be completed along the existing two-lane roadway alignment with the exception of a revised alignment proposed south of the Sarver Lane/Deer Springs Road intersection (see Figure 1.1-15B). The revised alignment is proposed to provide an efficient and safe turning radius to accommodate the higher design speed for a Prime Arterial classification as part of the proposed Circulation Element Amendment (see Chapter 9.0). In addition, eastbound and westbound auxiliary lanes would be provided along Deer Springs Road from Mesa Rock Road to the I-15 ramps. The design and alignment of the roadway are planned to accommodate a potential future six-lane alignment, in accordance with the General Plan Amendment to the Circulation Element to accommodate planned land uses under the existing Land Use Element.

Consistent with the four-lane Major Road classification requirements, a 10-foot-wide recreational trail will be provided between the shoulder and limits of the proposed right-of-way. The trail will provide connections to the regional trail network from the City of San Marcos located to the south and the Hidden Meadows trail network to the east of I-15 (see Figure 1.1-12G-2). A portion of the trail width will be reduced to 5 feet for approximately 600 feet adjacent to the proposed cut-slope to accommodate the roadway design. The trail along Deer Springs Road will be located along the northern portion of Deer Springs Road between Mesa Rock Road and Meadow Park Lane and will transition to along the southern portion of Deer Springs Road at the Meadow Park Lane/Deer Springs Road intersection. The trail will then continue along the eastern portion of the roadway to provide a connection to the existing trail system along Twin

Oaks Valley Road within the City of San Marcos. An equestrian trail crossing will be provided at the Meadow Park Lane/Deer Springs Road intersection to offer connections with the on-site equestrian trail network.

As seen in Figures 1.15A and 1.1-15B, a portion of the Deer Springs Road improvements between the intersection of Twin Oaks Valley Road/Deer Springs Road to approximately 1,300 feet north would be located within the Federal Emergency Management Act (FEMA) 100-year floodplain (San GIS 1997). The existing two-lane roadway includes existing culverts that convey flows from west to east beneath the roadway. The existing culverts are undersized and are not able to accommodate 100-year flows. The proposed design for Deer Springs Road includes the upsizing of existing culverts where the roadway traverses the floodplain to ensure that 100-year flows would be conveyed beneath the roadway. The culvert upsizing will be located within the roadway footprint. Upsizing existing culverts included as part of the roadway design would ensure that flood water displacement would not substantially impede or redirect flood flows.

Right-of-way acquisition requirements for Deer Springs Road improvements have not yet been finalized. A home that is under construction at 1088 Deer Springs Road may be affected, depending upon the final alignment of the roadway. The proposed project would provide necessary right-of-way for construction of Deer Springs Road to the required four lanes and ultimate roadway width of six lanes along the project frontage. Figures 1.1-15A and 1.1-15B present plan, profile, and cross-sections for the proposed improvement.

Refer to Chapter 9.0 for an additional discussion of the proposed Circulation Element Amendment to Deer Springs Road from Champagne Boulevard to the City of San Marcos city limits.

Intersection Improvements

The proposed project includes improvements to the Deer Springs/I-15 interchange located to the southeast. The footprint for any configuration of the interchange is located almost entirely within Caltrans ROW. The ultimate interchange configuration will be determined under full Caltrans oversight through a Project Study Report (PSR). The PSR will determine an appropriate interchange facility that accommodates not only the proposed project but the cumulative impacts of other local developments and proposed roads. The I-15/Deer Springs Road interchange PSR is currently being finalized in consultation with Caltrans. The PSR in preparation has identified the following improvements at the I-15 northbound ramps/Deer Springs Road: dual left-turn lanes and dual right-turn lanes on the northbound off-ramp, dual left-turn lanes and two through lanes in the eastbound direction, and one right-turn lane and two through lanes in the westbound direction. The PSR has identified the following improvements at the I-15 southbound ramps/Deer Springs Road: dual left-turn lanes and two through lanes in the westbound direction, and dual right-turn lanes and three through lanes in the eastbound direction. The mitigation

measures provided in Section 2.2 of this EIR reflect the current interchange being proposed in the draft PSR. The final interchange configuration will be based on a multi-party agreement including the project applicant and Caltrans.

Based on a site visit and review of current aerial photographs, areas within the potential footprint both within and outside the Caltrans ROW are characterized by existing pavement and vacant disturbed lands including manufactured slopes. Vegetation communities identified within the ROW include Diegan Coastal Sage Scrub, Eucalyptus Woodlands, and Non-Native Grasslands.

Preliminary PSR traffic volumes have determined that the approximate "worst-case" (largest potential footprint) interchange configuration would be a partial cloverleaf interchange with a loop ramp in the southeast quadrant (see Figure 1.1-16D). While the worst-case design shown on Figure 1.1-16D is not an approved design because the PSR has not yet been prepared, it has been used in this analysis to evaluate the maximum impacts possible to be associated with construction of this interchange.

Other off-site intersection improvements would occur at 11 existing intersections, generally within the existing disturbed footprints of those intersections. An index map and aerial photos depicting the intersections are presented in Figures 1.1-14 and 1.1-16A through 1.1-16C. Specific descriptions of each intersection improvement are presented in the traffic mitigation discussion in Section 2.2.8 of this EIR.

***Off-Site Water and Sewer Improvements***

Water pipelines will be constructed off site within the VWD service area to supply water to the Merriam site (see Figure 1.1-17). Utility undergrounding would take place along Deer Springs Road which includes a 10 in. water line from approximately 0.5 mi. west of the Deer Springs Road/I-15 southbound on-ramp to approximately 0.25 mi. west of the proposed Meadow Park Lane and 12 in. water line along Meadow Park Lane to connect to the 10 in. water line along Deer Springs Road.. All utility undergrounding would occur within the grading footprint depicted in Figures 1.1-15A and 1.1-15B. Additional off-site water and sewer improvements within the VWD service area would be provided as depicted in Figure 1.1-17.

Within the RMWD, a 6 in. water line extending from Buckshot Canyon Road to Lawrence Welk Drive will be constructed to service the estate lots (see Figure 1.1-17). The required improvements along Buckshot Canyon Road will meet the fire flow requirements for the Estate Lots to boost fire flows to 1050 GPM as identified in the RMWD 2006 Master Plan.

As shown, improvements would be located within existing disturbed roadway and/or proposed roadway alignments with the exception of pipe upsizing that will be completed adjacent to Twin

Oaks Valley Road, and will affect disturbed habitat and Southern Willow Scrub within the City of San Marcos.

### *Off-Site Mitigation Land*

The Merriam project includes an approximately 32-acre off-site mitigation parcel known as the Captain's Associates parcel. This parcel is located 0.5 miles east of I-15 and 0.5 miles south of the intersection of Nelson Way and Old Highway 395. This site would be acquired as off-site mitigation for impacts to Coastal Sage Scrub (CSS) and California gnatcatcher (CAGN) associated with development of Neighborhood 1. The developer would provide preservation and management in perpetuity and the parcel would contribute to the assembly of the draft North County Multiple Species Conservation Program (NCMSCP) preserve. The Captain's Associates parcel would also contribute to CAGN conservation along the I-15 corridor. Figure 1.1-18 depicts the location of this off-site mitigation parcel.

### *Project Phasing*

Project phasing would take place in four major phases over 8 to 10 years depending upon market demand, as depicted on Figure 1.1-19. Phase I would be in Neighborhood 1, which includes 1,013 residential units. Phase II would be in Neighborhoods 2 and 3 and include the development of 776 residential units. Phase III would be in Neighborhood 4 (371 residential units) and the estate lots consisting of 10 units. Phase IV would be in Neighborhood 5 and include the development of 530 residential units and the neighborhood commercial site. The timing of commercial development would depend on market conditions, including the presence of occupied residences on site to support the commercial development. Timing of phases will respond to market conditions and individual phases may occur concurrently depending on markets for various product types.

### *Proposed Grading*

Construction activities will generally occur in five phases (Phases A–E) depicted in Figure 1.1-20. Grading phases are designed to provide balanced earthwork and differ slightly from the development phases. Construction activities will include demolition, clearing and grubbing, rock crushing and blasting, and finished grading necessary to install backbone infrastructure and grade finished lots, including the graded park sites. The timing of construction phasing will depend on market conditions, as noted above. Rock crushing and blasting would be required during all construction phases. It is estimated that a total of 211 acres (9,191,476 square feet) of the site will require blasting and grading will include 13 million cubic yards in a balanced cut-and-fill operation. From 280 to 320 days of drilling and blasting would occur during each phase with some phases occurring concurrently depending upon market demand. Rock crushing would

occur throughout the construction process. Proposed grading phasing and anticipated drilling and blasting areas are depicted in Figure 1.1-20.

Proposed grading includes creation of manufactured slopes as depicted in Figures 1.1-21A and 1.1-21B. Because some proposed cut-and-fill slopes exceed the Grading Ordinance standards, they have been certified by the geotechnical engineer and landscape architect. Certified slopes do not exceed a maximum fill slope ratio of 1.5:1 and a maximum cut slope of 1:1. In all other cases, the project maintains the Grading Ordinance standard of a maximum fill slope ratio of 2:1 and a maximum cut slope of 1.5:1. Some of the contour grading techniques include the blending of graded slope contours with the natural topography; use of variable slope gradients with smooth, rounded cuts; and rounding off the toe and crest of slopes. In one case along Deer Springs Road, the combination of a soil-nail wall and 1:1 cut slope will be used as part of the required roadway improvements.

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

***Landscaping/Fencing***

The proposed conceptual landscape plan is presented in Figure 1.1-22 and the plant palette is shown in Table 1.1-3. The landscape development for the project would be designed in order to convey the rural character of the Twin Oaks Valley region and enhance the integration of the community into the existing environment. All plantings would be irrigated and chosen from the County of San Diego's list of fire-safe plants (see Figure 1.1-22A). Fencing or walls would be provided where rear lots meet open space areas. Perimeter fencing for the proposed Biological Open Space would occur in locations where appropriate based on the RPP and depicted on Figure 1.1-22B.

***Proposed Entitlements***

<u>General Plan Amendment (GPA)</u>

The Merriam SP proposes to amend the County of San Diego General Plan to change the Land Use Designation for the entire site to (21) Specific Plan Area. The southeasterly 31 acres of the property are currently subject to Policy 1.1 Current Urban Development Area (CUDA) Regional Category and the northern 2,289 acres are subject to Policy 1.3 Estate Development Area (EDA) Regional Category. As shown on Figures 1.1-24 and 1.1-25, the GPA would shift the boundary between CUDA and EDA to allow for the preparation of a comprehensive SP with a gross density of 1.16 du per acre, resulting in a total of 2,700 du and 10.1 acres of commercial uses.

General Plan Amendment – Circulation Element

The Circulation Element Amendment proposes three modifications to the County of San Diego Circulation Element: (1) reclassification of Deer Springs Road from a four-lane Major Road to a six-lane Prime Arterial between Champagne Boulevard and the City of San Marcos city limit/Twin Oaks Valley Road; (2) deletion of the planned Circulation Element roadway segment of Buena Creek Road extending westerly from its intersection with Deer Springs Road; and (3) elimination of the planned bicycle path along the segment of Buena Creek Road described in (2). These modifications to Sheet 2 of 8 (Rainbow/Palomar) of the County of San Diego Circulation Element Map are shown on Figure 9.1.1-B of Chapter 9, which discusses and analyzes the potential environmental impacts of the Circulation Element Amendment.

Specific Plan

The Merriam project proposes a SP to implement a master-planned community integrating residential, commercial, recreational, and open space land uses, as shown in Figure 1.1-28. A SP would allow for consistent implementation of goals, objectives, and policies and would establish conformance with the applicable regulatory provisions contained in the SP/GPA Report (Appendix C to this EIR) and the San Diego County Zoning Ordinance. The Merriam SP will allow a maximum of 2,700 du with an overall gross density of 1.16 du per acre on the 2,327-acre SPA. Residential density within the planning areas ranges from 0.2 to 22.0 du per acre. The higher density planning areas are in Neighborhood 1, which is the gateway to the Merriam SPA at the Deer Springs Road/I-15 interchange. The lower density planning areas are located in the north central and northern portions of the property, adjacent to the more semi-rural uses adjoining the SPA. Approximately 1,192 acres of Biological Open Space has been retained in the eastern and northern portions of the SPA, and much of the project is located out of the viewsheds of the Twin Oaks Valley, Bonsall, and Hidden Meadows communities.

The SP includes policies and programs for the preservation and maintenance of the natural open spaces and direction for the development of 1,149 single-family detached and 1,271 variable residential density (detached and attached/owned) units, 270 multifamily du (apartment/rental), 10 estate residences, and 10.1 acres of neighborhood commercial uses.

The SP includes required setbacks and requires establishment of a Merriam Mountains HOA, CFD, or other approved entity for ownership and maintenance of common areas. Multifamily and variable residential developments may have individual (or local) HOA(s), CFD(s) or other approved entity. A Master HOA, CFD, or other approved entity is proposed for fire buffer maintenance, stormwater facility maintenance, and management of parks and other facilities. Individual HOA(s), CFD(s) or other approved entity will be established for local residential projects.

Vesting Tentative Map (VTM)

The VTM identifies the lot boundaries within the proposed project area. The purpose of the VTM is to show the design and improvements of a proposed major subdivision and the existing conditions in and around the project. Upon compliance with the conditions of an approved VTM, multiple Final Maps may be recorded. The VTM also shows preliminary grading, the internal circulation system, drainage system, and a utility plan that includes two water storage tanks (Figures 1.1-21A and 1.1-21B).

Rezone (R)

The Merriam SPA proposes a rezone to change most of the current Use Regulations to S88, Specific Plan Area Use Regulations to allow for single-family dwelling units, variable residential dwelling units, and open space uses (see Figures 1.1-26 and 1.1-27). In addition, in Neighborhood 1, the multifamily uses would be zoned as RM-22 and the commercial uses would be zoned for C-36. Some of the zoning will have special area regulation designators of "B" and/or "D," as described below.

Vesting Tentative Map Site Plan

The VTM site plan outlines the buildable envelope on each single-family lot, establishes the maximum height for each single-family planning area, and designates buildable area and maximum numbers of dwelling units for the multifamily planning areas. A maximum building height of 40 feet is allowed in Neighborhoods 1 and 2 (35 feet for Neighborhood 2, Planning Area 3), and 35 feet for Neighborhoods 3, 4, and 5, and the estate lots.

"B" Designator Site Plan

The purpose of the "B" designator is to require a Site Plan review for any development permit. The "B" designator is intended to address man-made and natural features that affect the scenic quality of the I-15 corridor area, which extends from the northern Escondido city limits to the Riverside County line. All development applications within the "B" designator are required to submit a comprehensive site plan in accordance with the scenic preservation guidelines of the I-15 corridor plan. The SPA proposes a revision to the "B" designator that would amend the boundaries of the existing "B" designator map to only those within the I-15 view shed. Lots that require a Site Plan review per the "B" designator were determined using visual simulation and cross-section analysis. The SP identifies Neighborhood 1 and portions of Neighborhoods 4 and 5, as well as portions of the Estate Lots within the view shed of the I-15 corridor. These areas would retain the "B" designator with the S88 zoning. In addition, the areas zoned for C36 and RM-22 within Neighborhood 1 would also retain the "B" designator. Existing and proposed "B" designator areas are shown in Figure 1.1-29.

"D" Designator Site Plan

The purpose of the "D1" and "D2" designators is to require the preparation of a Site Plan in accordance with design standards established in the Community Design Element of the SP. The SP zoning includes a "D1" designator in the General Commercial and Multifamily areas in Neighborhood 1, Planning Areas 1 and 2. The "D1" designator requires an acoustical study for the General Commercial and Multifamily areas and conformance to Site Plan Conditions. The "D2" designator requires development in accordance with the established setbacks for the variable residential areas located within Neighborhood 2, Planning Areas 1, 2, and 3. This designator's Site Plan standards require conformance with Site Plan Conditions for Planning Areas 1, 2, and 3. The "D2" designator requires Neighborhood 2, Planning Area 3 to include Site Plan Conditions for maximum height restrictions, maximum number of dwelling units per structure, and required setbacks. Existing and proposed "D1" and "D2" designator areas are shown in Figure 1.1-30.

Resource Protection Ordinance (RPO) Amendment

The project proposes an ordinance amending the RPO to add an exemption to Section 86.605, to read as follows: "any project located within the approximately 2,327-acre property known as 'Merriam Mountains Specific Plan,' including associated off-site improvement projects, if the project is determined to be consistent with a comprehensive Resource Protection Plan (RPP), which has been adopted by the Board of Supervisors as the functional equivalent of RPO."

The project includes an RPP, which is presented in Appendix T to the Merriam Mountains Specific Plan Draft EIR, dated August 2007. The RPP addresses all of the resources addressed in the RPO, including wetlands, sensitive habitats, steep slopes, cultural resources, and floodplains. Relevant features of the RPP are discussed in applicable sections of this EIR. The RPP and its appendices (conceptual upland and wetland revegetation plans) also include all of the elements of a Resource Management Plan (RMP) prepared in accordance with the County's RMP requirements with the exception of final details regarding revegetation and monitoring, such as specific data collection methods. The RPP will be implemented by area-specific RMPs associated with approval of the final map(s).

An RPO Study has also been prepared for the project that documents the relationship of the project to the requirements of the RPO. The RPO Study is included as Appendix F to this EIR and is discussed in greater detail in Section 3.5, Land Use and Planning, of this EIR.

*Public Benefit Agreement (PBA)*

The Merriam project proposes a PBA in accordance with Government Code Section 65864 et seq. and Chapter 13 of the County's Zoning and Land Use Regulations. The County may

entertain this agreement consistent with the code that allows an agreement when a project provides public benefits that would not otherwise be obtainable through the standard development approval process. In return for public benefits, the PBA would provide assurances that the property may be developed in accordance with the Proposed Entitlements and the applicable rules, regulations and official policies of the County during the term of the agreement. The term of the PBA may not exceed 20 years.

### 1.1.3 Technical, Economic, and Environmental Characteristics

***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.

Permanent Open Space Preservation

The proposed project will consolidate the planning and development of 58 separate parcels currently held in 19 separate ownerships under one SP to allow for development clustering and preservation and protection of open space. The Merriam project designates a 1,192-acre area as Biological Open Space. The open space will be protected by easements dedicated to the County of San Diego and will be managed in perpetuity by a conservancy in accordance with the RPP. The RPP also describes implementation of the wetland creation and enhancement requirement of 7 acres. Refer to Section 3.2, Biological Resources, of this EIR for more discussion about Biological Open Space preservation.

View Shed Protection

The Merriam plan utilizes the site's unique topography, coupled with design sensitivity to views into the project from public vantage points, to create development areas that will not be visible from most of I-15 and Deer Springs Road. The prominent visual features that contribute to the visual memorability of the site are preserved, with grading to occur only on insignificant steep slopes in the southern portion of the site. Refer to Section 3.1, Aesthetics, of this EIR for a full visual analysis.

Land Use Compatibility

The Merriam parcel consolidation allows the development of a new planned community in the North County Metropolitan Subregion and Bonsall Community Planning Area. The project will offer a wide variety of home types and amenities compatible with other planned communities developed in the Subregion over the last 25 years. Similar current projects along the I-15 corridor include Hidden Meadows Specific Plan (approximately 853 homes on 675 acres with a town center, golf course, and community center) and 4S Ranch (4,715 residential units on 2,900 acres

with a town center, four neighborhood schools, several parks, trails, and more than 1,600 acres of protected open space). The Lawrence Welk Specific Plan area consists of 916 acres and includes a resort hotel, shops, condominiums, time-share units, estate lots, restaurant, theater, two golf courses, and a conference center. Vista Valley Estates and Country Club consists of approximately 184 acres and includes 83 residential du and a golf course. Champagne Village consists of 195 acres and 455 du; and Circle R Ranch consists of 414 acres and 165 du. The Merriam project's range of residential types and commercial amenities are compatible with the overall development pattern of North County and the project's commercial development will serve an existing need generated by the varied residential projects of the region.

The Merriam SP proposes compatibility with its immediate neighbors by creating large open space buffers between adjacent properties to the east, north, and west. In addition, the viewshed into the project from the contiguous properties would be substantially preserved, except from nearby homes located on hilltops at elevations higher than the Merriam development areas and from the south. Refer to Section 3.5, Land Use and Planning, of this EIR for a full land use analysis.

Housing Opportunities

Merriam will provide a variety of housing opportunities in a region where housing is in short supply. This supply shortage has resulted in long commutes for many employees who work in the San Diego region but must live in western Riverside County. Based on the Series 11 SANDAG traffic model there is an existing ADT of approximately 15,000 associated with daily round trips from Riverside County to San Diego County and is projected to increase to 60,000 daily round trips based on the 2030 modeling. Merriam's many different home types, arranged in compact neighborhoods connected by on- and off-street trails, would encourage walking and biking access throughout the community including the commercial area. The project will also provide 10% of its residential units as affordable housing. The 270 affordable units would be located in Planning Area 2 of Neighborhood 1 and would typically be defined as eligible for affordable housing. This housing development will be available for rental by low- and moderate-income households. This project element directly addresses residential land shortages identified by the San Diego Association of Governments (SANDAG) in its most recent forecasts for the region (2030 Regional Growth Forecast (SANDAG June 2004)). The project would provide housing for workers close to the northern San Diego job bases in Escondido, San Marcos, and Vista employment centers.

***Economic Characteristics***

- The proposed project would provide economic value by preserving a 1,192-acre area identified as core habitat by the Wildlife Agencies. The preserve will contribute to the draft NCMSCP planned for the northern portion of the County of San Diego.

- The project is intended to capture property tax revenue to San Diego County that might otherwise continue to be deflected to southwestern Riverside County.
- The project would provide housing opportunities for San Diego County residents and employees to live closer to their work, because this development in close to employment centers and SANDAG has recognized a housing need in this area.
- Commercial uses created by the project would support the proposed residential uses and other residential uses in the project area. In addition, these commercial uses would provide local jobs that could be filled by residents.
- The project would provide improvements to Deer Springs Road, which is currently overburdened.

***Environmental Constraints or Characteristics***

Compliance with environmental regulations and policies has influenced the project design by locating and avoiding most sensitive biological, archaeological, and geological resources. County, state, and federal environmental regulations and policies helped minimize project impacts to natural resources as discussed below.

Planning History

Over the years, the Merriam Mountains area has been the subject of a number of development plans, none of which has come to fruition. The first proposal was an undated, unfiled development for approximately 100 estate lots at the end of Sarver Lane. Again in 1986, efforts were undertaken for a 40-unit Planned Residential Development (PRD) for the portion of the site surrounding the abandoned landing strip and quarry area. This proposal for the Rancho Merriam PRD was never filed with the County of San Diego.

In 2000, Stonegate Development submitted a Plan Amendment Application (PAA 00-04) for Montecez, a 2,180-acre, 542 du proposal, which was withdrawn. Subsequent to the withdrawal of PAA 00-04, the planning area was expanded to include 2,320 acres and the development concept was refined. On July 8, 2003, PAA 03-013 for Merriam Mountains, a 2,320-acre, 2,391-unit master-planned community was filed. On September 11, 2003, the County of San Diego authorized proceeding with a GPA in accordance with Board Policy I-63 and suggested concurrent processing of other entitlement documents, including a Zone Reclassification and Tentative Map. On June 17, 2004, a GPA, SP, Vesting Tentative Tract Map 5381, and other implementing documents were submitted. On March 4, 2005, additional information was submitted per the County of San Diego's August 19, 2004 scoping letter, including revised GPA, SP, and VTM applications and the first screencheck draft EIR.

On May 18, 2005, the County of San Diego issued a letter of response requesting additional information and identifying 15 major project issues that needed to be addressed. One of these required consistency with the Natural Communities Conservation Planning Act (NCCP) and coordination with the County Multiple Species Conservation Plan staff, U.S. Fish and Wildlife Services, and the California Department of Fish and Game (CDFG) (collectively, the MSCP Planners) on preserve design separating the development from areas to be preserved as core habitat. The applicant obtained an agreement with the MSCP Planners for a clustered design, with the development in the southern portion of the property (the "all south plan"), leaving the northern portion (except for the estate development in the far north) undeveloped in perpetuity. Also during this time, an additional property was added to the project at the intersection of Deer Springs Road and Meadow Park Lane. The revised plan includes 2,327 acres; 2,700 units; and 10.1 acres of commercial development.

Natural Community Conservation Planning Act

The project is located within a Natural Community Conservation Planning Act of 1991 (NCCP) planning area. The County of San Diego became a participant in the NCCP in 1993 with the stated intent to "…provide for regional protection and perpetuation of natural wildlife diversity while allowing compatible land use and appropriate development and growth." The NCCP Process Guidelines were established as interim guidelines until formal subregional plans were approved. The draft NCMSCP is the proposed subregional plan for this portion of the County of San Diego and is currently being evaluated and negotiated by the public and Wildlife Agencies.

The project must demonstrate conformance with overall goals and policies of the NCCP and may also be required to meet additional requirements per issuance of Incidental Habitat Loss Permits (HLPs). Through negotiations and agreement with the Wildlife Agencies, the project has demonstrated conformance with the general principles of the draft NCMSCP and has established that the project footprint is consistent with preserve design principles under the NCCP. The project preserves a large block of open space, consistent with generally accepted preserve design principles in the northern half of the site, and provides off-site regional linkages between off-site lands in the San Marcos Mountains to the west and north along Gopher Canyon and to the San Luis Rey River. Figure 1.1-31 depicts Biological Open Space, development, natural parks, and other open space areas that were agreed upon on September 20, 2005 by Wildlife Agencies and the applicant.

The Points of Agreement between the Wildlife Agencies and the developer, included as Appendix V to the Merriam Mountains Specific Plan Draft EIR (August 2007), are summarized below:

- The Wildlife Agencies concur with the hardline project footprint as presented in the All South Plan (the project), including location of a portion of the Merriam trail system in the preserved area to be described in the Merriam HMP.
- The Wildlife Agencies agree to consider the Captains' Associates parcel as adequate MCSP mitigation for CSS impacts resulting from the All South Plan (the project).
- The Wildlife Agencies agree to cooperate, if necessary, in processing an HLP that will not require further avoidance of CSS habitat impacts currently shown on the All South Plan (the project).
- The Wildlife Agencies agree to support application of the County RPO in a way that allows the All South Plan (the project) to proceed with an ecologically superior RPP.

The draft NCMSCP includes Merriam Mountains' project site as a hardline property. Refer to Section 3.2 of this EIR for the draft NCCP 4(d) Findings.

<u>County of San Diego Resource Protection Ordinance</u>

The proposed project is subject to the County of San Diego's RPO. The stated intent of the RPO is to increase the preservation and protection of the County of San Diego's unique topography, natural beauty, diversity, natural resources, and to ensure a high quality of life for current and future residents of the County of San Diego. The RPO requires avoidance or mitigation for a variety of resources, including wetlands and wetland buffers, floodplains, steep slopes, sensitive habitat lands, and certain prehistoric and historic sites. Projects subject to the RPO are required to complete a Resource Protection Study; the Merriam Mountains Resource Protection Study is included as Appendix F to this EIR. The Merriam Mountains Resource Protection Study documents the presence of a variety of RPO-sensitive resources on the project site, as summarized below.

***Steep Slope Lands:*** The RPO defines steep slope lands as those having natural gradients of 25% or greater and a minimum rise of 50 feet, unless the land has been substantially disturbed by previous grading. The Merriam Mountains Resource Protection Study concludes that the Merriam site includes approximately 1,222 acres of RPO steep slope lands, representing 52% of the project site. The proposed project would conserve the major identified landforms on site and the RPO Steep Slopes, including scenic and landform resources within the on-site Biological Open Space. Approximately 177 acres of insignificant RPO Steep Slopes, would be graded in conjunction with project implementation. Impacts to these resources are considered to be unavoidable given the project and MSCP goals to consolidate development in the southern portion of the site, allowing for an appropriately configured Biological Open Space area in the northern portion of the site.

***Sensitive Habitat Lands:*** The RPO defines sensitive habitat lands as those including unique vegetation communities and habitat that is either necessary to support viable populations of sensitive species, critical to the proper functioning of a balanced natural ecosystem, or that serve as a functioning wildlife corridor. With respect to sensitive habitat lands, the proposed project will avoid and minimize impacts to the maximum extent feasible and will compensate for impacts that cannot be avoided through on- and off-site habitat preservation and management, as discussed in greater detail in Section 3.2, Biological Resources. Avoidance and minimization measures include incorporation of a development and preserve design that consolidates development in the southern portion of the site while providing for an appropriately configured and managed Biological Open Space area in the northern portion. Compensation measures include acquisition and management of off-site CSS habitat occupied by the California gnatcatcher along the I-15 corridor. On-site preservation lands and off-site mitigation lands would contribute to assembly of the MSCP preserve in North San Diego County, in accordance with the county's goals for the North County MSCP. In addition, sensitive habitat lands, including coastal sage scrub, coast live oak woodland, and non-native grassland, would be revegetated on site, as discussed in Appendix X, Uplands and Wetlands Revegetation Plans, of the Merriam Mountains Specific Plan Draft EIR (August 2007).

***Wetlands:*** RPO wetlands are present in three well-developed riparian areas on site: one is west of I-15 and associated with the south fork of Moosa Canyon; one is in the south fork of Gopher Canyon, along Twin Oaks Valley Road, between the Merriam Mountains and the San Marcos Mountains; and one is in the central portion of the site, flowing from the mountain eastward to South Fork of Moosa Canyon. Other RPO wetlands on site generally occur as isolated patches. The proposed project would avoid and minimize impacts to wetlands with the exception of 2.1 acres of wetland on site , 0.2 acre off site along Deer Springs Road and Camino Mayor for which impacts are unavoidable. Wetland buffers, ranging from 25 to 100 feet adjacent to the wetlands, are also protected.

***Floodplain:*** No FEMA floodplains are located within the project site. A portion of the Deer Springs Road off-site improvement is within a FEMA 100-year floodplain. The project would upsize existing culverts under Deer Springs Road to accommodate the 100-year flow.

***Prehistoric and Historic Sites:*** The Resource Protection Study notes the presence of two RPO-significant cultural resources on site: Sites CA-SDI-4558 and CA-SDI-9822, both prehistoric habitation sites. Sites CA-SDI-4558 and CA-SDI-9822 are identified as RPO-significant sites. As discussed in Section 2.5, Cultural Resources, of this EIR and the RPO study, the RPO typically requires avoidance. However, avoidance of impacts to these two sites may not be possible; both sites are located within the Circulation Element Roadway improvement areas for Deer Springs Road. The RPP includes measures to minimize future impacts to the identified cultural resources and provide for long-term management.

***Project RPO Compliance:*** The encroachment into 2.1 acres of RPO wetlands on site and 0.9 acre of RPO wetlands off site along Deer Springs Road and two RPO significant cultural resources is not consistent with the ordinance. However, a number of project design elements and mitigation measures are anticipated to result in environmental results that are equal to or greater than those benefits that would be obtained as a result of strict ordinance compliance/avoidance of the resources.

Identified benefits of implementing an RPP rather than adhering to the strict requirements of the RPO and the analysis leading to this conclusion are detailed in a number of project-related documents, including this EIR, the Biological Technical Report, the Cultural Resources Report, the project Restoration Plan, as well as the RPP completed for the proposed project. The project complies with the intent of the ordinance to preserve sensitive resources. Therefore, the project proposes an ordinance amending the RPO to add an exemption to Section 86.605 for the Merriam Mountains SP.

***RPP.*** The RPO was written to apply to the most commonly proposed projects. The RPO applies to the entire County of San Diego, which covers thousands of lots and ownerships, all of which are governed by an existing land use plan. The RPO is applied on a lot-by-lot basis when a project is proposed.

Merriam Mountains offers increased preservation and protection of the County of San Diego's unique resources through the use of project design to preserve approximately 1,192 acres of the site. The Biological Open Space would contain the most sensitive biological resources on the project site as well as significant steep slopes.

<u>County of San Diego Zoning Ordinance and General Plan (GP)</u>

The proposed project design utilizes clustering techniques in accordance with Regional Land Use Element Policy 1.3.

Clustering is a development technique in which buildings or lots are grouped or "clustered," through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional development. This technique is used for the proposed project in order to minimize the development footprint and maximize the habitat core areas, rather than spreading larger lots throughout the project area. The project concentrates development in the southeast corner, central valley, and north-central plateau areas of the site. The eastern, northern, and northwestern portions of the site remain undeveloped except for the access roads and trails.

***Additional Environmental Constraints and Characteristics***

County of San Diego Noise Element and Noise Ordinance. The proposed location of Merriam's noise-generating commercial uses is the southeastern portion of the project site, adjacent to

existing commercial uses and near the I-15/Deer Springs Road interchange with residential uses proposed to the north and west of the proposed and existing commercial uses. Other areas subject to noise regulations are the existing and proposed residential uses that receive Deer Springs Road and I-15 traffic noise. Where on-site noise levels would otherwise exceed the threshold for residential uses, implementation of a "D" designator will result in noise barriers such as berms and masonry walls to achieve conformance. Refer to Section 2.4 for a full discussion of noise compatibility.

***County Codes and State Fire Codes:*** Brush management would be conducted based upon a project-specific fire protection plan (Appendix K to the Merriam Mountains Specific Plan Draft EIR, dated August 2007), the County Fire Code Ordinance No. 9397, and updated County of San Diego fire protection policies. In addition, project-specific requirements would be implemented, as determined by the County of San Diego, DSFPD, and San Marcos Fire Protection District. Requirements include the provision of secondary and emergency access at Lawrence Welk Court and Camino Mayor, respectively, and implementation of agreed-upon fuel treatment plans.

***County of San Diego Stormwater Management and Discharge Control:*** Ordinance compliance will occur through implementation of county-approved and project-specific stormwater management and water quality plans.

***County of San Diego Grading Ordinance:*** Compliance will occur through implementation of County-approved grading plans, including project-specific waivers for slope heights and gradients in certain areas.

***County of San Diego I-15 Corridor Design Guidelines:*** Compliance will occur through design features incorporated in the project, as well as implementation of the "B" designator depicted and described earlier in this chapter (Figures 1.1-29 and 1.1-30).

***Air Pollution Control District Regulations:*** The project will comply with Air Pollution Control District (APCD) regulations by implementing dust control and other measures during construction. In addition, no wood-burning fireplaces will be installed in proposed residential units.

***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 the areas containing regionally significant mineral resources. On the project site, there are 610 acres that have been classified as MRZ-2 lands, including 124 acres that the State Mining and Geology Board (SMGB) has formally designated as a Regionally Significant Construction Aggregate Resources Area. The project will place all of the designated area in an open space easement and therefore future mining potential will be lost. The remaining "classified" area is located within the Biological

Open Space (380 acres), Other Open Space (44 acres) and development for roads and residential uses (62 acres).

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 was submitted to the State Geologist and SMGB for review during the 60-day public review, which began March 9, 2008 and ended May 19, 2008. Nine comment letters were received and responses are included in the EIR with the project's Public Comments and Responses.

***Environmental Design Considerations***

The project includes a number of environmental design considerations in addition to those discussed above. These additional considerations avoid or minimize impacts to natural resources (see Chapter 8).

## 1.2 Project Objectives

1. ***Accommodate Existing and Projected Demand for Housing and Related Commercial Uses*** – Accommodate demand for housing and commercial uses along the I-15 corridor to improve jobs/housing balance, including the following:
   - Respond to the demand for affordable housing in the region
   - Provide economically viable on-site commercial uses that augment existing adjacent commercial uses and serve both the proposed development and broader community needs.
2. ***Promote a Compatible Community Design*** – Provide a variety of residential land uses that are consistent with conservation of biological and visual resources and that meet the demand for housing in the region and are compatible with the character of the Twin Oaks and Bonsall communities, incorporating the following additional community design goals:
   - Establish a sense of place
   - Provide public facilities and infrastructure concurrent with need and that contribute equitably to broader community needs as identified in concert with service providers
   - Provide a fire-safe community utilizing defensible space principles
   - Incorporate green materials in building design and construction, as feasible.

3. ***Provide for Meaningful Conservation of Biological Resources*** – Provide for meaningful conservation of biological resources by permanently conserving and managing sensitive habitats and wildlife movement corridors in a configuration that is consistent with the NCCP and that contributes to the draft subregional plan (the NCMSCP), including provision of funding for management, conservation, and enhancement of natural lands.
4. ***Maintain the Visual Resources of the Merriam Mountains*** – Maintain visual resources and the character of natural landforms by conserving visual features, such as prominent ridgelines and rock outcrops, and minimizing visibility of the proposed development from key public vantage points.
5. ***Provide Accessible Public Recreational Opportunities*** **–** Provide accessible public recreational opportunities consistent with conservation of biological resources and connecting to regional recreational uses as appropriate to ensure public use and enjoyment of open space lands, while at the same time providing for good stewardship of the land.
6. ***Provide an Economically Viable Planned Community*** – Provide an economically viable planned community contributing to meeting housing and commercial needs in the region.

## 1.3 Intended Uses of the EIR

This project EIR has been prepared in accordance with the requirements of the County Environmental Review Guidelines, the statute and guidelines of the CEQA Public Resources Code (Sections 21000 et seq.), and the California Code of Regulations (CCR Sections 15000 et seq.). This document is a project EIR as it examines the environmental impacts of a specific development project. This project EIR focuses primarily on the changes in the environment that would result from the proposed development and examines all phases of the project, including planning, construction, and operation. This EIR is an informational document that will generally inform public agency decision makers and the public of significant environmental effects of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The applicant for the project is NNP-Stonegate Merriam LLC and the lead agency is the County of San Diego.

### 1.3.1 Matrix of Project Approvals/Permits

| Permit Type/Action | Agency |
|---|---|
| General Plan Amendment | County of San Diego |
| Rezone | County of San Diego |
| Vesting Tentative Map | County of San Diego |
| Site Plan | County of San Diego |
| Specific Plan | County of San Diego |
| Final Subdivision Map | County of San Diego |
| Grading Permit | County of San Diego |
| Road Opening | County of San Diego |
| Road Vacation | County of San Diego |
| County Right-of-Way, Construction, Excavation, and Encroachment Permits | County of San Diego |
| Improvement Plans | County of San Diego |
| Remand of Relinquished Access Rights | County of San Diego |
| Landscape Plans | County of San Diego |
| Building Permit | County of San Diego |
| Habitat Loss Permit | County of San Diego |
| Public Benefits Agreement | County of San Diego |
| Centerline Adoption – Circulation Element | County of San Diego |
| Elimination of Access to a State-Designated Mineral Resource Area | County of San Diego |
| Noise Variance (Construction) | County of San Diego |
| Air Quality Permit | San Diego County Air Pollution Control District (APCD) |
| Dewatering Permit | Regional Water Quality Control Board (RWQCB) |
| National Pollution Discharge Elimination System Permit | RWQCB |
| General Construction Stormwater Permit | RWQCB |
| 401 Permit – Water Quality Certification | RWQCB |
| Waste Discharge Requirements Permit | RWQCB |
| 404 Permit – Dredge and Fill | ACOE |
| 1603 Streambed Alteration Agreement | CDFG |
| State Highway Encroachment Permit | Caltrans |
| Water District Approval | VWD and RMWD |
| Sewer District Annexation (Internal) and Approval | VWD and RMWD |
| Right-of-Way Encroachment Permits | City of San Marcos |

### 1.3.2 List of Related Environmental Review and Consultation Requirements

The environmental planning for the proposed project has extended from 2001 to the present with the submittal of the PAA to the County of San Diego to the present. During that time, significant outreach has occurred to a wide variety of stakeholders, including agencies, districts, community groups, and the public. Key stakeholder groups consulted in the planning process include the Wildlife Agencies; Caltrans; SMGB, State Geologist, VWD and RMWD; DSFPD; the Cities of San Marcos and Escondido; the San Marcos Unified School District; Bonsall Union Elementary School District; Fallbrook Union High School District; Escondido Union School District; Escondido Union High School District; and the Twin Oaks Valley, Bonsall, and Hidden Meadows sponsor groups. Well over a hundred meetings have been held with the various stakeholder groups, involving hundreds of hours of outreach, information sharing, and issue resolution.

## 1.4 Environmental Setting

In accordance with Section 15125 of the CEQA Guidelines, the general environmental setting for the project area is provided in this section. More detailed descriptions pertaining to specific environmental conditions can be found at the beginning of each section in Chapter 2.

### 1.4.1 Regional Context

In a regional context, the project site is located in an unincorporated area of northern San Diego County, approximately 40 miles from downtown San Diego, 20 miles east of the Pacific Ocean, and just north of the Cities of Escondido and San Marcos. The eastern and northern areas of the site are located within the San Luis Rey-Escondido watershed, the largest hydrologic unit in the San Diego region. The southern area is located in the Carlsbad Hydrologic Unit and San Marcos Hydrologic Area. The Merriam 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 features in this area of San Diego County include the San Marcos Mountains, which are located northwest of the project site, and the northern portion of the Merriam Mountains, which include the project site. The San Marcos Mountains are significant due to their undeveloped nature, potential to support a wide variety of native wildlife species, and the presence of rare and otherwise special-status plant species, such as tetracoccus, wart-stemmed ceanothus, and southern mountain misery.

Based on topography and geology, the Merriam Mountains extend from the Vista Flume, north of Golden Circle Drive in Escondido, north to Moosa Canyon and north of the project area. The Merriam Mountains are approximately 8.5 miles long; the project area includes approximately 3

miles of the northern portion of the Merriam Mountains (see discussion below). Much of the northern two-thirds of the Merriam Mountains area is biologically significant due to its undeveloped nature and potential to provide a major block of habitat that would contribute to regional conservation planning. In addition, this area of the Merriam Mountains contains undeveloped steep slopes and rock outcroppings that are visually prominent from the I-15 scenic corridor. The South Fork of Moosa Canyon, the valley occupied by the I-15, runs from the northern to northeastern vicinity of the site. In addition, the area is a tributary to the San Luis Rey River (to the north) through the South Fork of Gopher Canyon. The San Luis Rey River is an important riparian corridor containing extensive woodland vegetation, as well as rare and protected species. Tributaries to the San Marcos Creek are also located in the vicinity and flow southwest towards Batiquitos Lagoon.

Biological resources in the general area include various types of wetland vegetation including corridors of riparian forest, stands of CSS and chaparral (including special-status mafic chaparral), the federally listed CAGN (steppingstone occurrences along the I-15 corridor), rugged areas of rock outcroppings and cliffs, and a historic golden eagle nesting site (unoccupied). The City of San Marcos to the south and I-15 to the east serve as barriers to subregional wildlife movement.

The Mineral Resource Zone classification system categorizes lands based on their suitability as sources of sand, gravel, and stone deposits for construction aggregate. The MRZ-2 zones have irregular, organic limits defined by low-lying topographic drainages and geologic deposits. Geologically, these areas are generally characterized by the presence of younger (Quaternary-aged) river channel, floodplain, and terrace deposits that have been eroded from the older (Tertiary- to Cretaceous-aged) 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 metavolcanic 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.

Surrounding land uses to the north, west, and south of the project site include large-lot, single-family development, and avocado groves. Many of the prominent ridges surrounding the site are occupied by existing homes. Lawrence Welk Village and the community of Hidden Meadows lie to the east of I-15. South of the site is a mobile home park, the Golden Door Spa and Resort, and estate development along the city/county border of San Marcos. Large-lot, single-family development, and avocado groves abut the site to the north, west, and south, and there is a large granite quarry mining operation in the southern tributary to Gopher Canyon.

Three significant circulation element roadways link the Merriam SPA with the regional roadway system:

- ***I-15:*** a freeway stretching from Mexico to Canada, located directly east of the project site. In the project vicinity, I-15 is currently constructed as a freeway with four lanes of travel in each direction. A diamond interchange is provided at Deer Springs Road.
- ***Deer Springs Road:*** a two-lane, undivided Major Roadway bordering the project site to the south. Currently, Deer Springs Road is constructed to less than Rural Collector Standards and turns south just east of North Twin Oaks Valley Road to become south Twin Oaks Valley Road.
- ***Twin Oaks Valley Road:*** a Major Roadway south of the intersection of Deer Springs Road and a Rural Collector Roadway north of Deer Springs Road. The existing roadway extends from SR-78 north to where it turns into Deer Springs Road and continues north for about a mile. Twin Oaks Valley Road is currently built to less than Rural Collector Standards as a two-lane, undivided roadway with parking prohibited.

### 1.4.2 On-Site Environment

The site lies within the central portion of the Merriam Mountains, a narrow chain of low mountains generally running north–south with a variety of east–west trending ridgelines and scattered peaks. These mountains originate near the northern end of the urban parts of the City of Escondido and are bordered by Gopher Canyon Road to the north, I-15 to the east, and Twin Oaks Valley Road to the west. Large granodiorite outcroppings and pinnacles commonly occur throughout the Merriam mountain range on the property.

Natural topography of the site is composed of hills and valleys dominated by significant rock outcroppings with moderate to steeply sloping terrain. On-site elevation ranges from approximately 800 feet above mean sea level (AMSL) near the intersection of Deer Springs Road and I-15 to about 1,765 feet AMSL in the west central portion of the property. Approximately 52% of the site contains RPO-defined steep slope lands in excess of 25%. Prominent, generally east–west trending ridgelines divide the site into five separate drainage basins, which are tributaries to Moosa Canyon, Gopher Canyon, and San Marcos Creek. Gopher Canyon is located north of the project site and the South Fork of Gopher Canyon Creek runs 0.1 miles southeast–northwest through the northwestern area of the site, eventually meeting the San Luis Rey River. Both Gopher Canyon and the San Marcos Mountains show favorable attributes as habitat and corridors for larger wildlife.

Vegetation on the Merriam Mountains site consists of large blocks of Southern Mixed Chaparral with limited patches of Diegan Coastal Sage Scrub, Live Oak Woodlands, and Southern Willow Scrub. Habitat quality is generally of moderate value with limited areas of high, very high, and low value (Draft NCMSCP Habitat Evaluation Model, Conservation Plan). Due to the dense nature of the chaparral covering most of the site, wildlife movement is generally confined to existing dirt roads. Two well-developed riparian areas exist on the site: one is west of I-15,

draining into the south fork of Moosa Canyon and one is in the South Fork of Gopher Canyon, between the Merriam Mountains and the San Marcos Mountains. Detailed descriptions and the distribution of these habitat types are included in Appendix G to the Merriam Mountains Specific Plan Draft EIR, dated August 2007. Special-status species identified include one California gnatcatcher location at a previously disturbed area north of Mesa Rock Road and occurrences of Englemann oak, Ramona Horkelia, and summer holly. The oak trees on the site are generally limited in distribution and numbers and confined to a few areas on the site. Detailed information about fieldwork and surveys can be found in Section 3.2 and in Appendix G to the Merriam Mountains Specific Plan Draft EIR, dated August 2007.

The project site includes areas zoned as MRZ-2 and MRZ-3. Because the project site consists of mountainous terrain as opposed to an alluvial river valley, the site's resource designations result from the presence of crystalline and metavolcanic rocks, which, when crushed to suitable sizes, could be considered for construction material in the form of aggregate materials. The total acreage of MRZ-2 lands classified on the project site is 610 acres, of which 124 acres have been designated by SMGB as a Regionally Significant Construction Aggregate Resources Area. The remainder of the site is classified as MRZ-3 and contains mineral deposits whose significance cannot be evaluated from available data.

The Merriam site consists of 58 separate parcels held in 19 different ownerships. The project area is primarily undeveloped. An existing greenhouse is located along the southern boundary. A number of dirt roads and trails that provide access to each parcel and service roads for the existing water infrastructure crisscross the project site. Portions of the Merriam SPA have been and continue to be used for various unauthorized land uses, including horseback riding, hiking, mountain biking, off-roading, motorcycling, shooting, and occasional dumping. An abandoned quarry is located in the northwest portion of the site fronting Twin Oaks Valley Road. Also, an abandoned private landing strip is located in the north central portion of the site.

Land uses along and adjacent to Deer Springs Road are semi-rural consisting of an assortment of land uses including single-family residential, mobile home park, resort/spa, agricultural uses and vacant lands. Refer also to Chapter 9.0 for additional discussion of the on-site environment near Deer Springs Road.

Twin Oaks Valley Road may be widened to four lanes as described in Section 1.1.2. Existing surrounding land uses in the area proposed for widening consist of a variety of land uses including single-family homes, neighborhood commercial, greenhouse operations, and educational facilities.

## 1.5 Inconsistency of Project with Applicable Regional and General Plans

Planning documents relevant to the proposed project include County of San Diego General Plan; North County Metropolitan Subregional Plan; Bonsall Community Plan; Regional Air Quality Strategy (RAQS) for San Diego County Air Pollution Control District (APCD); SANDAG growth forecasts; SANDAG Congestion Management Plan; Caltrans Regional Transportation Plan; and California Water Quality Control Board (Region 9, San Diego) Basin Plan.

The project proposes an amendment to the County of San Diego General Plan to change the Land Use Element from EDA/CUDA to 21 SPA. The majority of the site is currently designated (18) Multiple Rural Use (1 DU/ 4,8,or 20 acres), with portions of the site closer to Deer Springs Road designated (19) Intensive Agriculture (1 DU/ 4,8 acres). This amendment would allow a greater intensity of clustered development beyond current planned land uses.

The Conservation Element of the General Plan includes several policies related to the conservation of mineral resources in MRZ-2 classified and designated lands. The Merriam Mountains project site includes 610 acres of MRZ-2 classified lands of which 124 acres have been "designated" by the SMBG. The proposed project would result in these resources no longer being available for mineral resource extraction.

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

The cumulative project list gathered for Merriam SPA includes projects under the following jurisdictions and/or departments: County of San Diego, City of San Marcos, City of Vista, City of Escondido, Vista Irrigation District, Rincon del Diablo Municipal Water District, VWD, Valley Center Municipal Water District, San Marcos School District, Escondido Union School District, and Vista Unified School District.

Identified cumulative projects are listed in Table 1.1-4 and 1.1-5, depicted on Figure 1.6-1, and included in the broad cumulative study area for this EIR. The broad study area was determined through the Traffic Impact Analysis' cumulative project study area and includes a line approximately one mile north of Gopher Canyon Road, Broadway (extended) to the east, SR 78 to the south and the theoretical northbound extension of the SR 78/Sycamore Avenue interchange to the west. The study consists of an approximately 4-mile radius surrounding the Merriam SPA. A total of 132 projects have been identified within the cumulative study area, for projects 1 through 69 an evaluation was completed based on available draft documentation of the potential impacts to various environmental categories. For the remaining projects (projects 70 through 132) a screening process was used to determine the locations of these 63 additional projects with respect to the cumulative study areas identified for the various environmental categories addressed in the EIR. The right-hand column in Table 1.1-5 indicates the locations of

the projects relative to the various environmental categories cumulative study areas addressed in the EIR. The cumulative study area for each environmental issue is defined separately in Chapters 2 and 3 based on the potential environmental impacts associated with each project in the broad cumulative list. Sections 2.1, Air Quality; 2.2, Transportation/Traffic; 2.3 Mineral Resources; 2.4, Noise; and 2.5, Cultural Resources; were determined to be cumulatively considerable. The cumulative project list includes 96 residential projects, 18 commercial projects, 1 industrial project, 1 recreational project, 1 farming/equestrian project, 8 mixed-use projects, 2 mining project, and 8 public facility projects. Sixty-five of the projects are in the unincorporated County of San Diego, 36 in the City of San Marcos, 6 in the City of Vista, 17 in the City of Escondido, 1 in the San Marcos School District and 1 in the Escondido school district, 3 in the Vista Unified School District, 1 in the Vista Irrigation District's jurisdiction and 1 in the Vallecitos Water District. Figure 1.6-2 depicts the location of the cumulative projects on the County of San Diego NCMSCP vegetation map. This figure generally depicts whether the cumulative projects are within a disturbed or undisturbed land.

Refer to Appendix R for summaries of projects 1 through 69 and projects 70 through 132.

## 1.7 Growth-Inducing Effects

The State CEQA Guidelines (Section 15126.2(d)) require the evaluation of the growth-inducing impacts of the proposed project. This section is required to determine the manner in which the proposed project could encourage substantial economic or population growth, or construction of additional housing in the surrounding area, either directly or indirectly. Growth that is induced as a result of construction of the project or the infrastructure needed for the project is distinguishable from direct employment, population, or housing growth that would occur within the project site. A project could also induce growth by lowering or removing barriers to growth, or by creating an amenity or facility that attracts new population or economic activity. Further, a project may be distinguished as either facilitating planned growth or inducing unplanned growth. For purposes of this EIR analysis, a significant growth inducement impact would occur if the project and all associated infrastructure improvements directly or indirectly remove obstacles to growth, such that the induced growth would significantly burden existing community services and the environment, or cause a demand for GPAs.

To understand the context in which potential growth-inducing impacts of the proposed project may occur, it is helpful to review the historic and projected growth patterns of San Diego County.

The SANDAG 2030 Cities/County Forecast (SANDAG 2003) provides population, housing, and employment projections through the year 2030. The project is located within the North County East Major Statistical Area (MSA). The projection forecast indicates that from 2000 to 2030, the

population within the MSA will increase by 45%, from 380,430 to 552,913. Countywide, the population in that period is projected to increase by 37%, from 2,813,833 to 3,855,085.

The MSA does not have a large amount of vacant developable land; however, the proposed project site is one of the largest undeveloped areas in this MSA. Despite a lack of vacant developable land, the MSA is projected to have a 41% increase in housing from 2000 to 2030, from 131,101 to 185,352. Additionally, a 52% increase in employment is projected for this area for the same period, from 138,919 to 210,820. Countywide, housing is projected to increase by 30% between 2000 and 2030, from 1,040,149 to 1,354,088, and employment is projected to increase by 32%, from 1,384,676 to 1,824,030.

Because of the projected increases in population, housing, and employment, SANDAG evaluated policies to slow growth within San Diego County. Their report, entitled *Evaluation of Growth Slowing Policies for the San Diego Region* (SANDAG 2001a), quoted a recent study of the California Department of Housing and Community Development, which concluded that California "chronically under-produces housing, especially in coastal markets," and further noted that:

> low vacancy rates and price increases from 1980 to 2000 indicated a relative shortage of housing supply compared to demand. Also, the ratio of job and population growth to housing unit growth has increased, as relatively fewer housing units are built for each job created. Rapid levels of residential growth in Baja California and Southwestern Riverside County also support the concept of a shortage of housing in the San Diego region.

According to the SANDAG report, the entire San Diego region has and will continue to face a limited housing supply, because the region's housing growth has not kept pace with its job and population growth.

The project would contribute 2,700 housing units, a 10.1-acre commercial development, and other supporting facilities, which would help alleviate the housing shortage in San Diego County and help meet surrounding community needs with commercial services (such as a grocery store, drug store, dry cleaners, bank, coffee shop, and/or restaurant). It is anticipated that the project would not create additional demand for housing or employment but would help balance employment, housing, and commercial activities in San Diego County. There is likely to be a reduction in long-distance commutes south from Riverside County to jobs in San Diego County and from surrounding areas to commercial development in San Marcos and Escondido.

The large scale of the project would contribute substantial funding for roadway and utility infrastructure improvements needed to accommodate growth planned in the County of San Diego General Plan, San Marcos General Plan, and VWD Master Plan. The project would not

contribute excess infrastructure capacity that would induce unplanned growth in surrounding areas, but rather would help accommodate the continued population influx in San Diego County expected over the next 25 years. Improvements to transportation, utilities, and public service infrastructure as part of the project would help alleviate existing infrastructure deficiencies and accommodate planned growth but would not result in a significant growth-inducing impact. Infrastructure for water and sewer services would be built as per the VWD Master Plan or to accommodate project-only land uses. While the Master Plan provides infrastructure for growth based on existing land use designations within the local jurisdictions, VWD has indicated ability to serve the land uses proposed by the Merriam Mountains GPA. In addition, VWD has adopted a Water Service Agreement and Verification (WSA&V) for the Merriam Mountains project. The water line and gravity lines being constructed off site that are not consistent with the VWD or RMWD Master Plan will not have additional capacity to accommodate significant growth along these pipeline corridors. The infrastructure would be constructed to meet project needs and would not result in an extension of large-capacity pipeline network that could then facilitate easy connections by other planned developments within the area. Therefore, these new facilities may accelerate the planned growth for this area; however, it is not inducing additional growth that has not been planned. Similarly, while the project would require a GPA, significant growth-inducing impacts to land use would not occur. No features of the proposed project would encourage or enhance the likelihood of growth in surrounding areas, other than anticipated under the applicable general plan.

As described in the Growth Inducement Technical Report, provided as Appendix S to the Merriam Mountains Specific Plan Draft EIR (dated August 2007), the County of San Diego has generated draft guidelines for determining the significance of potential growth-inducing impacts. These guidelines address projects that create new infrastructure or public services, economic stimulus/surrounding growth, and policy or land-use changes.

The construction of the proposed project would generate an economic stimulus from the use of building materials, the sales of residential units, and the operation of the project's commercial facilities. In addition, it can be assumed that land owners may want to build out their land to the extent feasible once other construction takes place within their community. The project would not remove barriers to growth beyond those anticipated in existing applicable planning documents but could accelerate growth by constructing planned backbone facilities that currently do not exist.

Another consideration regarding acceleration of growth is the intensification of land uses on site that could encourage intensification in the immediate project vicinity. As more intense uses are developed on site, existing adjacent less intense or vacant lands may be encouraged to intensify. Surrounding land uses within the immediate vicinity of the Merriam project could develop approximately 550 to 1,270 du under the current General Plan designations. However, these

additional units are still covered under the existing General Plan designation and therefore are not considered unplanned growth.

The total growth inducement that would result from the project is estimated to be 720 du **(**100 du from the Bonsall Sponsor Group area, 200 du in the Hidden Meadows Community Group area, and 420 du in the Twin Oaks Sponsor Group area). For more information, refer to Appendix S of the Merriam Mountains Specific Plan Draft EIR, dated August 2007.

**Table 1.1-1**
**Generalized Land Use Summary**

| Proposed Use | Acres | % of Total |
|---|---|---|
| Development | 1,135 | 49% |
| Development pads and roads within development area | 538 | 23% |
| "Other" Open Space (subject to fuel treatments) | 537 | 23% |
| 60 acres natural parks (Zone 2b fuel treatment) | — | — |
| 195 acres irrigated open space (Zone 2a fuel treatment) | — | — |
| 282 acres non-irrigated open space (Zone 2b fuel treatment) | — | — |
| Secondary access roads in Biological Open Space (Lawrence Welk Court and Camino Mayor) | 60 | 3% |
| Biological Open Space | 1,192 | 51% |

**Table 1.1-2**
**Land Use Summary**

| Neighborhood/ Planning Area | Land Use | Net Acres | Dwelling Units | Average Net Density (DUs per Acre) |
|---|---|---|---|---|
| NEIGHBORHOOD 1 | | | | |
| Planning Area 1 | Commercial | 10.1 | 110,000 sf | — |
| Planning Area 2 | Multifamily | 12.3 | 270 | 22.0 |
| Planning Area 3 | Variable Residential | 4.1 | 84 | 21.0 |
| Planning Area 4 | Variable Residential | 10.4 | 153 | 14.7 |
| Planning Area 5 | Variable Residential | 6.7 | 140 | 21.0 |
| Planning Area 6 | Variable Residential | 9.6 | 193 | 20.1 |
| Planning Area 7 | Variable Residential | 10.5 | 173 | 16.5 |
| NEIGHBORHOOD 2 | | | | |
| Planning Area 1 | Variable Residential | 16.7 | 191 | 11.5 |
| Planning Area 2 | Variable Residential | 31.0 | 260 | 8.4 |
| Planning Area 3 | Variable Residential | 7.2 | 77 | 10.7 |
| NEIGHBORHOOD 3 | | | | |
| Planning Area 1 | Single-Family | 22.4 | 93 | 4.3 |
| Planning Area 2 | Single-Family | 21.7 | 121 | 5.6 |
| Planning Area 3 | Single-Family | 8.5 | 34 | 4.0 |
| NEIGHBORHOOD 4 | | | | |
| Planning Area 1 | Single-Family | 30.0 | 129 | 4.3 |
| Planning Area 2 | Single-Family | 19.2 | 103 | 5.4 |
| Planning Area 3 | Single-Family | 34.4 | 139 | 4.1 |
| NEIGHBORHOOD 5 | | | | |
| Planning Area 1 | Single-Family | 16.5 | 79 | 4.8 |
| Planning Area 2 | Single-Family | 17.3 | 90 | 5.2 |
| Planning Area 3 | Single-Family | 18.7 | 103 | 5.5 |
| Planning Area 4 | Single-Family | 16.0 | 78 | 4.9 |
| Planning Area 5 | Single-Family | 47.4 | 180 | 3.8 |
| ESTATE RESIDENTIAL | | | | |
| Estate Homes | Estate | 54.0 | 10 | 0.2 |
| ROADWAYS | | | | |
| | Within Development Area | 96.5 | — | — |
| | Secondary Access Roads within Biological Open Space | 60 | — | — |
| PARK AND OPEN SPACE | | | | |
| | Community Park (Private Parks) | 10.4 | — | — |
| | Neighborhood Parks (Public Parks) | 18.2[1] | — | — |
| | Other Open Space | 537 | — | — |
| | Biological Open Space | 1192 | — | — |
| Proposed Project Total | | 2327 | 2,700 | 1.16 |

Notes:
[1]15.0 acres is included in the various Neighborhood Planning Areas as parks.
[2] Includes four natural parks totaling 60.2 acres.

**Table 1.1-3**
**Landscape Plant Palette**

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| | *Albizia julibrissin* | Silk tree | 24" box | x | | | |
| | *Alnus rhombifolia* | White Alder | 24"& 36" box | x | | | x |
| | *Arbutus unedo* | Strawberry tree | 24" box | x | | | |
| | *Avocado* | Avocado | 24" box | x | | x | x |
| | *Brachychiton populneus* | Bottle tree | 24" box | | x | | |
| | *Brahea armata* | Mexican blue palm | 24" box | x | | | |
| | *Callistemon citrinus* | Lemon bottlebrush | 24" box | x | | | |
| | *Cercis occidentalis* | Western redbud | 24" box | x | | x | x |
| | *Cinnamomum camphora* | Camphor tree | 36" & 48" box | x | x | | |
| | *Citrus species* | Citrus | 24" box | x | | | |
| | *Eriobotrya japonica* | Loquat | 36" box | x | | | |
| | *Feijoa sellowiana* | Pineapple guava | 24" box | x | | | |
| | *Gingko biloba 'Fairmount'* | Gingko | 24" box | x | | | |
| | *Gleditsia triacanthos* | Honey locust | 24" box | x | | | |
| | *Ilex Wilsonii* | Wilson holly | 24" box | x | | x | x |
| | *Jacaranda mimosifolia* | Jacaranda | 24" box | x | | | |
| | *Juglans californica* | California black walnut | 24" box | | x | x | x |
| | *Koelreuteria bipinnata* | Chinese flame tree | 24" box | x | x | | |
| | *Lagerstroemia indica* | Crepe myrtle | 24" box | x | | | |
| | *Laurus nobilis 'Saratoga'* | Sweet bay | 36" box | x | | x | x |
| | *Liquidambar styraciflua* | Sweet gum | 24" box | | x | | |
| | *Ligustrum lucidum* | Glossy privet | 36" box | x | | | |
| | *Liriodendron tulipifera* | Tulip tree | 24" box | x | x | | |
| | *Magnolia grandiflora 'St. Mary'* | NCN | 24" box | x | | | |
| | *Magnolia grandiflora* | Southern magnolia | 36" box | x | | | |
| | *Melaleuca nesophila* | Melaleuca | 24" box | x | | x | |

## Table 1.1-3 (CONT.)

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| TREES *(cont.)* | | | | | | | |
| | *Metrosideros excelsus* | New Zealand Christmas tree | 24" box | x | | x | |
| | *Olea europaea* | Olive | 24" box | x | | | |
| | *Pistachia chinensis* | Chinese pistache | 24" box | x | x | | |
| | *Photina fraseri (standard)* | Photinia | 24" box | x | | | |
| | *Platanus acerifolia* | London plane tree | 24" box | x | x | | |
| | *Platanus racemosa* | California sycamore | 36" box | x | x | x | x |
| | *Podocarpus gracilior* | Fern pine | 24" & 36" box | x | | | |
| | *Populus fremontii* | Fremont poplar | 24" box | x | | | |
| | *Prunus caroliniana* | Carolina laurel cherry | 24" box | x | | | |
| | *Prunus ilicilfolia* | Holly leaf cherry | 24" box | x | | | |
| | *Prunus lyonii* | Catalina cherry | 24" box | x | | x | |
| | *Prunus cerasifera 'Atropurpurea'* | Purple-leaf plum | 24" box | x | | | |
| | *Punica granatum* | Pomegranate | 24" box | x | | | |
| | *Pyrus calleryana* | Ornamental pear | 36" box | x | x | | |
| | *Quercus agrifolia* | Coast live oak | 24" box | x | x | x | x |
| | *Quercus engelmanii* | Engelmann oak | 24" box | x | | x | x |
| | *Quercus suber* | Cork oak | 24" box | x | | x | x |
| | *Rhaphiolepis 'Majestic Beauty'* | NCN | 24" box | x | | | |
| | *Rhus lancea* | African sumac | 24" box | x | | x | |
| | *Salix sp.* | Willow | 15 gal. | x | | x | x |
| | *Sambucus mexicana* | Mexican elderberry | 15 gal. | | | x | x |
| | *Schinus molle* | California pepper | 24" & 36" box | x | x | x | |
| | *Tristania conferta* | Brisbane box | 24" box | x | x | | |
| | *Ulmus parvifolia* | Evergreen elm | 24" box | x | x | | |
| | *Umbellularia californica* | California laurel | 24" box | | | x | x |
| | *Washingtonia robusta* | California fan palm | 10' bt | x | x | | |
| | *Acacia redolens* | Desert carpet | 1 gal. | | | x | x |
| | *Achillea sp.* | Yarrow | 1 gal. | x | | x | x |
| | *Agave attenuata* | NCN | 1 gal. | x | x | x | x |

## Table 1.1-3 (CONT.)

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | |
| | *Agave Americana* | Century plant | 1 gal. | x | | x | x |
| | *Agapanthus africanus* | Lily of the Nile | 1 gal. | x | | | |
| | *Aloe species* | Aloe | 5 gal. | x | | | |
| | *Alyogyne huegelii* | Blue hibiscus | 15 gal. | x | | | |
| | *Anigozanthus flavidus* | Kangaroo paw | 1 gal. | x | | | |
| | *Arbutus unedo 'Compacta'* | Dwarf strawberry tree | 15 gal. | x | | x | |
| | *Baccharis salicifolia* | Mulefat | 1 gal. | | | x | x |
| | *Bougainvillea spectabilis* | Bougainvillea | 1 gal. | x | | x | |
| | *Buxus m. japonica 'Green Beauty'* | Japanese boxwood | 1 gal. | x | | | |
| | *Ceanothus-local species only* | California lilac | 5 gal. | | | x | x |
| | *Carissa macrocarpa 'Boxwood Beauty'* | Natal plum | 1 gal. | x | x | x | |
| | *Carpinteria californica* | Bush anemone | 5 gal. | | | x | |
| | *Chamaebatia australis* | Southern mountain misery | 1 gal. | | | | x |
| | *Chamaerops humilis* | Mediterranean fan palm | 12' bt | x | | | |
| | *Cistus species* | Rockrose | 1 gal. | x | x | x | x |
| | *Comarostaphylos diversifolia* | NCN | 1 gal. | | | | x |
| | *Cotoneaster species* | NCN | 5 gal. | x | x | x | x |
| | *Dendromecon rigida* | Bush poppy | 5 gal. | | | x | |
| | *Dietes bicolor* | Fortnight lily | 1 gal. | x | x | | |
| | *Diosma pulchrum* | Pink breath of heaven | 1 gal. | x | x | | |
| | *Eleagnus pungens* | Silverberry | 5 gal. | x | x | | |
| | *Encelia californica* | California encelia | 1 gal. | | | x | x |
| | *Escallonia* sp. | NCN | 1 gal. | x | | x | |
| | *Euonymus japonica* | Evergreen euonymus | 1 gal. | x | | x | |
| | *Fremontodendron californicum* | California flannel bush | 1 gal. | | | x | |
| | *Garrya elliptica* | Silktassel | 5 gal. | x | | | |
| | *Grevillea* spp. | NCN | 1 gal. | x | x | x | x |
| | *Hemerocallis hybrida* | Daylily | 1 gal. | x | | | |
| | *Hesperaloe parviflora* | Red yucca | 1 gal. | x | | x | |

## Table 1.1-3 (CONT.)

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| SHRUBS (*cont.*) | | | | | | | |
| | *Heteromeles arbutifolia* | Toyon | 5 gal. | | | x | x |
| | *Ilex vomitoria 'Stokes'* | NCN | 5 gal. | x | x | | |
| | *Juncus acutus* | Spiny rush | 1 gal. | x | | x | x |
| | *Keckelia cordifolia* | Heart leaved penstemon | 1 gal. | x | | | |
| | *Kniphofia uvaria* | Red hot poker | 1 gal. | x | | x | |
| | *Lavandula stoechas* | Spanish lavender | 1 gal. | x | | | |
| | *Lavatera assurgentiflora* | Tree mallow | 5 gal. | x | | x | |
| | *Leptospermum scoparium* | New Zealand tea tree | 5 gal. | x | | x | |
| | *Leptospermum s. 'Ruby Glow'* | New Zealand tea tree | 5 gal. | x | | x | |
| | *Leymus condensatus* | Giant wild rye | 1 gal. | x | | x | |
| | *Ligustrum j. 'Texanum'* | Japanese privet | 5 gal. | x | x | | |
| | *Liriope gigantea* | Lily turf | 1 gal. | x | | | |
| | *Mahonia aquifolium* | Oregon grape | 5 gal. | | | x | x |
| | *Melaleuca nesophila* | Pink melaleuca | 15 gal. | x | | x | |
| | *Mimulus species* | Monkey flower | 1 gal. | | | | x |
| | *Muhlenbergia ssp.* | Deer grass | 1 gal. | x | x | x | x |
| | *Myrtus communis* | Myrtle | 1 gal. | x | | | |
| | *Ochna serrulata* | Bird's eye bush | 1 gal. | | | x | |
| | *Opuntia* | Prickly pear | 1 gal. | | | x | x |
| | *Osmanthus fragrans* | Sweet olive | 5 gal. | x | x | | |
| | *Phormium tenax* | New Zealand flax | 5 gal. | x | x | x | |
| | *Pittosporum tobira* | Mock orange | 5 gal. | x | x | x | |
| | *Plumbago auriculata* | Cape plumbago | 1 gal. | | | x | |
| | *Prunus caroliniana 'Bright & Tight'* | Dwarf Carolina cherry | 5 gal. | x | | x | |
| | *Pyracantha* sp. | Firethorn | 5 gal. | x | x | x | |
| | *Quercus berberdifolia* | California scrub oak | 15 gal. | | | x | x |
| | *Rhamnus californica* | California coffee berry | 5 gal. | | | x | x |
| | *Rhamnus ilicifolia* | Hollyleaf redberry | 1 gal. | | | x | x |
| | *Rhaphiolepi* ssp. | NCN | 1 gal. | x | x | x | |

## Table 1.1-3 (CONT.)

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| SHRUBS (*cont.*) | | | | | | | |
| | *Rhus integrifolia* | Lemonade berry | 5 gal. | | | x | x |
| | *Rhus ovata* | Sugar bush | 1 gal. | | | x | x |
| | *Ribes speciosum* | Fuchsia flowering gberry | 1 gal. | | | x | x |
| | *Ribes viburnifolium* | Evergreen currant | 1 gal. | | | x | x |
| | *Romneya coulteri* | Matilija poppy | 1 gal. | x | | x | x |
| | *Rosa* ssp. | Rose | 5 gal. | x | | | |
| | *Rosa banksiae* | Lady Banks' rose | 15 gal. | x | | x | |
| | *Rosmarinus officianalis* | Rosemary | 1 gal. | x | x | x | |
| | *Salvia* ssp. | Sage | 5 gal. | x | x | x | x |
| | *Scirpus californicus* | California bullrush | 1 gal. | | | | x |
| | *Stachys byzantina* | Lamb's ears | 1 gal. | x | | | |
| | *Tecoma stans* | Yellow bells | 5 gal. | x | | | |
| | *Tetracoccus dioicus* | NCN | I gal. | | | | x |
| | *Trachelospermum jasminoides* | Star jasmine | 1 gal. | x | | | |
| | *Trichostema lanatum* | Woolly blue curls | 1 gal. | x | | x | x |
| | *Westringia fruticosa* | Coast rosemary | 5 gal. | x | x | x | |
| | *Yucca whipplei* | Yucca | 1 gal. | x | | x | x |
| VINES and ESPALIERS | | | | | | | |
| | *Distictus buccinatoria* | Blood bed trumpet vine | 1 gal. | x | | | |
| | *Gelsemium sempervirens* | Carolina jessamine | 1 gal. | x | | | |
| | *Jasminum polyanthum* | Jasmine | 1 gal. | x | | | |
| | *Osmanthus fragrans* | Sweet olive (espalier) | 5 gal. | x | | | |
| | *Parthenocissus tricuspidata* | Boston ivy | 1 gal. | x | x | | |
| | *Passiflora alatocaerulea* | Passion vine | 5 gal. | x | | | |
| | *Podocarpus gracilior* | Fern pine (espalier) | 5 gal. | x | x | | |
| | *Pyracantha 'Graberi'* | Firethorn(espalier) | 5 gal. | x | x | | |
| | *Trachelospermum jasminoides* | Star jasmine | 5 gal. | x | x | | |

## Table 1.1-3 (CONT.)

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| GROUNDCOVERS | | | | | | | |
| | *Artemisia caucasica* | Caucasian artemisia | 1 gal. | | | x | x |
| | *Baccharis pilularis 'Pigeon Point'* | Twin peaks | 1 gal. | | | x | x |
| | *Carissa macrocarpa* | 'Green carpet' natal plum | 1 gal. | x | x | x | |
| | *Elymus condensatus* | Blue lyme grass | Seeded | x | x | x | x |
| | *Eriodyctyon trichocalyx* | Yerba santa | 1 gal. | x | x | x | x |
| | *Escholzia californica* | California poppy | Seeded | | | | x |
| | *Festuca ovina 'Glauca'* | Blue fescue | Flats | x | | | |
| | *Festuca rubra 'Molate'* | California red fescue | Seeded | x | x | x | x |
| | *Gazania hybrids* | South African daisy | 1 gal. | x | | | |
| | *Hedera helix 'Hahnii'* | Hahn's ivy | Flats | x | | | |
| | *Marathon II or Marathon III* | Sod | Sodded | x | | | |
| | *Iva hayesiana* | Poverty weed | Flats | x | | | |
| | *Lupinus nanus* | Sky lupine | Seeded | | | | x |
| | *Myoporum 'Pacificum'* | NCN | 1 gal. | | | x | x |
| | *Nassella lepida* | Foothill needle grass | Seeded | | | x | x |
| | *Nassella pulchra* | Purple needle grass | Seeded | | | x | x |
| | *Sisyrinchium bellum* | Blue eyed grass | Seeded | | | x | x |
| | *Thymus vulgaris* | Common thyme | Flats | | | x | x |
| | *Trachelospermum jasminoides* | Star jasmine | 1 gal. | x | x | | |
| | | | | | | | |
| HYDROSEED MIX- *Fuel Mod. Zone 2b* | | | | | | | |
| | *Baccharis pilularis* | Dwarf coyote bush | 3.0 lbs./acre | | | | |
| | *Baccharis sarothroides* | Chaparral broom | 3.0 lbs./acre | | | | |
| | *Eriophyllum confertiflorum* | Golden yarrow | 3.0 lbs./acre | | | | |
| | *Gnaphalium californicum* | California everlasting | 4.0 lbs./acre | | | | |
| | *Helianthemum scoparium* | Peak rush rose | 2.0 lbs./acre | | | | |
| | *Isocoma menziesii* | Coast goldenbush | 4.0 lbs./acre | | | | |
| | *Lotus scoparius* | Deerweed | 4.0 lbs./acre | | | | |
| | *Lupinus bicolor* | Pigmy-leaf ;upine | 2.0 lbs./acre | | | | |

## Table 1.1-3 (CONT.)

| Type | *Botanical Name* | Common Name | Minimum Size | Parks/ Entries* | Streets | Interior Slopes** | Fuel Mod. Zone 2a |
|---|---|---|---|---|---|---|---|
| HYDROSEED MIX- Fuel Mod. Zone 2b (*cont.*) | | | | | | | |
| | *Mimulus aurantiacus puniceus* | Mission red monkeyflower | 2.0 lbs./acre | | | | |
| | *Vulpia microstachys* | Small fescue | 5.0 lbs./acre | | | | |
| | | | TOTAL | | | | |
| | | | 32 lbs./acre | | | | |

Notes:
* Minimum tree size for parks/entries is 24" box
** Minimum tree size for interior slopes is 15 gal.

**Table 1.1-4**
**Cumulative Project List**

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project-Related Impacts |
|---|---|---|---|---|---|---|
| CITY OF SAN MARCOS | | | | | | |
| 1 | Rose Ranch | TSM 401 | UC | RES | A subdivision of approximately 45.2 acres into 36 single-family residential (20,000 sf) lots. | Air Quality, Hydrology and Water Quality, Public Services. |
| 2 | Del Roy Drive | TSM 398 | A | RES | A subdivision of 20.3 acres into 36 single-family residential (15,000 sf) lots. | Air Quality, Biology, Hydrology & Water Quality, & Public Services. |
| 3 | Malone Street | TSM 412 | A | RES | Construction of 14 residential lots within 36.5 acres. | Biology, Hydrology & Water Quality, and Public Services. |
| 4 | Vineyard | TSM 413 | UC | RES | Development of 7 residential lots ranging from 1.03 to 3.77 acres in size. Primary access to the site will be provided by a private street with access off of Mission Road. | Aesthetics, Air Quality, Biology, Geology, Hydrology, Public Services and Utilities. |
| 5 | Mulberry | TSM 414/CUP 03-593 | UC | RES | A subdivision of 22 acres into 33 single-family lots with one open-space lot. This project also includes a conditional use permit (CUP) for the operation of a rock crusher. | Aesthetics, Air Quality, Geology, Hydrology, Land Use, Noise, Public Services, Traffic and Utilities. |
| 6 | Liberty Lane | TSM 419/CUP 03-616 | UC | RES | A subdivision of 9.06 acres into 39 single-family residential lots. | Aesthetics, Air Quality, Biology, Land Use, Noise and Public Services. |
| 7 | Glendale | TSM 427 | UC | RES | A subdivision of 37.75 acres into 83 single-family lots and 4 open space lots. Additional discretionary actions include a CUP for a Planned Residential Development and a grading variance for grading of slopes to a height of 63 feet. | Biology, Noise, Traffic, Visual and Public Services. |
| 8 | Mulberry/Rose Ranch | TSM 428 | UC | RES | Development of 96 single-family residential units within approximately 46 acres of land. Other project components include 4.5 acres of park lands and off-site infrastructure improvements. | Geology, Hydrology, Noise, Public Services and Traffic. |
| 9 | Windy Way Residential | TSM 429 | UC | RES | A subdivision of 21.12 acres into 39 single-family lots with 2 open space lots containing a total of 12.9 acres. The project is proposing a rezone, CUP, TSM, and grading variance. | Aesthetics, Biology, Geology, Hydrology, Noise, & Public Services. |

## Table 1.1-4 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project-Related Impacts |
|---|---|---|---|---|---|---|
| 10 | Sycamore/ Cox | TSM 430 | UC | RES | A 19.4-lot subdivision into 18 1-acre residential lots, each fronting a private road. A grading ordinance was required to grade slopes over 20 feet in height. | Aesthetics, Hydrology, Population & Housing, Public Services, & Traffic. |
| 11 | Mission Road | TSM 432 | UC | RES | Development of 119 single-family residential units and 9 common and open space lots, within 53.62 acres. | Aesthetics, Biology, Cultural, Geology, Hydrology, Land Use, Public Services, Recreation, Traffic, & Utilities. |
| 12 | Vineyard/Shirley | TSM 434 | UC | RES | Development of 19 detached single-family lots and 2 common open space lots on 3.44 acres. | No Impacts. |
| 13 | Woodward/ Borden Condos | TSM 440 | UC | RES | The proposed project is an infill multifamily project. Project entails a TSM for 2 lots. Multifamily Site Development Plan and a CUP for a Planned Residential Development for the construction of 58 attached condominiums on 7.04 acres. | Aesthetics, Air Quality, Biology, Geology, Hydrology, Land Use, Noise, Public Services, Recreation, Traffic, & Utilities. |
| 14 | Richmar Avenue Retail | SDP 02-0236 | A | COM | The development of a 26,553 sf single-story retail building on 4.83 acres. | Aesthetic, Air Quality, Biology, Geology, Hydrology, Public Services & Traffic. |
| 15 | Windy Way Industrial | SP 81-04 | A | IND | The consolidation of two existing industrial lots into one industrial parcel for the construction of five new industrial buildings within 4.42 acres of land. | Aesthetics, Air Quality, Hazards, Hydrology, & Traffic. |
| 28 | Discovery Valley Equestrian & Canine Center | Neg. Dec 03-676 | A | COM | Equestrian center for 197 horses and canine daycare for 96 dogs. Site consists of 5 parcels within 23.56 acres. | Aesthetics, Air Quality, Geology, Hazards, Hydrology, Noise, Public Services, Recreation & Traffic. |
| 29 | Walnut Grove Park | MF 1251; CUP 02-550 | F | REC | An approximate 46-acre community park for equestrian and recreational activities. | Biology & Cultural Resources. |
| 49 | San Marcos Highlands | TSM 408 | A | RES | A Specific Plan Modification and Tentative Subdivision Map for 230 single-family residential lots on 60.3 acres; the remaining 159 acres would be set aside as open space. | Biology, Cultural, Geology, Hazards, Hydrology, Noise, Public Services, Recreation & Utilities. |

## Table 1.1-4 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project-Related Impacts |
|---|---|---|---|---|---|---|
| 50 | TSM 459 | TSM 459 | F | RES | A subdivision of 9.54 acres into 9 residential lots averaging approximately 1 acre each. | Unknown at this time. |
| COUNTY OF SAN DIEGO | | | | | | |
| 16 | Merriam West Ranch | TM 5283 | UR | RES | Development of 33 residential units within 147.02 acres of land. | Agricultural, Biology, & Traffic. |
| 17 | Twin Oaks Farm | AD 01-021 | A | Ag/Barn Storage | The development of a 6,560 sf metal/wood stable building for an office and various equestrian facilities, and a 3,200 sf hay barn. | Biology. |
| 18 | Via Conca D'Oro Residential | TM 5132 | UR | RES | Development of 6 residential lots within 6.6 acres of land. | Biology & Hydrology. |
| 19 | Hidden Meadows II | SPA 99-002; TM 5175 RPL | UC | RES | Development of 854 single-family residential units on approximately 675.1 acres. | Aesthetics, Biology, Cultural, Geology, Hydrology, Land Use & Traffic. |
| 20 | Rim Rock | SPA 86-001; TM 4605 | UC | RES | Development of four single-family residential units within 20.5 acres. In addition, 20.4 acres would be preserved as open space. | Biology. |
| 21 | Champagne Gardens | SP 94-002 | A | VC/GS | Development of various visitor serving commercial uses within 84.91 acres, including a gas station/mini-mart, motels, specialty retail, parking structure, 1,200 seat amphitheater, conservatory, gardens, restaurants, resort, bed & breakfast inn, winery, and ancillary uses. | Aesthetics, Biology, Hydrology, Noise & Traffic. |
| 22 | Mountain Gate | SPA 00-001; TM 5193 | A (under time extension until 11-2-05) | RES | A residential subdivision of 694 acres into 159 residential lots and 7 open space lots. | Aesthetics, Agriculture, Biology, Geology, Utilities & Traffic. |
| 23 | Garden Villas | TM 5134 | UR | RES | The development of 148 residential condominium units, and two open space lots. The project proposed to grade 20 acres of the 49-acre site. | Aesthetics, Biology, Noise, & Traffic. |
| 24 | Plamondon TPM/Emma Estates | TPM 20469 | A | RES | Minor lot subdivision of 4.54 acres into three residential lots. | Steep Slopes. |
| 25 | Piro/Ciba TMs | TPM 20558; 20566 | A | RES | Development of three residential units within 5.91 acres. | Biology, Cumulative and Hydrology. |
| 26 | Black TM | TM 5113 | UR | RES | A subdivision of 14.5 acres into 11 residential units. | Biology, Noise, & Cultural. |
| 27 | Rimsa TM | TM 20660 | A | RES | Minor subdivision of 12.5 gross acres of land into two residential parcels. | Aesthetics. |

## Table 1.1-4 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project-Related Impacts |
|---|---|---|---|---|---|---|
| 30 | Casa de Amparo Group Care Facility | P 03-004 | UR | Mixed Use | Development of a residential group care facility for teenagers, adolescents, toddlers, and infants on 11.4 acres. Includes cottages, an administration building, a kitchen/dinning building, development center, library, academics building, and warehouse. | Agricultural, Cultural, Paleontology, Noise & Traffic. |
| 31 | Pizzuto | TPM 20846 | UR | RES | A subdivision of 40 acres into 3 residential lots. | Unknown. |
| 32 | Brooks & Kiersey Driveway | ER 04-02-014 | A | RES/ driveway | Development of a driveway opening for personal access along a private road. Project consists of 24.16 acres. | No Impact. |
| 33 | Arend Brouwer | TPM 20327rpl1 | A | RES | A subdivision of 25.29 acres into four residential lots and one open space lot. | Unknown. |
| 34 | Washington Meadows | TM 5335 | UR | RES | A subdivision of 5.6 acres into 12 residential lots. | Agricultural, Biology, Noise & Traffic. |
| 35 | Raisigel/ Fejeran | TPM 20290 | A | RES | A subdivision of 13.87 acres into 4 lots. | Aesthetics, Air Quality, Biology, Geology, Noise, & Population & Housing. |
| 36 | Heritage Valley Estates | TM 4967 | A (currently under time extension) | RES | A subdivision of 31.3 acres into 10 residential lots. | Biology & Cumulative. |
| 37 | Sugarbush | TM 5295RP3 | UR | RES | Development of approximately 115.5 acres into 45 residential lots and two open space lots. | Air Quality, Biology, Cultural, & Traffic. |
| 38 | TM 5308 | TM 5308 | UR | RES | Development of approximately 21.65 acres into 13 single-family residential lots. | Air Quality, Biology, & Traffic. |
| 39 | Villas on the Green | TM 5326; P 83-060 $m^3$ | P | RES | A subdivision of 14.8 acres into 146 condominium timeshare units with open space and recreational areas. | Aesthetics, Biology, Geology, Hydrology, & Traffic. |
| 40 | Meadows 35 | TPM 20398RA | A/Expired | RES | A subdivision of 35.6 acres into 4 residential lots. | Aesthetics, Biology, Noise, & Traffic. |
| 41 | The Oaks | TM 5174; TPM 20453RPL | UR | RES | A subdivision of 7.25 acres into 14 single-family residential units, with the remaining area to be used for access roads and open space to preserve oak trees and rock outcrops. | Biology, Hydrology & Traffic. |
| 42 | Odell | TPM 20409 | A | RES | Development of 2 residential units within 11 acres. | Air Quality & Traffic. |

## Table 1.1-4 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project Related Impacts |
|---|---|---|---|---|---|---|
| 43 | Hidden Meadows | TPM 20226 TE | A | RES | A subdivision of 18.1 acres into 4 single-family residential lots and 2 open space easements. | Biology. |
| 44 | Woodhead Minor Residential | TPM 20541 | UR | RES | A subdivision of 12.54 acres into 4 residential units | Biology. |
| 45 | Choi TM | TM 5264 RPL[3] | UR | RES | A subdivision of 107.1 acres into 9 residential lots. | Biology & Hydrology. |
| 46 | Welcome View | TPM 20441 | A | RES | A subdivision of 8.04 acres into 2 parcels of 4.01 and 4.03 acres. | Aesthetics, Biology & Hydrology. |
| 47 | Canyon Hills | TM 5313 | P | RES | The construction of 212 condominium timeshare units with open space and recreational uses within 20.89 acres. | Aesthetics, Air Quality, Biology, Cultural, Hazards, Hydrology, Geology, Land Use, Noise & Traffic. |
| 48 | TERI | P 02-019 | UR | Multiuse therapeutic center | Construction of a support building, which would consist of an administration building, research and education buildings, aquatic/therapy/recreation center, multipurpose gymnasium, an agricultural/vocational/maintenance building, and green house Residential development within 19.68 acres. | Biology & Traffic. |
| 68 | National Quarries | | P | Mining | The project involves reclamation of vested mining operation within a 210-acre site. Mining operations area planned to continue at the site for approximately 75 years or until resource depletion occurs. | Biology & Aesthetics. |
| 69 | Paradigm | PRE-APP-06-231 PAA 06-004 | P | RES | Subdivision for approximately 125 homes. | Biology. |
| CITY OF VISTA | | | | | | |
| 51 | Monte Vista Drive 8-Lot Tentative Subdivision Map | PC2-073 | P | RES | The development of 8 residential lots, a private street, utilities, and associated site improvements on 6.47 acres. | Biology & Noise. |
| 52 | San Clemente TSM | | Exempt | RES | 5-lot residential exempt within 4.59 acres. | No Impacts. |
| 53 | The Vineyards Specific Plan | PC19-055 | UR | Mix-Use (Res/Com) | Development of 59 single-family residential units and 46 live/work lofts, within 15.9 acres. | Unknown. |

## Table 1.1-4 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project-Related Impacts |
|---|---|---|---|---|---|---|
| 54 | Grandview Road 13-Lot Residential Subdivision | PC12-038 | P | RES | The development of 13 single-family residential lots, public and private streets, utility and drainage improvements, and associated site improvements within 8.27 acres. | Biology, Cultural, Hazards & Hydrology. |
| 55 | Craftsman Condominiums | PC24-017 | UR | RES | The development of 42 condominium units within 3.12 acres. | Unknown. |
| 56 | Monte Vista Drive TSM | PC2-090 | UR | RES | The development of 21 residential lots within 8.26 acres. | Unknown. |
| CITY OF ESCONDIDO | | | | | | |
| 57 | Meadowbrook Village | TR 864; ER 2002-25; 2002-69-CUP; 2003-43-DP/DA; PM 2003-202002-69-CUP, 2003-02-GPA | UR | RES | The development of an assisted-living, residential care facility accommodating 143 units. The project includes a 57,615 sf congregate care facility; a 19,348 sf skilled nursing/Alzheimer unit; a windmill, barn/ maintenance building; club house and aquatic center; 65 semi-independent units; and 293 parking spaces. Total project area consists of 25 acres. | Biology, Hazards, Hydrology, Noise & Traffic. |
| 58 | Tract 868 | TR 868 | UC | RES | The development of six detached, two-story, single-family residential units within 82,474 sf. | Noise. |
| 59 | Tract 892 | TR 892 | UR | RES | The development of 38 single-family residential units with open space areas and detention basins within 20.75 acres. | Air Quality, Hydrology & Traffic. |
| 60 | Tract 916 | TR 916 | P | RES | The project site consists of 19 acres and would develop 17.2 acres into 34 single-family residential units. | Biology, Cultural & Traffic. |
| 61 | Proposed Fire Station #3 | ER2005-23 | F | PF | Development of 1.66 acres into a new fire station. | Unknown. |
| SAN MARCOS SCHOOL DISTRICT | | | | | | |
| 63 | Hollandia Project | N/A | P | PF | The project would develop 6.3 acres of residential uses, 16.6 acres of commercial uses, 25.6 acres of community parks, and 44.2 acres for the Mission Hills High school. Total site consists of 121 acres. | Aesthetics, Air Quality, Biology, Cultural, Geology, Hazards, Hydrology, Land Use Noise, Public Services, Traffic & Utilities. |
| ESCONDIDO SCHOOL DISTRICT | | | | | | |
| 62 | Reidy Creek | N/A | UC | PF | The development of a school within 11.88 acres. The school is anticipated to have a capacity of 850 students. | Aesthetics, Biology, Cultural, Geology & Noise. |

## Table 1.1-4 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Project-Related Impacts |
|---|---|---|---|---|---|---|
| VISTA UNIFIED SCHOOL DISTRICT | | | | | | |
| 64 | Foothill Oak Elementary | N/A | B | PF | The development of a school with a student capacity of 750 students within 11.37 acres. | No Impacts. |
| 65 | Hannalei Elementary | N/A | B | PF | The development of a school with student capacity of 750 students, within 11.23 acres. | Aesthetics, Cultural, Hydrology, Noise, & Traffic. |
| 66 | Rancho Minerva | N/A | UC | PF | The development of a school with a student capacity of 1,200 students located within 27 acres. This project is anticipated to be developed and operating by Fall of 2006. | Aesthetics, Biology, Cultural, Geology, Noise Traffic & Cumulative. |
| VISTA IRRIGATION DISTRICT | | | | | | |
| 67 | Vista Irrigation Pipeline Access | N/A | F | Utility | This project is a reasonably foreseeable future project. Vegetation (i.e., chaparral) has grown in the easements that contain the current cross-county pipelines. In order to access these lines, vegetation may have to be removed. Environmental review will be done in the future. | No Impacts. |
| VALLEY CENTER MUNICIPAL WATER DISTRICT | | | | | | |
| No Projects were identified within the cumulative study area. | | | | | | |
| VISTA MUNICIPAL WATER DISTRICT | | | | | | |
| No Projects were identified within the cumulative study area. | | | | | | |
| RINCON DEL DIABLO MUNICIPAL WATER DISTRICT | | | | | | |
| No Projects were identified within the cumulative study area. | | | | | | |
| VALLECITOS WATER DISTRICT | | | | | | |
| No Projects were identified within the cumulative study area. | | | | | | |
| RAINBOW MUNICIPAL WATER DISTRICT | | | | | | |
| No Projects were identified within the cumulative study area. | | | | | | |

A = Approved
AG = Agriculture
B = Built
COM = Commercial
F = Future
IND = Industrial
N/A = Not Applicable
P = Planned/Pending
PF = Public Facility
REC = Recreation
RES = Residential
UC = Under Construction
VC/GS = Visiting Commercial/Gas Station
UR = Under Review

**Table 1.1-5**
**Cumulative Projects Since Public Review No.**

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
|---|---|---|---|---|---|---|
| CITY OF SAN MARCOS | | | | | | |
| 71 | Palomar College – San Marcos Master Plan | | P | CC | Expansion of up to 25,000 FTE. | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 75 | San Marcos Creek Specific Plan | MF 1171 | A | MU | 2,300 du<br>512,000 sq. ft. office<br>1.1 mil sq. ft. commercial | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Hazardous Materials, Utilities |
| 76 | Palomar Station | MF 1392 | P | MU | 333 du<br>9,800 sq. ft. office<br>53,680 sq. ft. commercial | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, Utilities |
| 77 | Residence Inn | | P | COM | 112 hotel rooms | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 78 | University Medical and Office Park (Fenton) | MF 312 | P | MU | 390 KSF medical office<br>80 KSF hospital<br>600 KSF standard office | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Hazardous Materials, Utilities |
| 79 | Hansen Aggregate | MF 1045 | A | RES | 300 single-family units | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities, Minerals |
| 80 | Kaiser Permanente | MF 459 | UC | HLTH | 690 KSF hospital | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Hazardous Materials, Utilities |
| 81 | Civic Center Marketplace | | P | COM | 141.41 KSF large office<br>48.4 KSF large office<br>5 KSF restaurant | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 82 | Civic Center Plaza | MF 1554 | A | COM | 20 KSF retail | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 83 | Civic View Corporate Center | | P | COM | 99.5 KSF standard office | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 84 | Mission and Vineyard Retail Center | | A | MU | 38 KSF neighborhood commercial | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, Utilities |

## Table 1.1-5 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
|---|---|---|---|---|---|---|
| 85 | Park Place South | | P | MU | 15 KSF medical office<br>15 KSF standard office | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, Utilities |
| 86 | High Tech High | | P | SCH | 380 student high school<br>330 student middle school | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 87 | University Heights Specific Plan | | P | MU | 522 single-family units<br>679 condominiums<br>32 KSF special reality | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, Utilities |
| 88 | Campus Pointe Office Building | | P | COM | 112 KSF large office building | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 89 | Urban West Strategies | MF 1321 | A | COM | 106 multifamily units<br>12 KSF retail | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use, Utilities |
| 90 | CSUSM – Phase II | | P | CC | 3,700 FTE university | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 132 | University District Specific Plan | | P | MU | 2,600 residential units, 800 units of student housing, 450 hotel rooms, 750,000 sq ft general office, 300,000 sq ft medical office, 1,000,000 sq ft mixed use retail, 13.9 ac park/developed open space, 30,000 sq ft community/civic use, | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| COUNTY OF SAN DIEGO | | | | | | |
| 70 | Palomar College – Fallbrook | — | P | CC | 8,500 students | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 72 | West Lilac Farms | TM 5276 | P | RES | 28 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 73 | Castle Creek | TM 5514 | P | RES | 63 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology, Aesthetics |

## Table 1.1-5 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
|---|---|---|---|---|---|---|
| 74 | Beauvias TM | | P | RES | 7 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 91 | LantisMinor Subdivision | TPM 20402 | A | RES | 3 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology, Aesthetics, Utilities |
| 92 | Richland Estates | TPM 20481 | A | RES | 3 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology, Utilities |
| 94 | Roger Estate | — | P | RES | 4 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 95 | Fredas Hill Project | TM 5308 | A | RES | 13 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 96 | Liberty Drive | — | P | RES | 3 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Utilities |
| 97 | Tai Estates | TM 5409 | P | RES | 13 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 98 | Rimmelspach Subdivision | TM 5523 | P | RES | 6 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Aesthetics |
| 99 | Orchard Hills GPA | TM 5533 | P | RES | 27 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Land Use |
| 100 | Mountain Meadow TM | TM 5468 | P | RES | 11 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 101 | Kowano Subdivision | — | P | RES | 9 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |

## Table 1.1-5 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
|---|---|---|---|---|---|---|
| 102 | Kuehn, Garrett | — | P | RES | 2 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 103 | Kirkorowicz TPM | TPM 20986 | P | RES | 2 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 106 | Biernacki TPM | TPM 20836 | A | RES | 2 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 107 | Collins, Gary | TPM 20640 | A | RES | 3 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 108 | Brisa Del Mar | TM 5492 | P | RES | 22 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 109 | Robinson TPM | TPM 21105 | P | RES | 4 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 110 | Gagavalli TPM | TPM 21101 | P | RES | 2 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 111 | Fitzpatrick TPM | TPM 20842 | A | RES | 4 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 112 | McBride TPM | — | P | RES | 2 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 113 | Goodnight Ranchos, TPM | TPM 21001 | P | RES | 2 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 114 | Polo Club | — | P | RES | 165 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 115 | Mustafa TPM | TPM 20811 | P | RES | 4 residential du | Fire Hazards, Recreation, Geology, Air Quality, |

## Table 1.1-5 (CONT.)

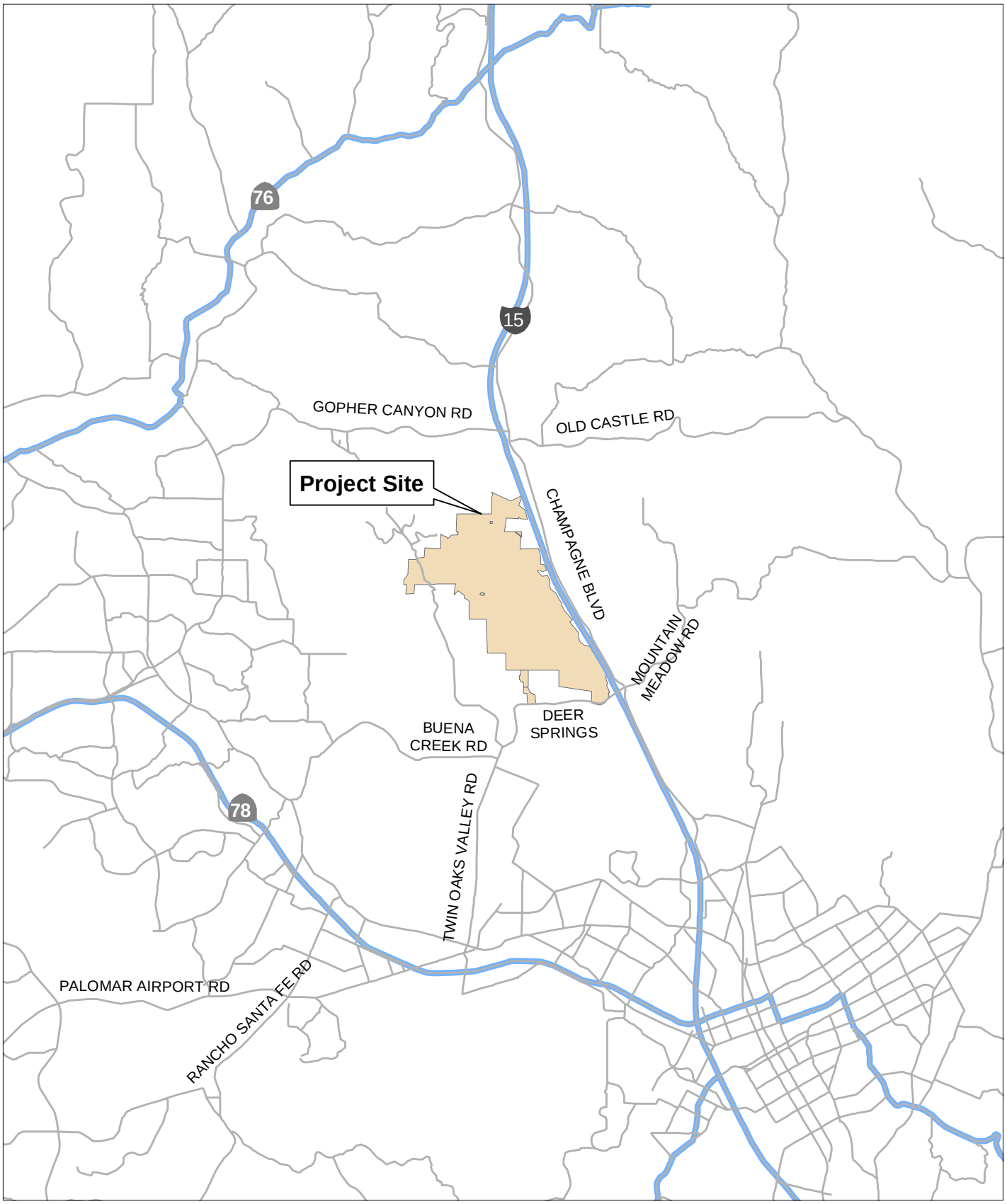
| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
|---|---|---|---|---|---|---|
| | | | | | | Traffic, Noise, Hydrology/Water Quality, Biology |
| 116 | Tran Tentative Parcel Map | TPM 20835 | P | RES | 5 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology, Aesthetics |
| 117 | Castle Creek Condominiums | — | P | RES | 336 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Aesthetics |
| 118 | Charles Froehlich TM | TM 5494 | P | RES | 6 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 119 | Wilkes Road TPM | TPM 20779 | W | RES | 5 residential du | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| 129 | Tapestry Meadows | P06-061 | P | Equestria n Center | 30-horse boarding facility offering horse training and horsemanship lessons. | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials |
| 130 | Cal-a-Vie | P82-072 WM | A | COM | 14,800 sq ft office, health spa, pool, morning room w/ rooftop deck, covered patio | Fire Hazards, Recreation, Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Biology |
| CITY OF ESCONDIDO | | | | | | |
| 104 | RMCI Group | TR 889 | UC | RES | 16 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 105 | Rincon Escondido | TR 892 | A | RES | 41 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 131 | Merit Group | TR 894 | A | RES | 10 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 120 | River Village Apartments | TR 906 | P | RES | 123 condo conversion du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 121 | Premier Coastal Development | TR 907 | UC | RES | 70 condo conversion du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 122 | Innovative Communities | TR 916 | A | RES | 34 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 123 | Cornerstone Engineering - 927 | TR 927 | P | RES | 32 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 124 | Cornerstone Engineering - | TR 928 | P | RES | 14 single-family residential du | Geology, Air Quality, Traffic, Noise, |

## Table 1.1-5 (CONT.)

| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
|---|---|---|---|---|---|---|
| | 928 | | | | | Hydrology/Water Quality |
| 125 | Hallmark | TR 932 | A | RES | 179 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 126 | Larry Templeton | TR 938 | P | RES | 5 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 127 | Jack Biery | TR 950 | P | RES | 6 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| 128 | BHA Inc | TR 955 | P | RES | 19 single-family residential du | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality |
| SAN MARCOS SCHOOL DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| ESCONDIDO SCHOOL DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| No. | Project Name | Project Number | Status | Type of Project | Project Characteristics | Cumulative Study Areas |
| VISTA UNIFIED SCHOOL DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| VISTA IRRIGATION DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| VALLEY CENTER MUNICIPAL WATER DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| VISTA MUNICIPAL WATER DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| RINCON DEL DIABLO MUNICIPAL WATER DISTRICT | | | | | | |
| No projects were identified within the cumulative study area. | | | | | | |
| VALLECITOS WATER DISTRICT | | | | | | |
| 93 | Twin Oaks Valley Water Treatment Plan | — | — | IND | Water treatment plant to provide additional capacity | Geology, Air Quality, Traffic, Noise, Hydrology/Water Quality, Hazardous Materials, Aesthetics, Utilities |
| RAINBOW MUNICIPAL WATER DISTRICT | | | | | | |
| No Projects were identified within the cumulative study area. | | | | | | |

Notes:

A = Approved
AG = Agriculture
B = Built
CC = Community College
COM = Commercial
F = Future
HLTH = Health Services
IND = Industrial
MU = Mixed Use
N/A = Not Applicable
P = Planned/Pending
PF = Public Facility
REC = Recreation
RES = Residential
SCH = School
UC = Under Construction
VC/GS = Visiting Commercial/Gas Station
UR = Under Review
W = Withdrawn



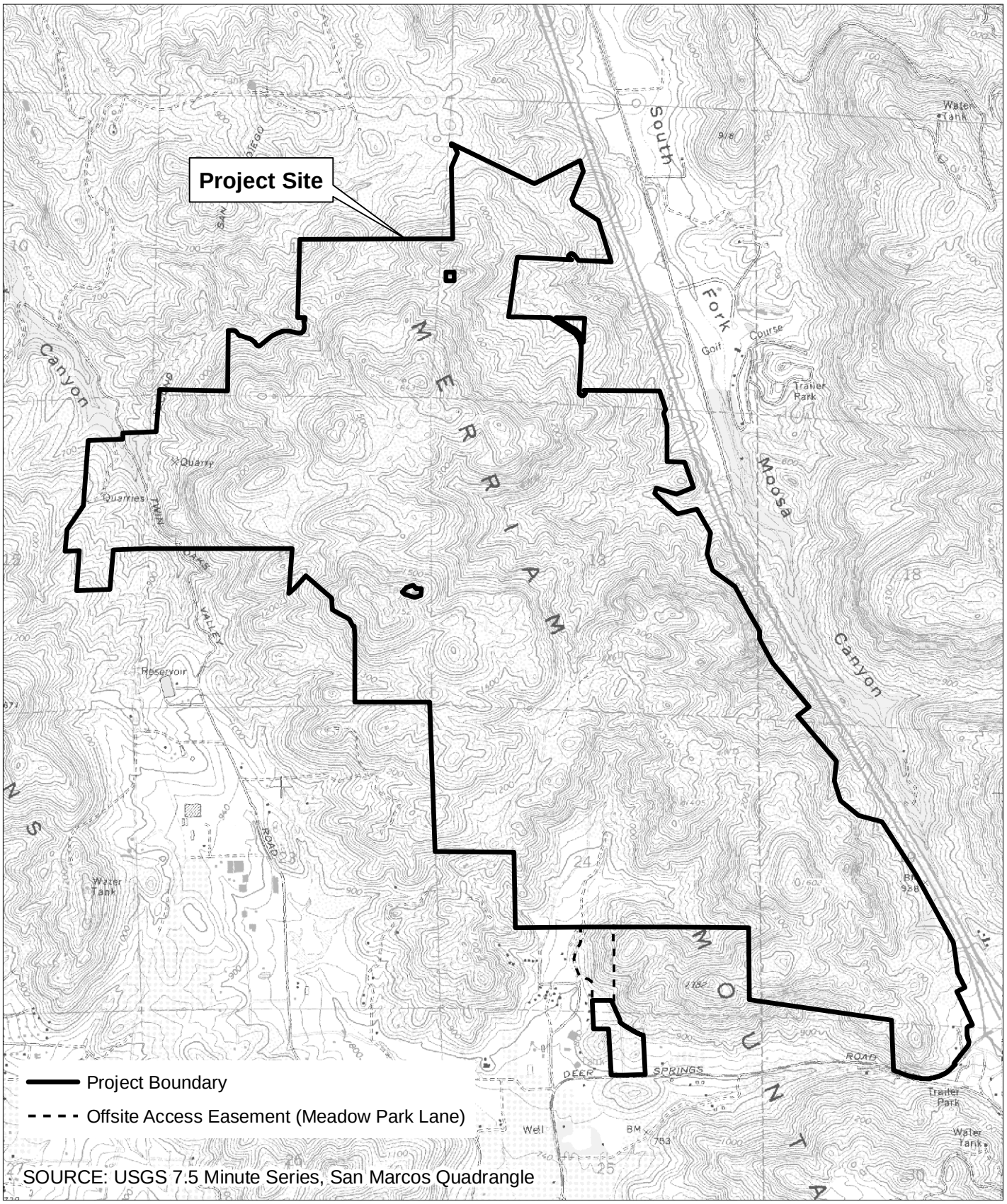

Regional Map

FIGURE 1.1-1

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

0 1 2 4 Miles

N



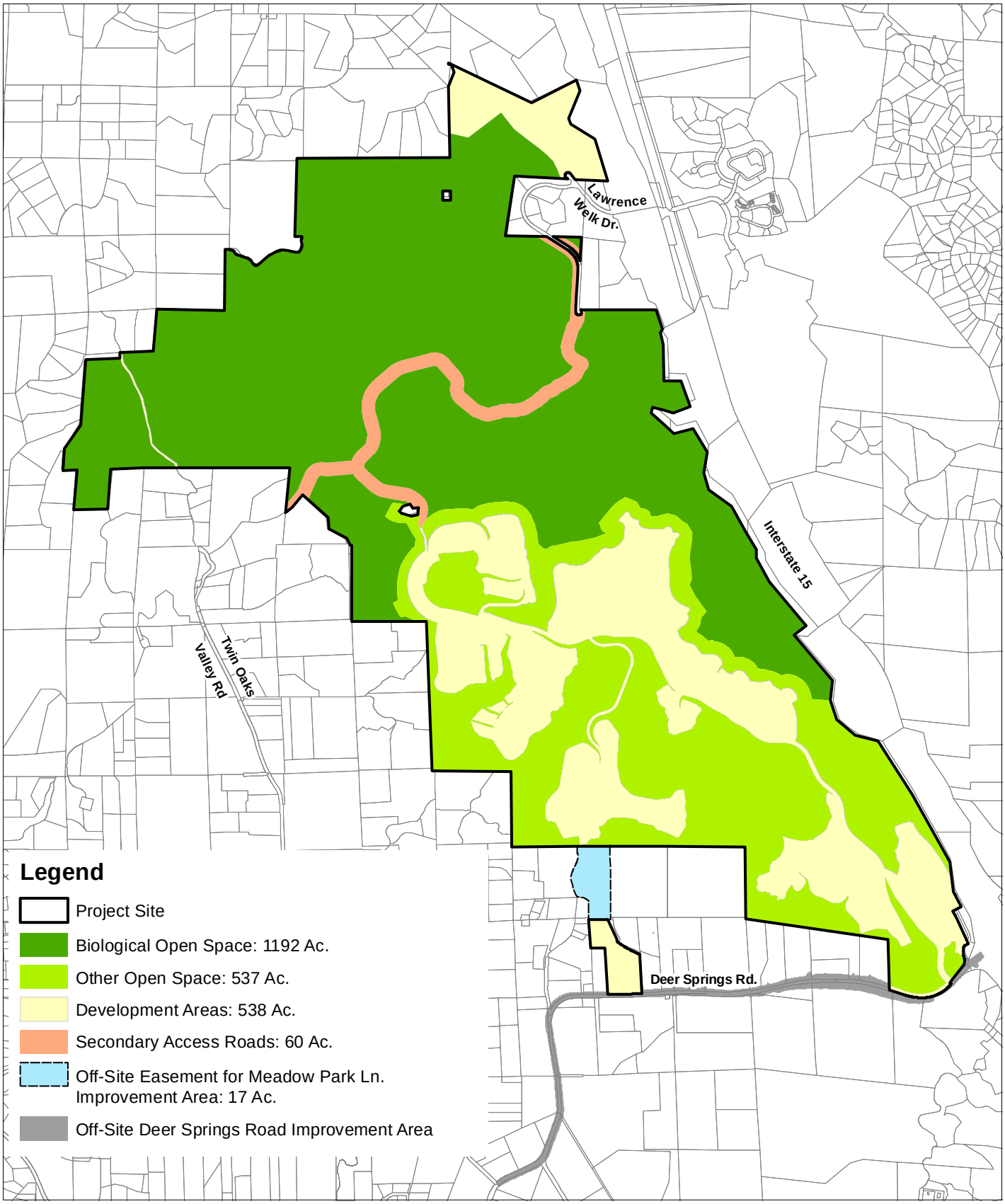

# Vicinity Map

FIGURE
1.1-2

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

0 1,200 2,400 4,800
Feet

N



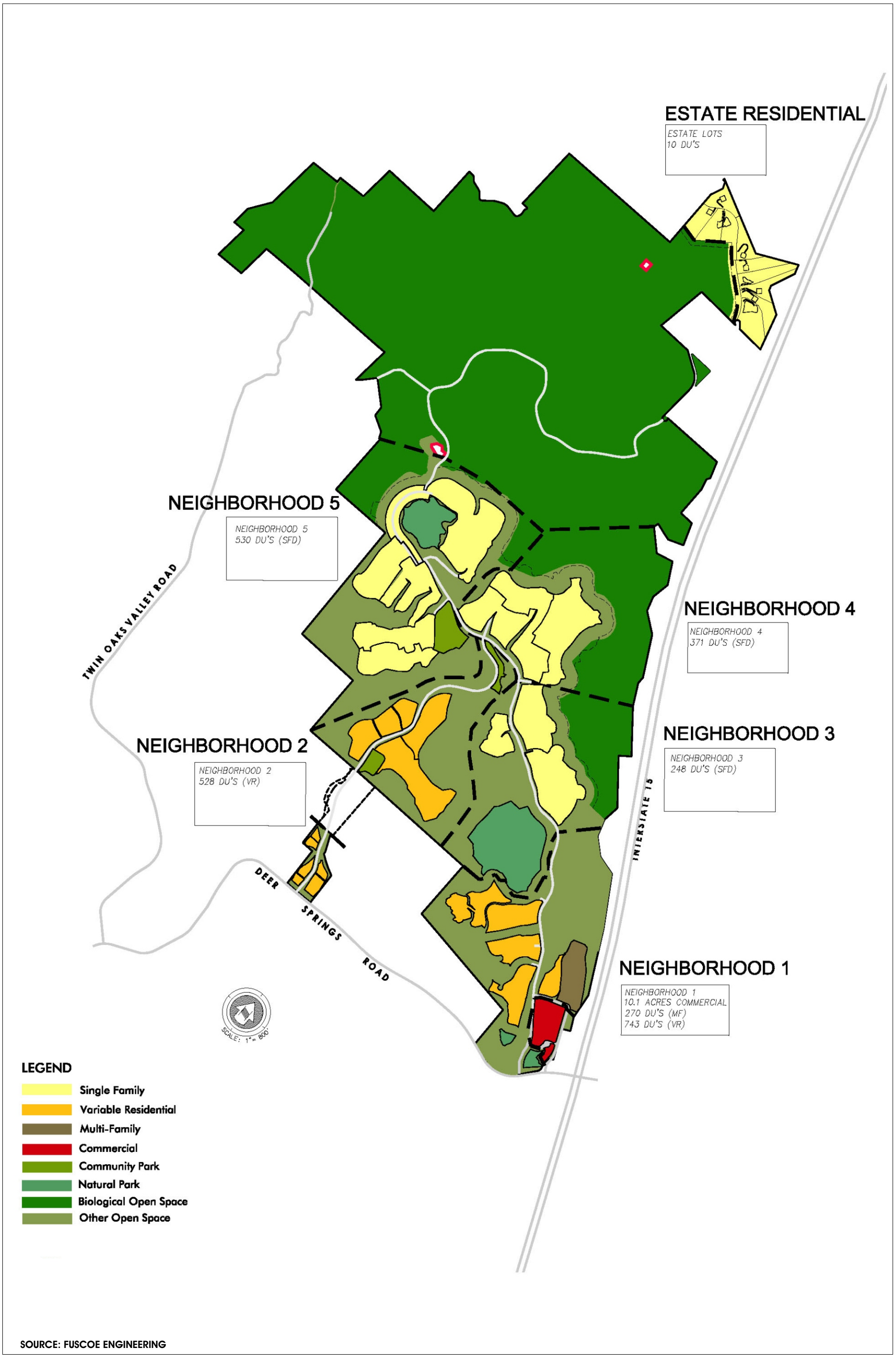

# Proposed Generalized Land Use

FIGURE 1.1-3

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

0 1,200 2,400 4,800
Feet

N



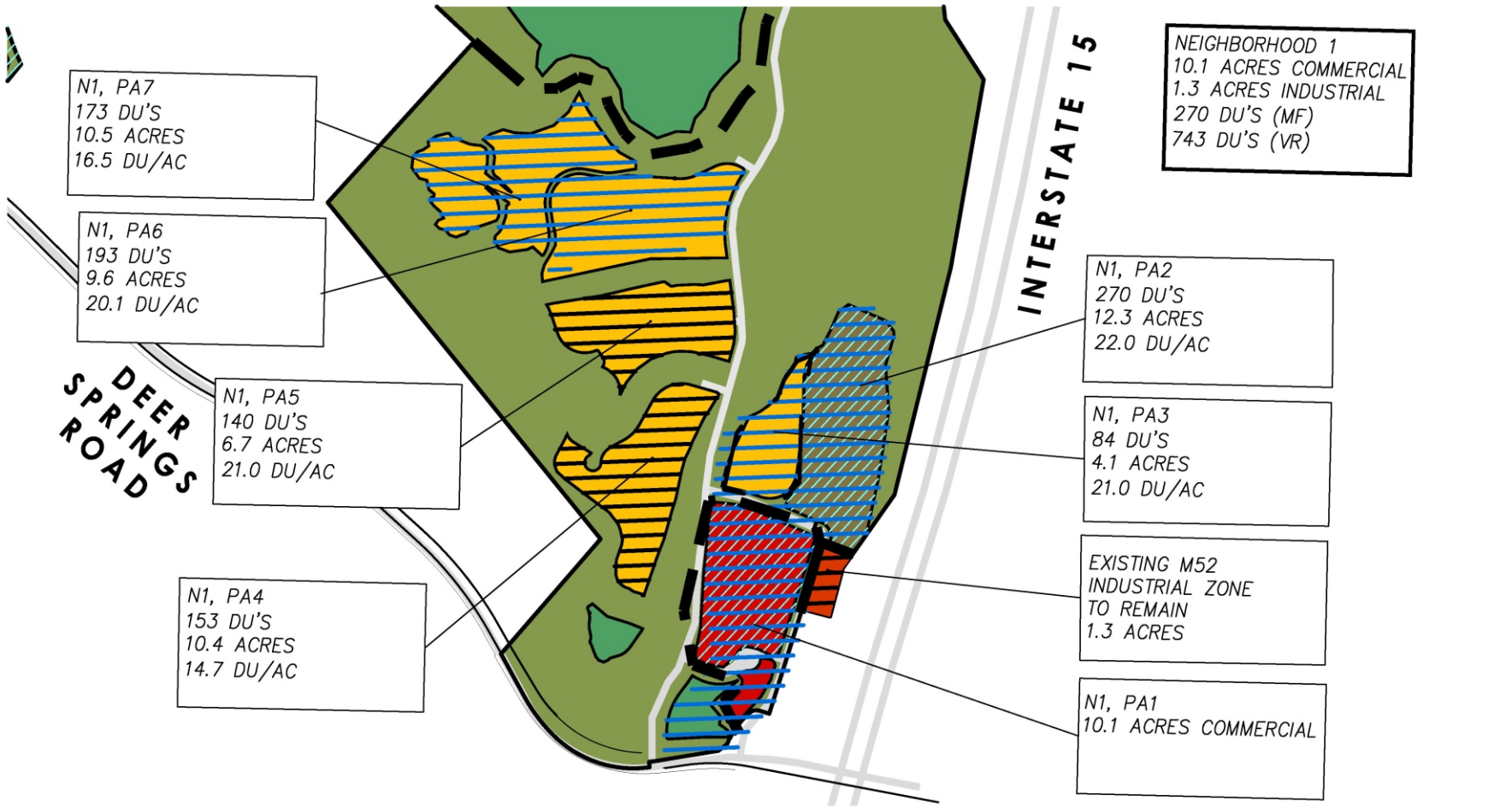

SOURCE: FUSCOE ENGINEERING

Proposed Neighborhood Land Use Plan Index

FIGURE
1.1-4

MERRIAM MOUNTAINS
SPECIFIC PLAN EIR

N



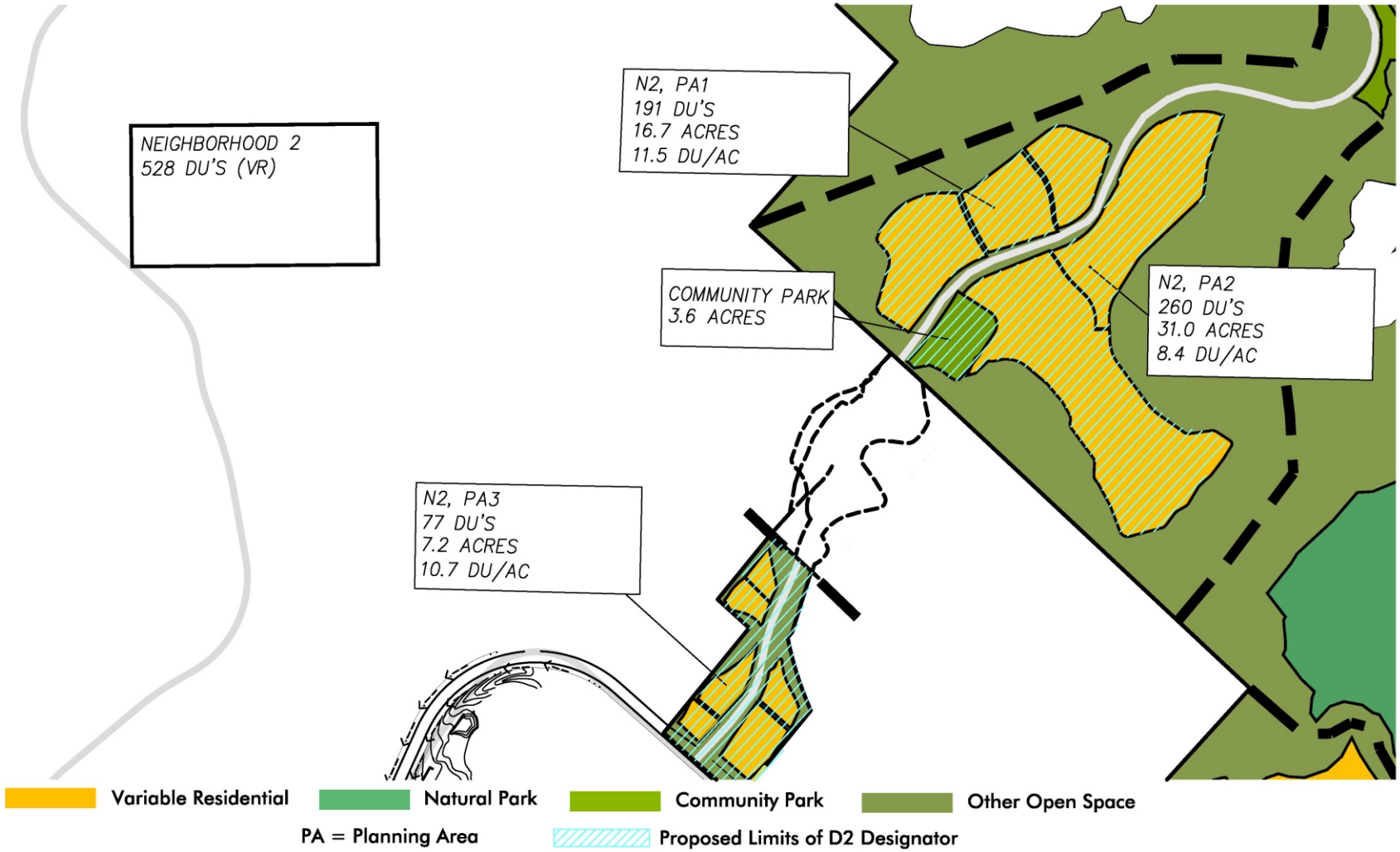

Source: Fuscoe Engineering

# Proposed Neighborhood Land Use Plan - Neighborhood 1 (N1)

EXHIBIT NO.
1.1-5

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



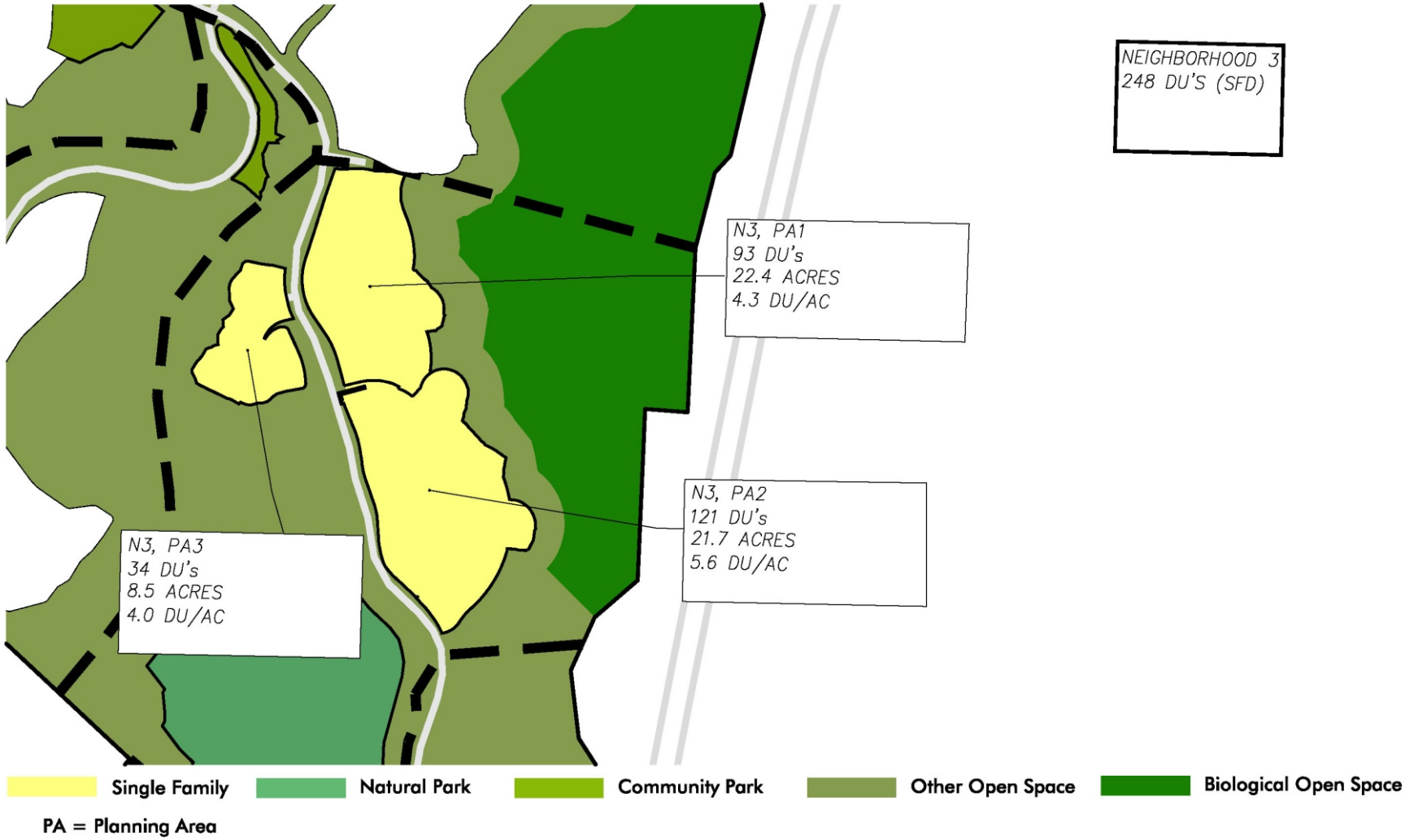

Source: Fuscoe Engineering

# Proposed Neighborhood Land Use Plan - Neighborhood 2 (N2)

EXHIBIT NO.
1.1-6

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



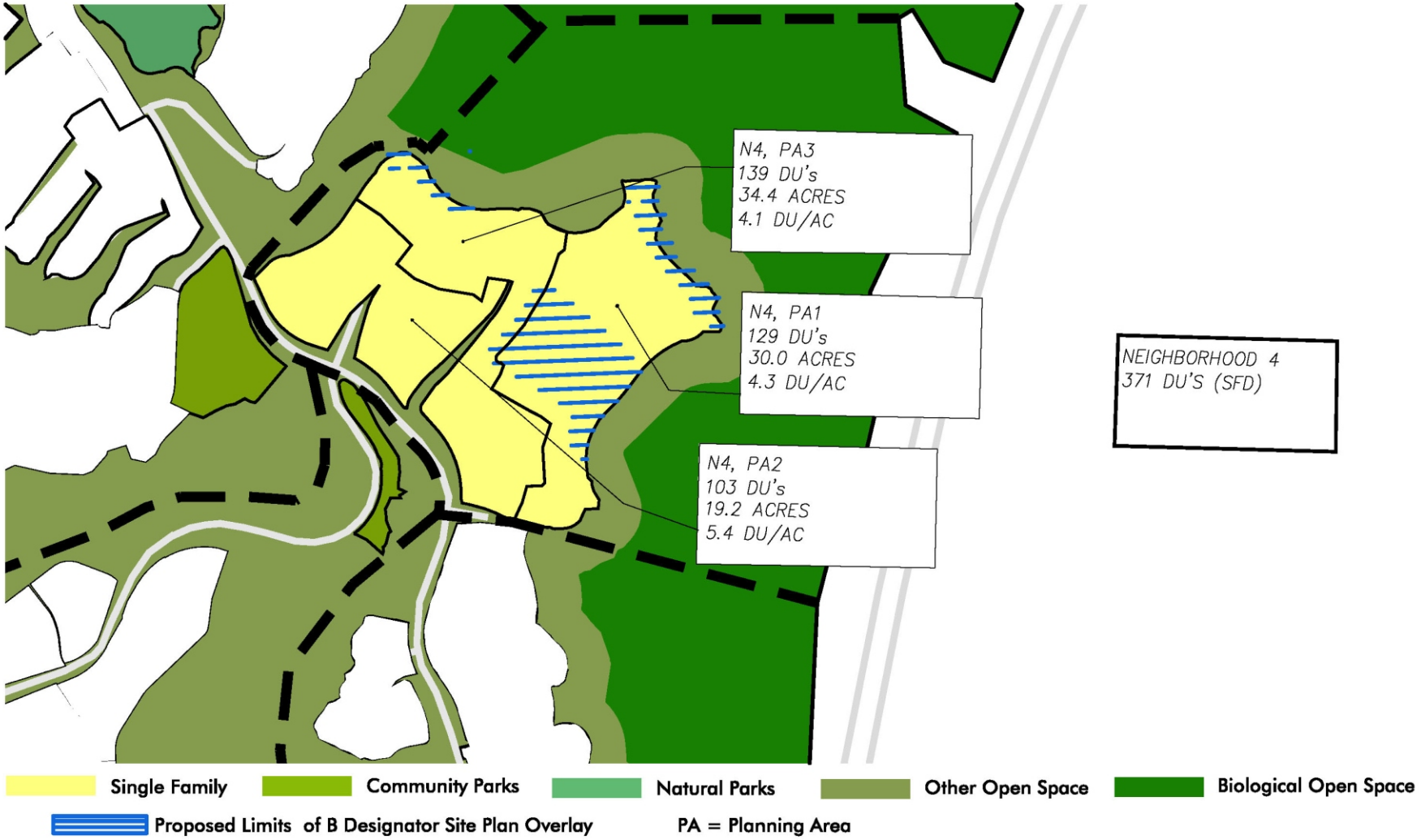

Source: Fuscoe Engineering

# Proposed Neighborhood Land Use Plan - Neighborhood 3 (N3)

EXHIBIT NO.
1.1-7

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




Source: Fuscoe Engineering

# Proposed Neighborhood Land Use Plan - Neighborhood 4 (N4)

EXHIBIT NO.
1.1-8

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

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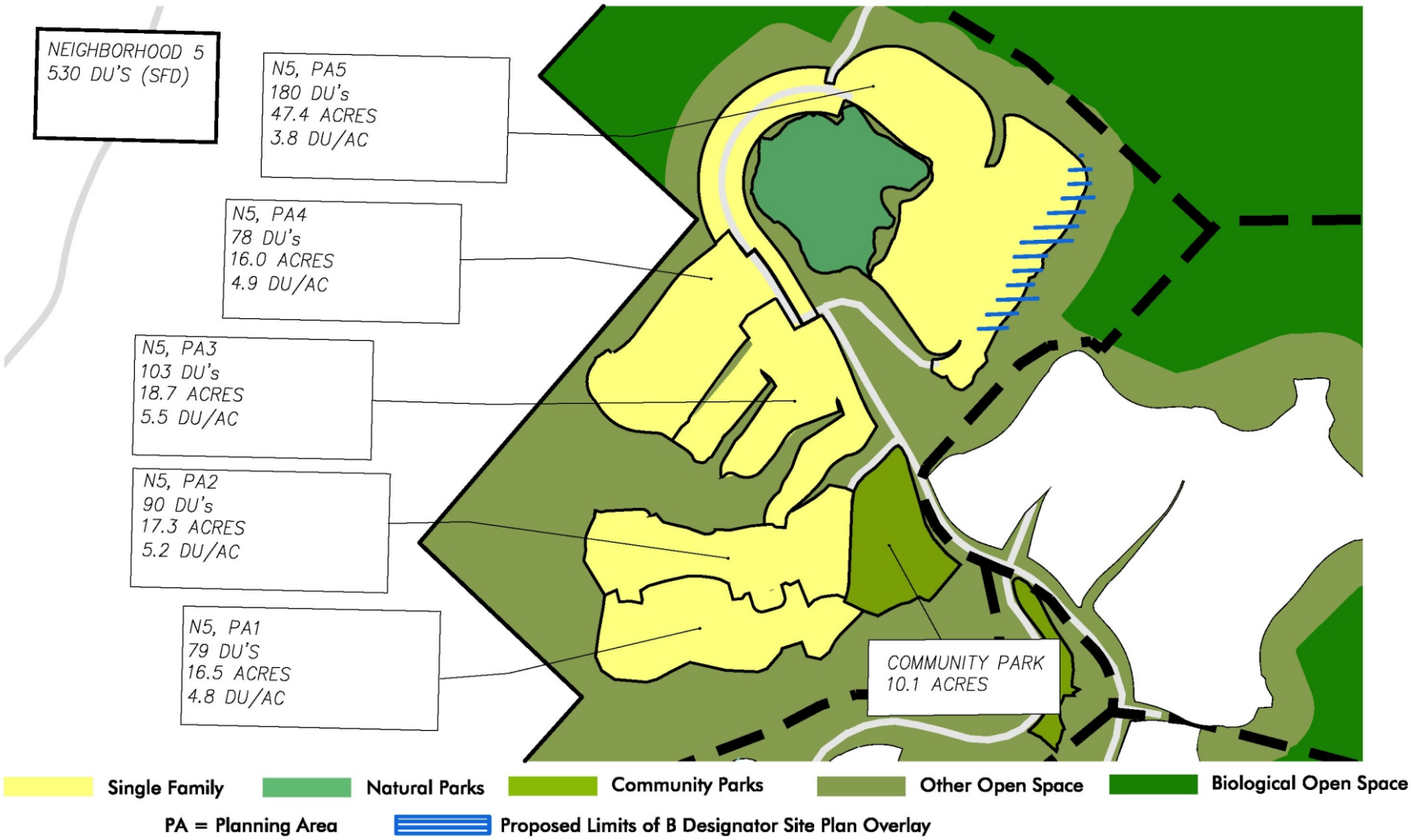


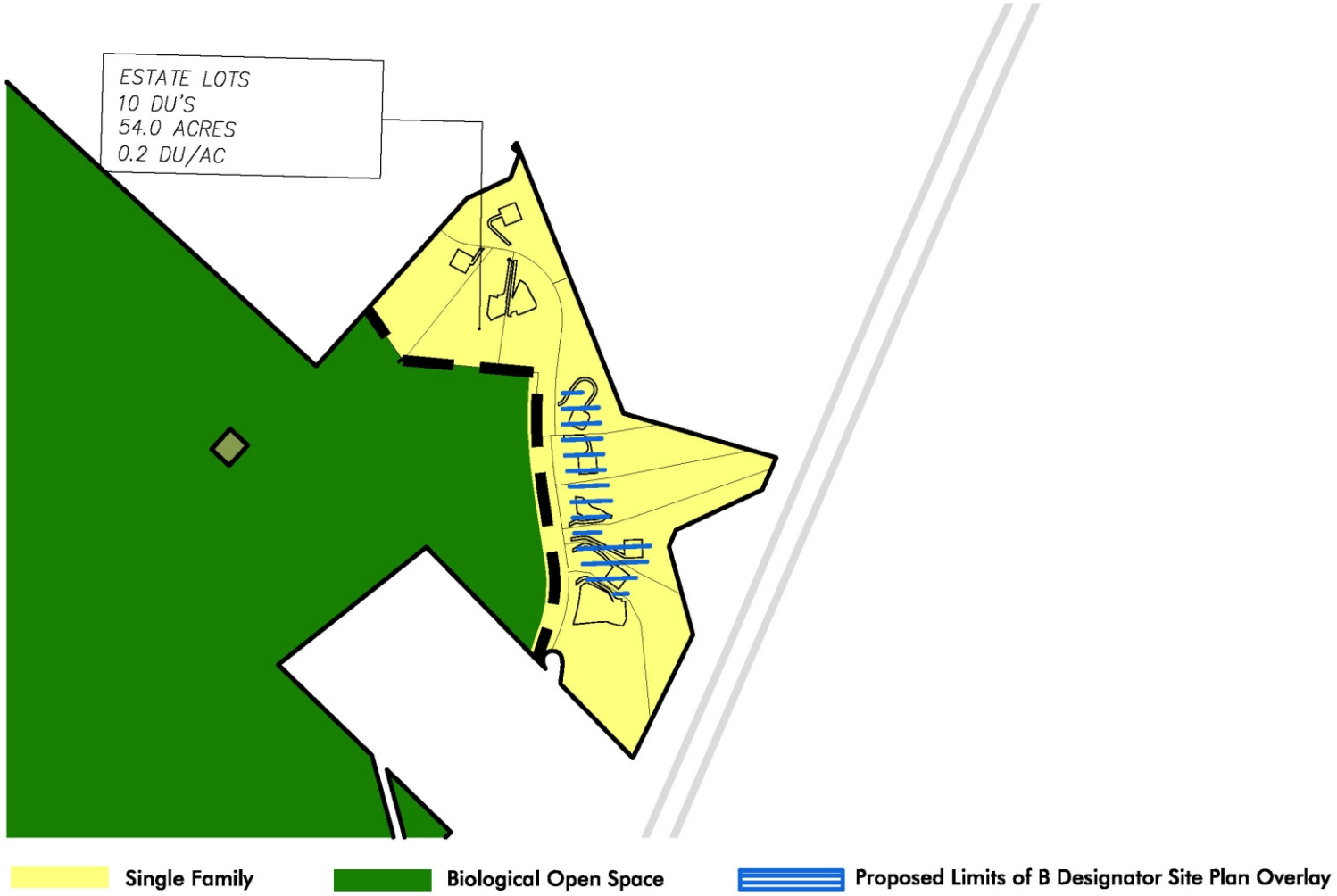

Source: Fuscoe Engineering

# Proposed Neighborhood Land Use Plan - Neighborhood 5 (N5)

EXHIBIT NO.
1.1-9

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



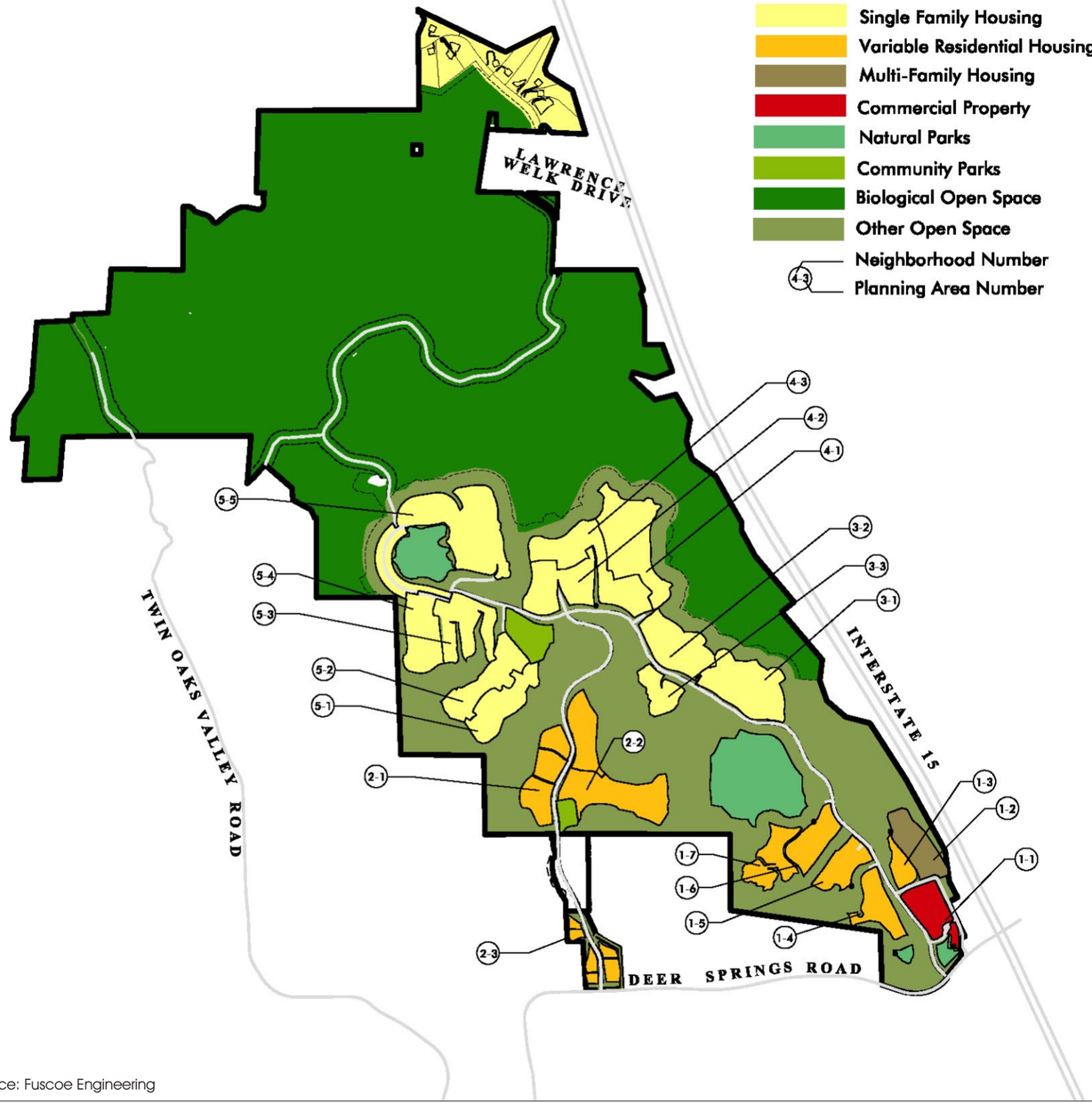

Source: Fuscoe Engineering

# Proposed Neighborhood Land Use Plan - Estate Lots

EXHIBIT NO.
1.1-10

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




| NEIGHBORHOOD/ PLANNING AREA | PROPOSED LAND USE | DWELLING UNITS | AVERAGE NET DENSITY (DU/A) |
|---|---|---|---|
| **Neighborhood 1** | | | |
| Planning Area 1 | Commercial | 110,000 sf | — |
| Planning Area 2 | Multi-family | 270 | 22.0 |
| Planning Area 3 | Variable Residential | 84 | 21.0 |
| Planning Area 4 | Variable Residential | 153 | 14.7 |
| Planning Area 5 | Variable Residential | 140 | 21.0 |
| Planning Area 6 | Variable Residential | 193 | 20.1 |
| Planning Area 7 | Variable Residential | 173 | 16.5 |
| **Neighborhood 2** | | | |
| Planning Area 1 | Variable Residential | 191 | 11.5 |
| Planning Area 2 | Variable Residential | 260 | 8.4 |
| Planning Area 3 | Variable Residential | 77 | 10.7 |
| **Neighborhood 3** | | | |
| Planning Area 1 | Single Family | 93 | 4.3 |
| Planning Area 2 | Single Family | 121 | 5.6 |
| Planning Area 3 | Single Family | 34 | 4.0 |
| **Neighborhood 4** | | | |
| Planning Area 1 | Single Family | 129 | 4.3 |
| Planning Area 2 | Single Family | 103 | 5.4 |
| Planning Area 3 | Single Family | 139 | 4.1 |
| **Neighborhood 5** | | | |
| Planning Area 1 | Single Family | 79 | 4.8 |
| Planning Area 2 | Single Family | 90 | 5.2 |
| Planning Area 3 | Single Family | 103 | 5.5 |
| Planning Area 4 | Single Family | 78 | 4.9 |
| Planning Area 5 | Single Family | 180 | 3.8 |
| **Estate Residential** | | | |
| Estate Homes | Estate | 10 | 0.2 |

Source: Fuscoe Engineering

Proposed Specific Plan Land Use Plan

FIGURE 1.1-11

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

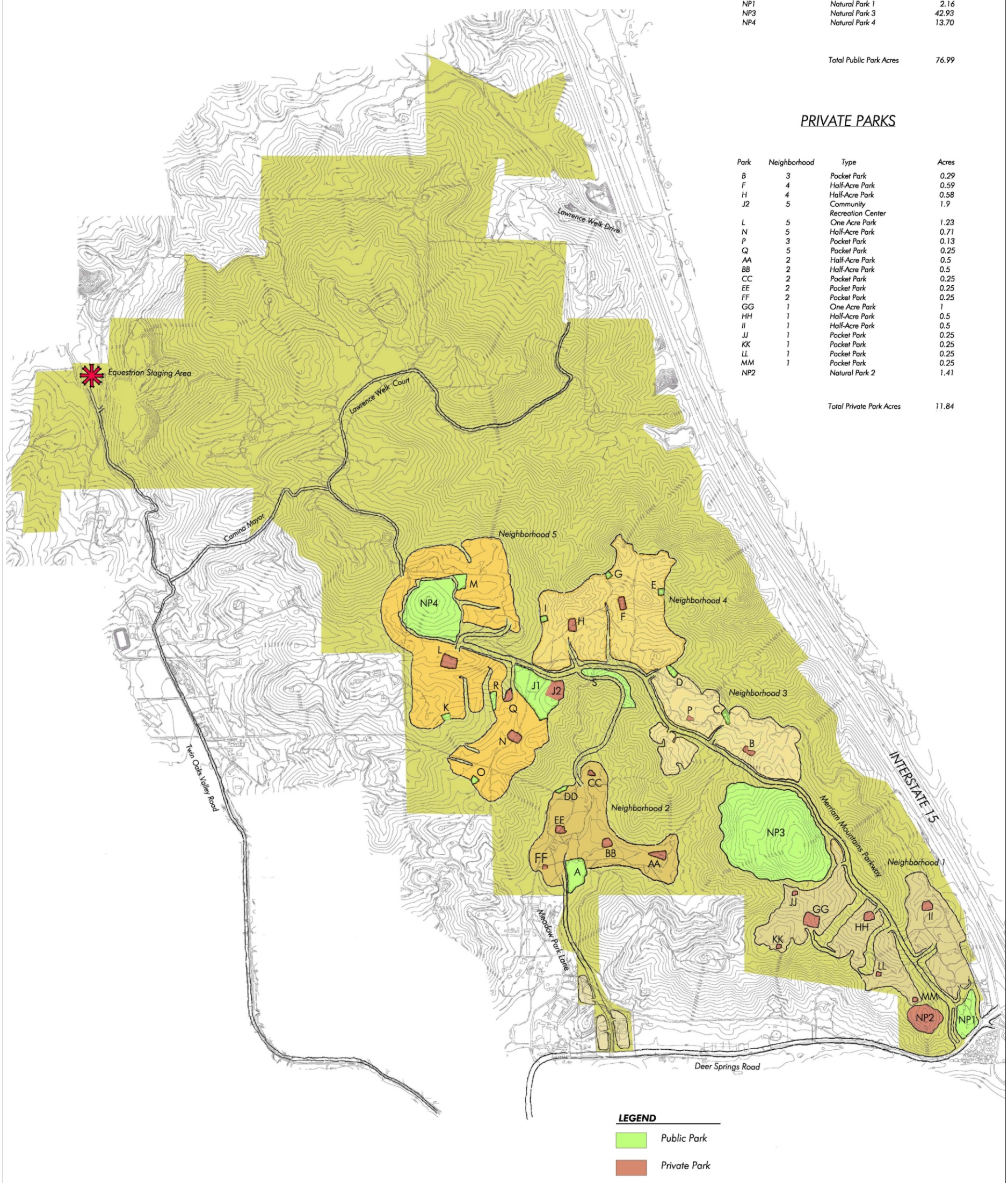
N

## PUBLIC PARKS

| Park | Neighborhood | Type | Acres |
|---|---|---|---|
| A | 2 | Meadow Park | 3.57 |
| C | 3 | Half-Acre Park | 0.51 |
| D | 3 | Half-Acre Park | 0.5 |
| E | 4 | Pocket Park | 0.22 |
| G | 4 | Pocket Park | 0.27 |
| I | 4 | Pocket Park | 0.21 |
| J1 | 5 | Community Athletic Fields | 8.16 |
| K | 5 | Pocket Park | 0.29 |
| M | 5 | One Acre Park | 0.93 |
| O | 5 | Pocket Park | 0.24 |
| R | 5 | Pocket Park | 0.29 |
| S | 4 | One Acre Park | 2.76 |
| DD | 2 | Pocket Park | 0.25 |
| NP1 | | Natural Park 1 | 2.16 |
| NP3 | | Natural Park 3 | 42.93 |
| NP4 | | Natural Park 4 | 13.70 |
| | | Total Public Park Acres | 76.99 |

## PRIVATE PARKS

| Park | Neighborhood | Type | Acres |
|---|---|---|---|
| B | 3 | Pocket Park | 0.29 |
| F | 4 | Half-Acre Park | 0.59 |
| H | 4 | Half-Acre Park | 0.58 |
| J2 | 5 | Community Recreation Center | 1.9 |
| L | 5 | One Acre Park | 1.23 |
| N | 5 | Half-Acre Park | 0.71 |
| P | 3 | Pocket Park | 0.13 |
| Q | 5 | Pocket Park | 0.25 |
| AA | 2 | Half-Acre Park | 0.5 |
| BB | 2 | Half-Acre Park | 0.5 |
| CC | 2 | Pocket Park | 0.25 |
| EE | 2 | Pocket Park | 0.25 |
| FF | 2 | Pocket Park | 0.25 |
| GG | 1 | One Acre Park | 1 |
| HH | 1 | Half-Acre Park | 0.5 |
| II | 1 | Half-Acre Park | 0.5 |
| JJ | 1 | Pocket Park | 0.25 |
| KK | 1 | Pocket Park | 0.25 |
| LL | 1 | Pocket Park | 0.25 |
| MM | 1 | Pocket Park | 0.25 |
| NP2 | | Natural Park 2 | 1.41 |
| | | Total Private Park Acres | 11.84 |




SOURCE: THE COLLABORATIVE WEST, OCTOBER 2008

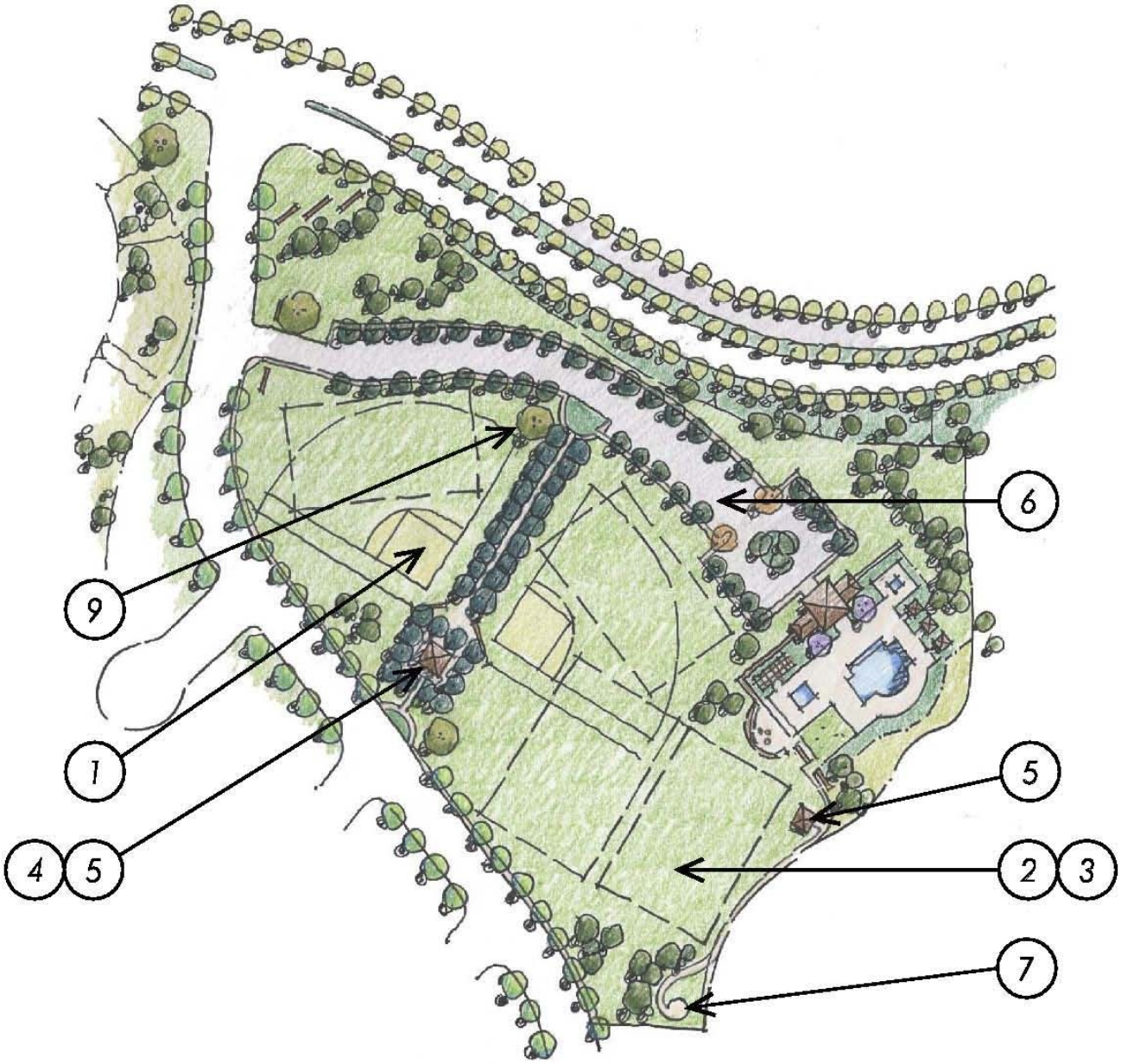
NOT TO SCALE

# Conceptual Park Plan

FIGURE 1.1-12A

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




## Program

1. Two little league diamonds
2. Four youth soccer fields
3. Turf for open play
4. Concession area
5. Restrooms
6. Parking
7. Trail connection with overlook
8. Playground (Not Shown)
9. Large canopy trees

SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Community Fields and Recreation Area

FIGURE 1.1-12B

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

## Program

1. One adult soccer field
2. Parking
3. Turf for open play
4. Playground (Not Shown)
5. Trailhead
6. Overlook
7. Large canopy trees

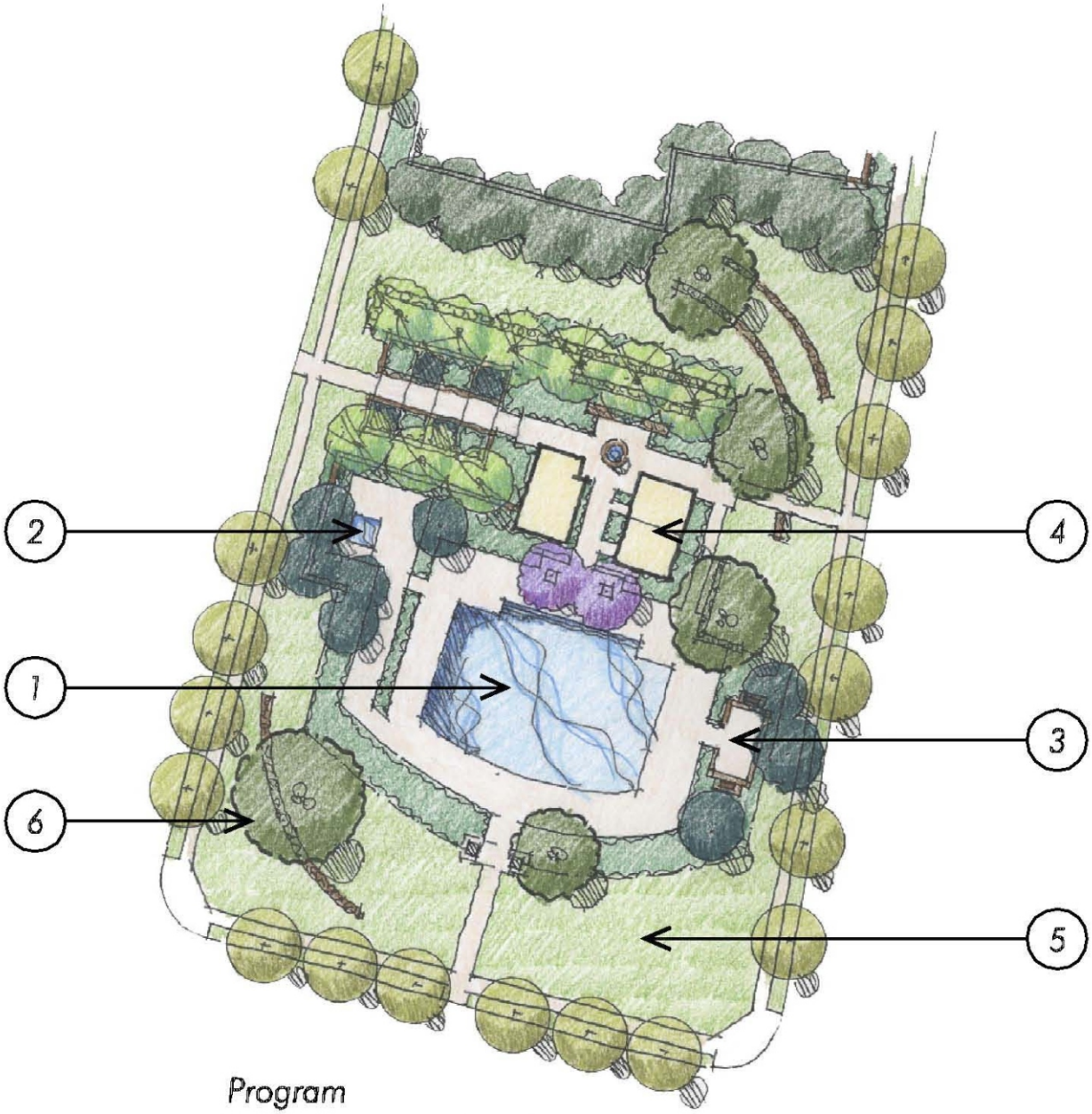
SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Meadow Park Field

FIGURE 1.1-12C

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




## Program

*With Recreation Area (shown):*
1. *Pool*
2. *Spa*
3. *BBQ area*
4. *Restrooms*
5. *Open turf*
6. *Large canopy trees*

*Without Recreation Area:*
1. *Practice play fields*
2. *Half-court basketball*
3. *Volleyball*
4. *Playground*
5. *BBQ area*
6. *Shade structure*
7. *Seating*
8. *Large canopy trees*

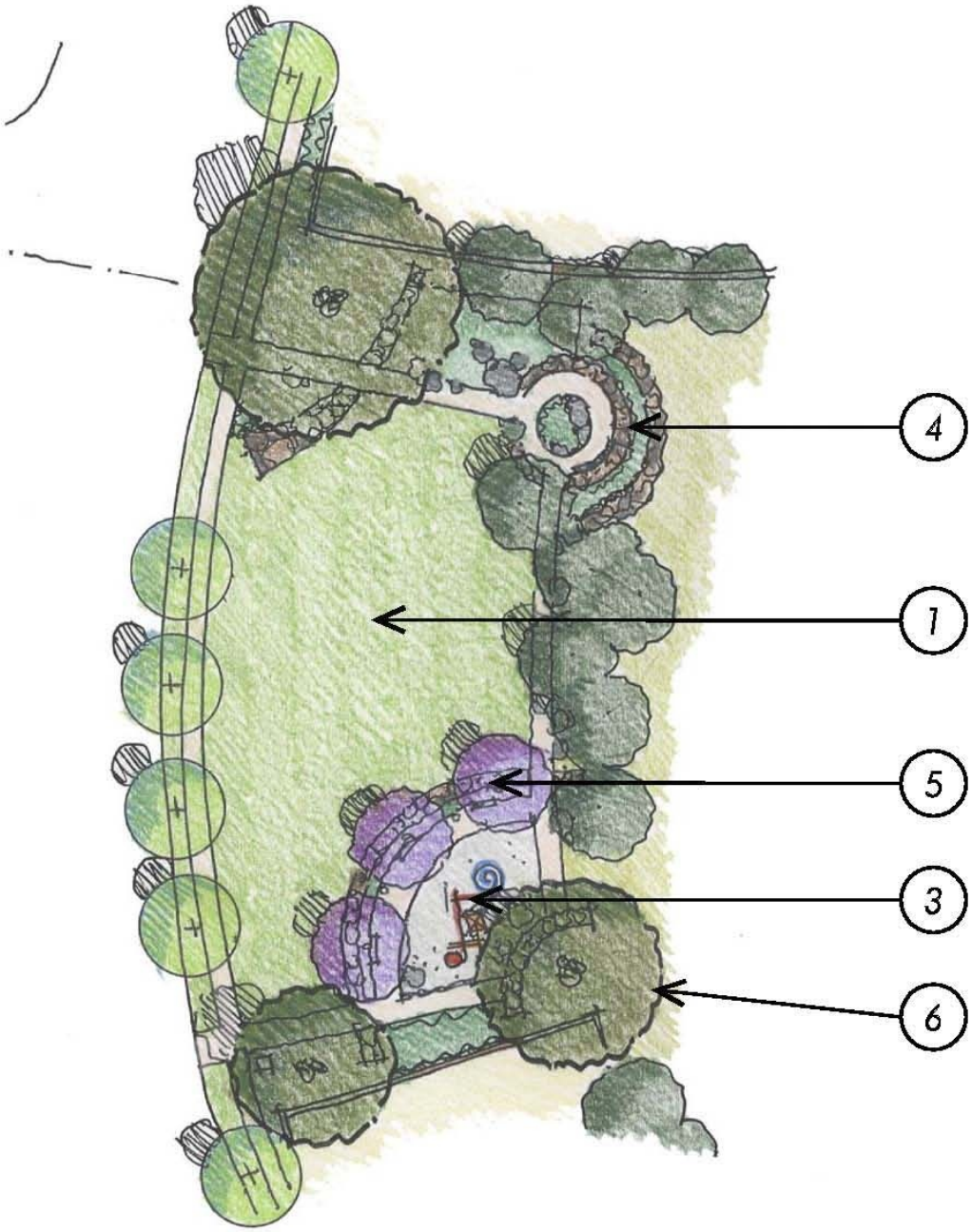
**SOURCE: THE COLLABORATIVE WEST, APRIL 2007**

**NOT TO SCALE**

# One Acre Park (Typical)

FIGURE
1.1-12D

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




## Program

1. Open turf
2. Half-court basketball (Not Shown)
3. Playground
4. Possible trail connection with overlook
5. Seating
6. Large canopy trees

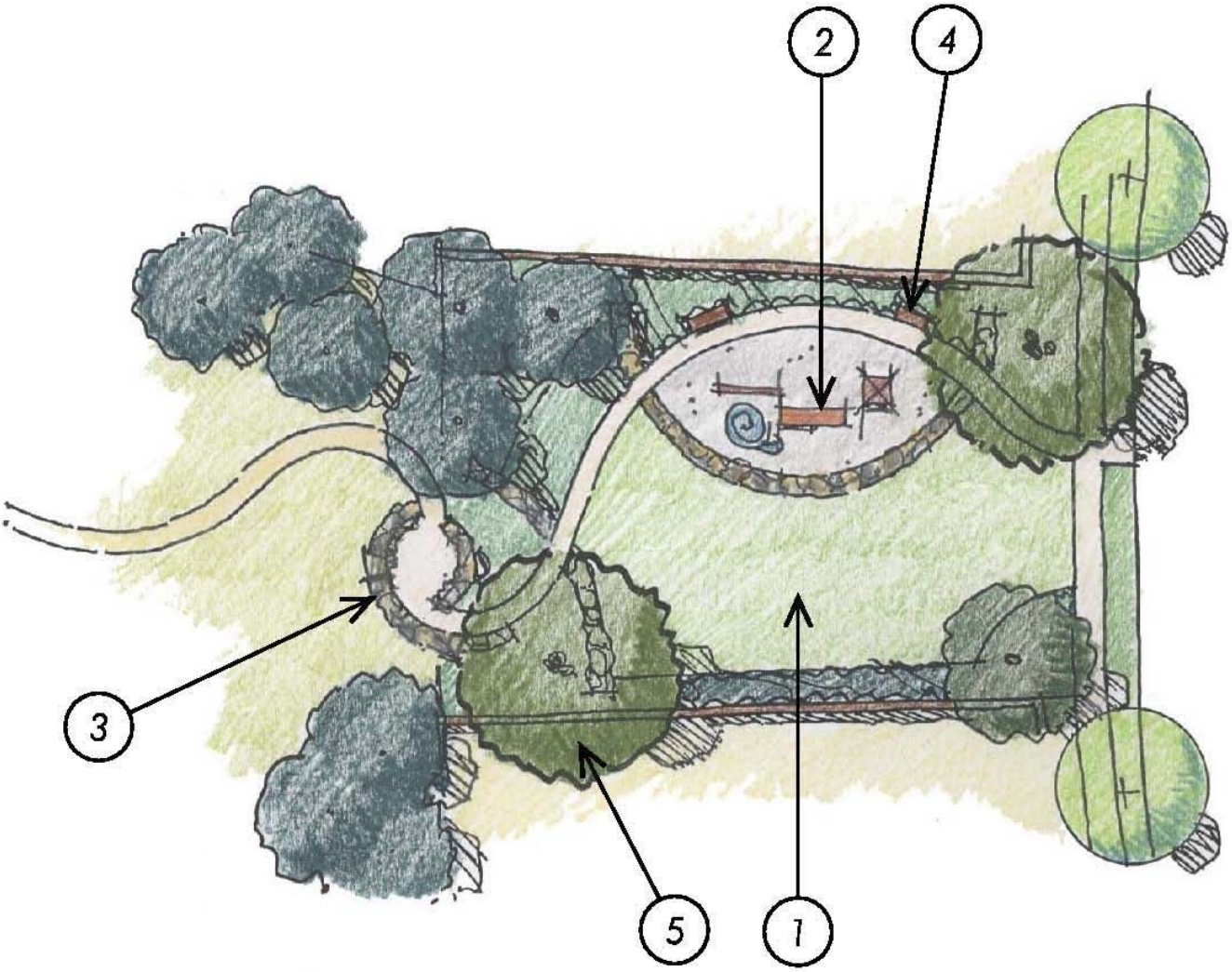
SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Half Acre Park (Typical)

FIGURE
1.1-12E

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




*Program*

1. *Open turf*
2. *Playground*
3. *Possible trail connection with overlook*
4. *Seating*
5. *Large canopy trees*

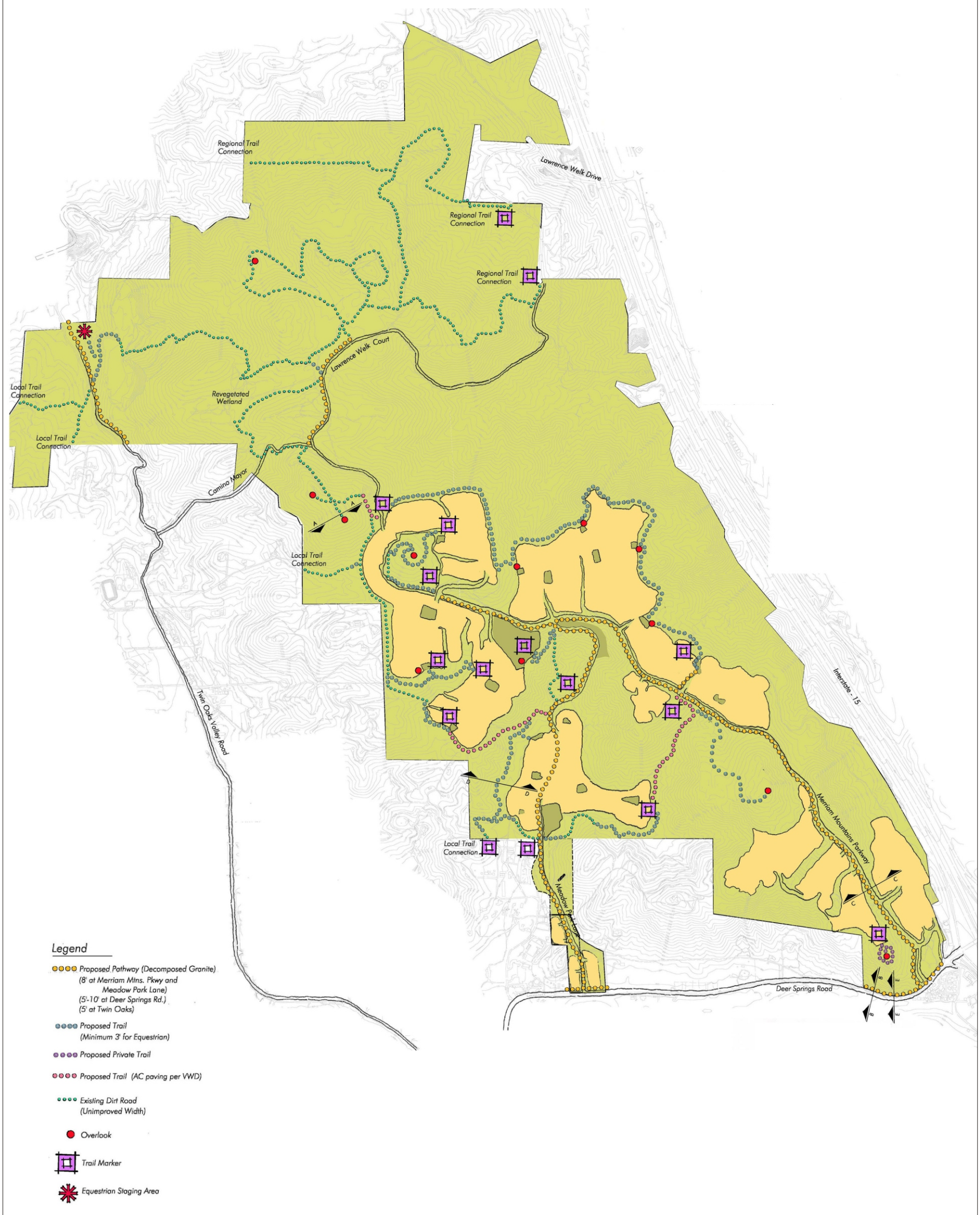
SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Pocket Park (Typical)

FIGURE
1.1-12F

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




SOURCE: THE COLLABORATIVE WEST, OCTOBER 2008

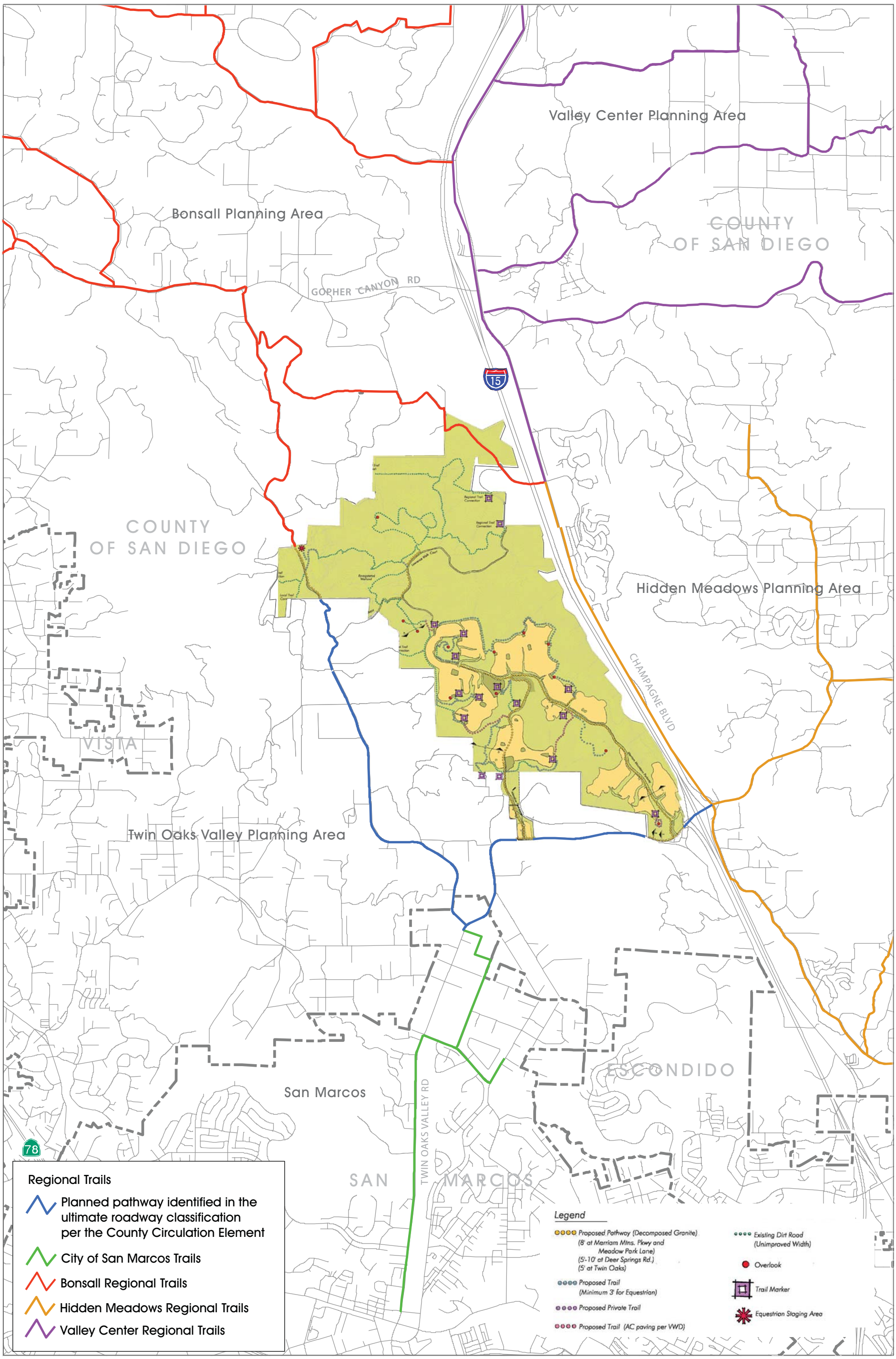
NOT TO SCALE

# Conceptual Trail Plan

FIGURE
1.1-12G-1

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N

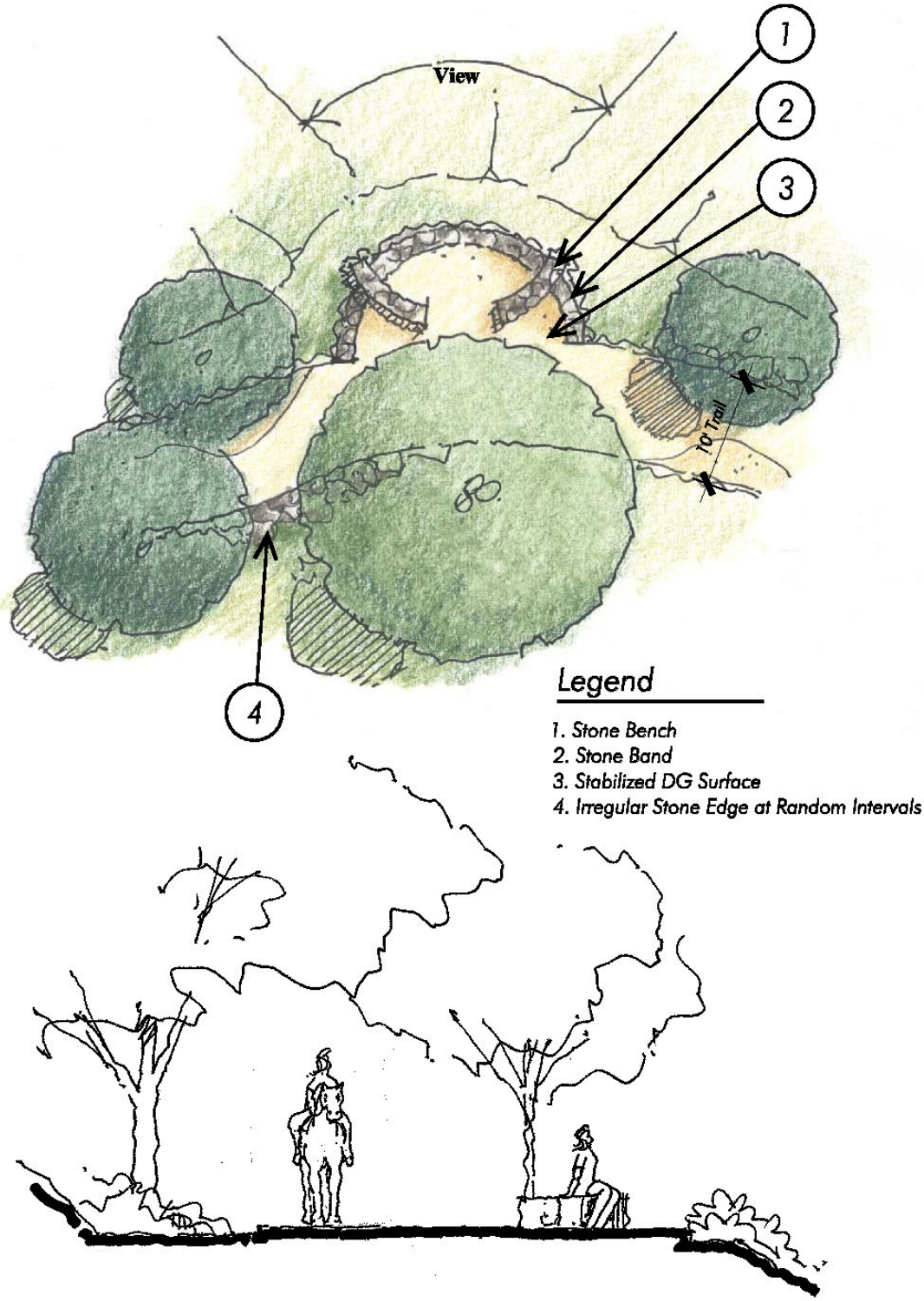



# Regional Trails & On-Site Proposed Trails

FIGURE
1.1-12G-2

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



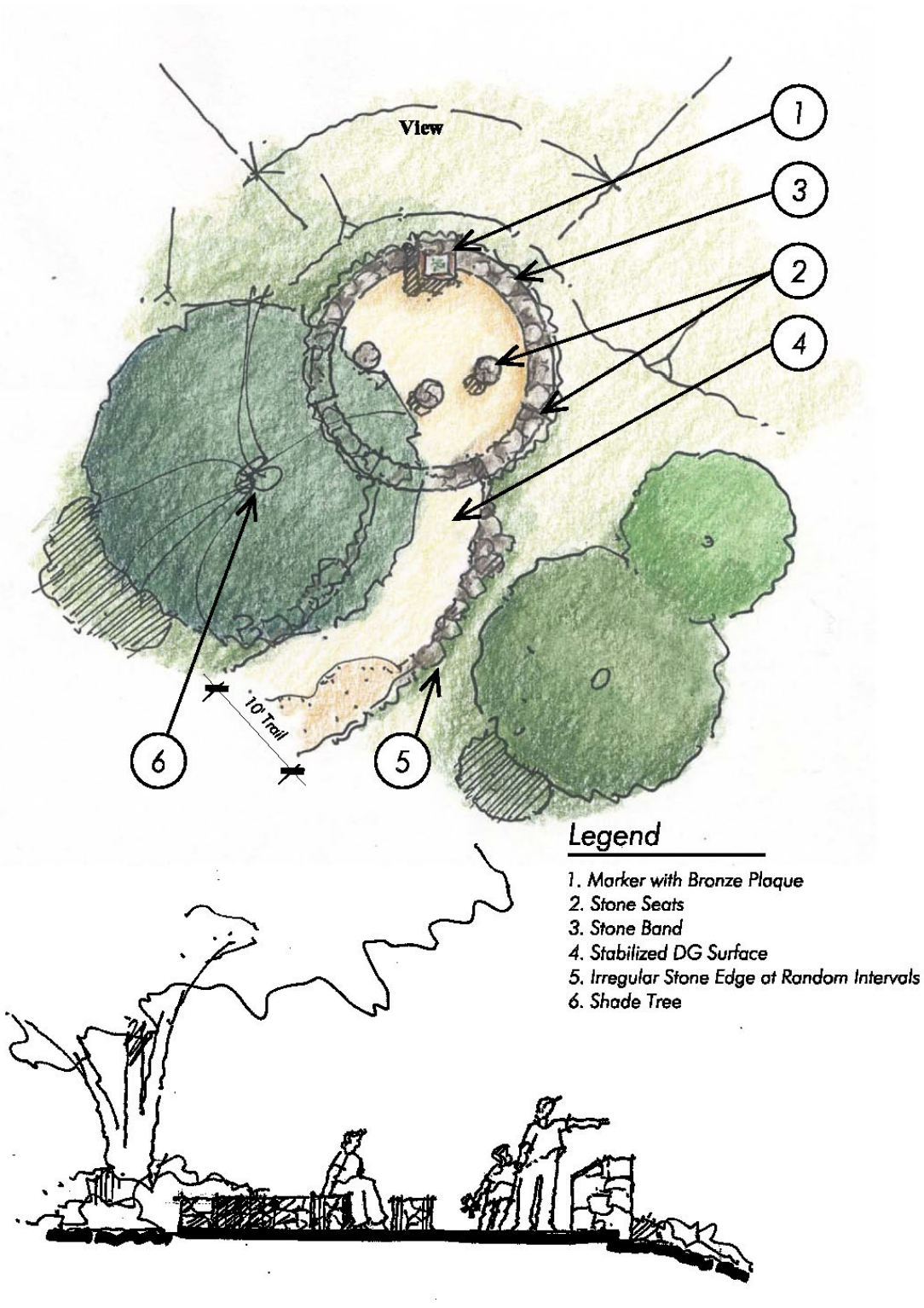

SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Overlook Plan and Section

FIGURE 1.1-12H

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**



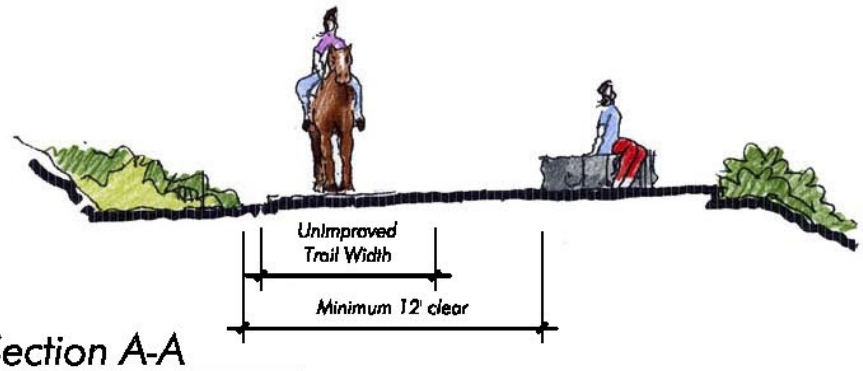

SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Trailhead Plan and Section

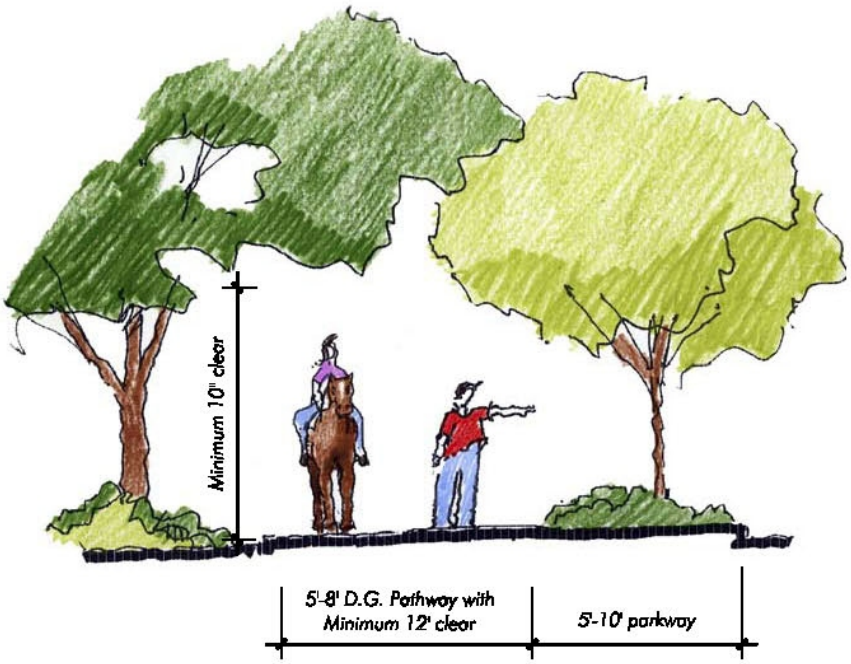
FIGURE 1.1-12 I

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




## Section A-A

*Existing Dirt Road and Overlook*




## Section B-B

*Proposed Pathway*

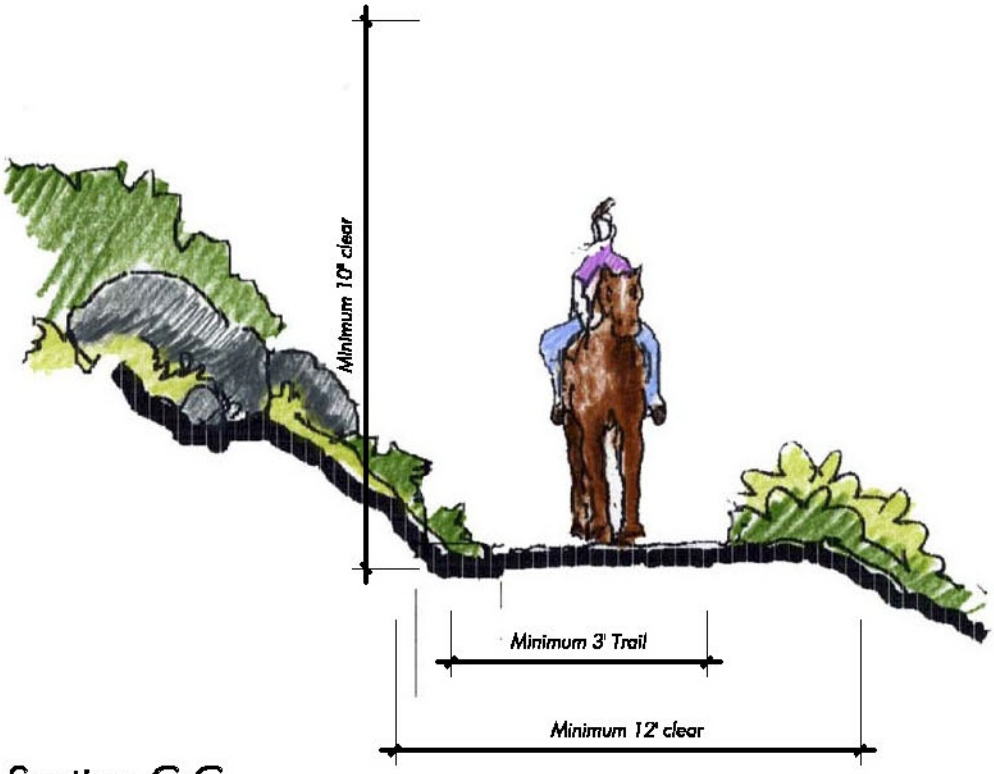
SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

# Trail Section A-A & B-B

FIGURE
1.1-12 J

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




Section C-C

Proposed Trail

SOURCE: THE COLLABORATIVE WEST, APRIL 2007

NOT TO SCALE

| Trail Section C-C | FIGURE 1.1-12 K |
|---|---|
| MERRIAM MOUNTAINS SPECIFIC PLAN EIR | |

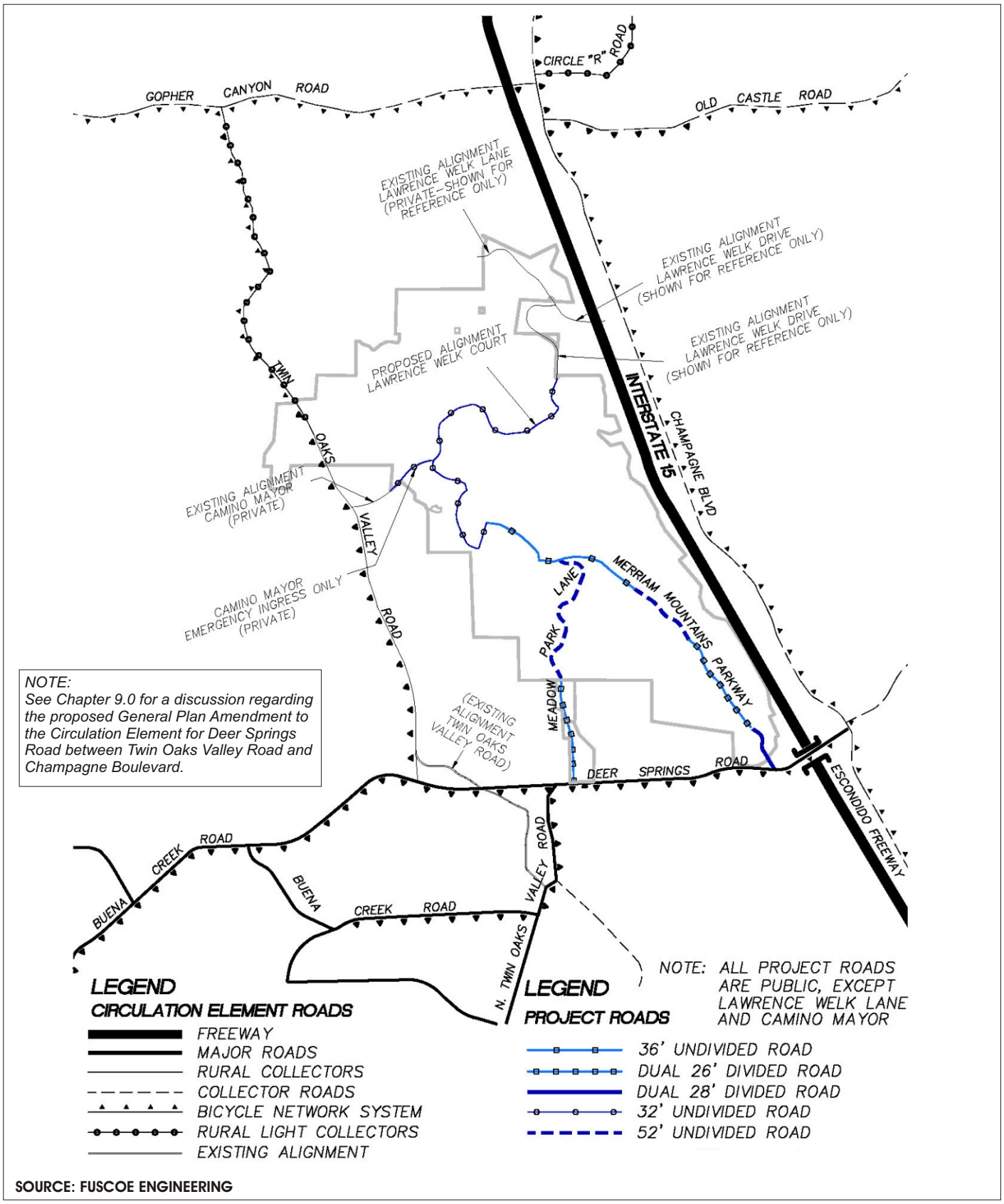
SOURCE: THE COLLABORATIVE WEST, JANUARY 2008

NOT TO SCALE

# Equestrian Staging Area

FIGURE 1.1-12 L

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**



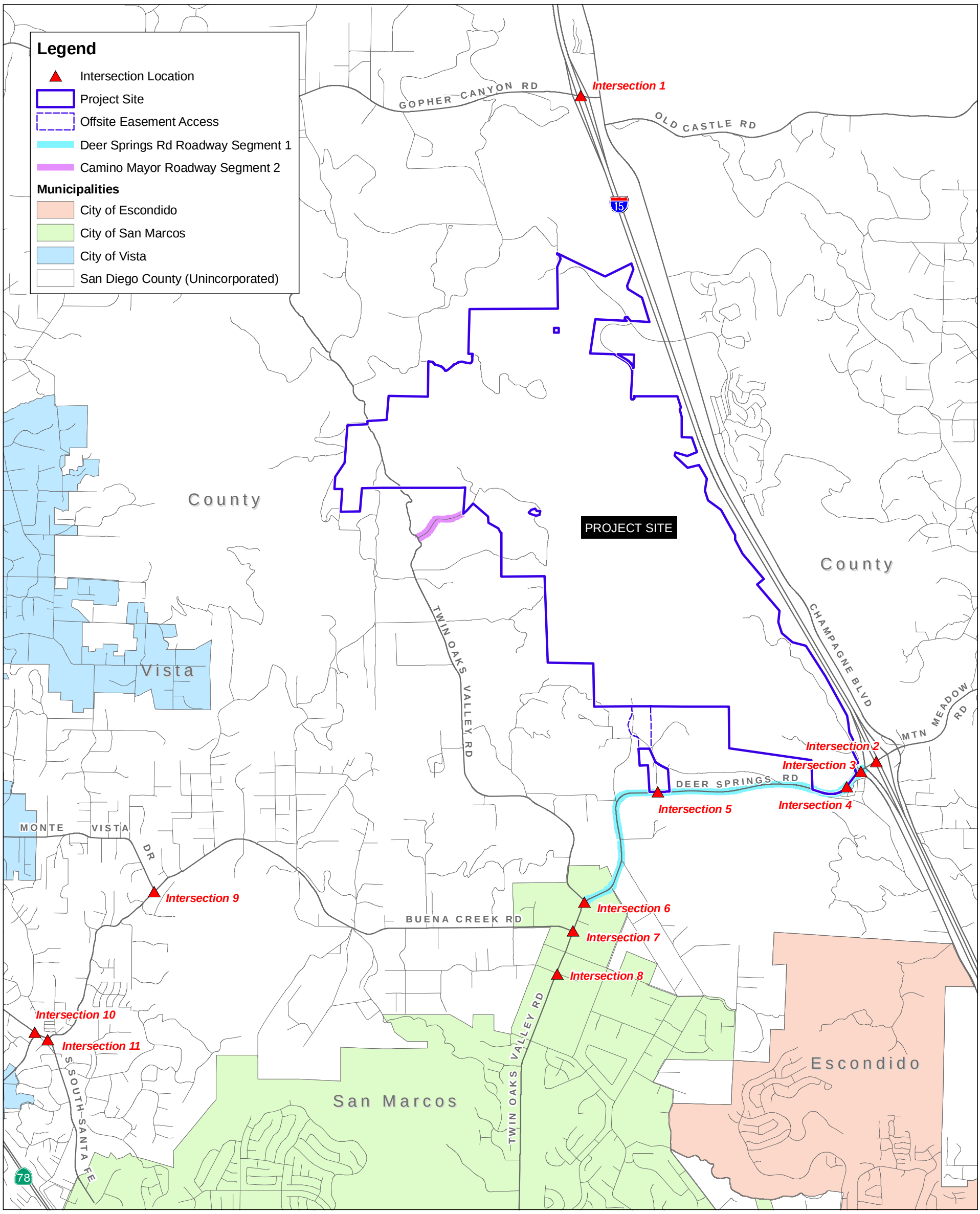

SOURCE: FUSCOE ENGINEERING

Circulation Plan

FIGURE 1.1-13

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

N




**INTERSECTIONS**

Intersection 1: Gopher Canyon / I-15

Intersection 2: Deer Springs Rd / I-15

Intersection 3: Deer Springs Rd / Mesa Rock Rd

Intersection 4: Deer Springs Rd / Merriam Mtn Pkwy

Intersection 5: Deer Springs Rd / Meadow Park Ln

Intersection 6: Deer Springs Rd / Twin Oaks Valley Rd

Intersection 7: Twin Oaks Valley Rd / Buena Creek Rd

Intersection 8: Twin Oaks Valley Rd / Cassou Rd

Intersection 9: Buena Creek Rd / Monte Vista Dr

Intersection 10: Robelini Dr / S Santa Fe Av

Intersection 11: Buena Creek Rd / S Santa Fe Av

**ROADWAY SEGMENTS**

Roadway 1: Deer Springs Rd Roadway Segment

Roadway 2: Camino Mayor Roadway Segment

NOTE:
SEE FIGURE 1.1-15A & 15B FOR DEER SPRINGS RD IMPROVEMENTS

SEE FIGURE 1.1-16A FOR AERIAL VIEWS OF INTERSECTIONS 1 - 5

SEE FIGURE 1.1-16B FOR AERIAL VIEWS OF INTERSECTIONS 6-9

SEE FIGURE 1.1-16C FOR AERIAL VIEWS OF INTERSECTIONS 10-11 AND CAMINO MAYOR ROADWAY SEGMENT

# Merriam Mountains Off-Site Intersection & Roadway Segment Improvements

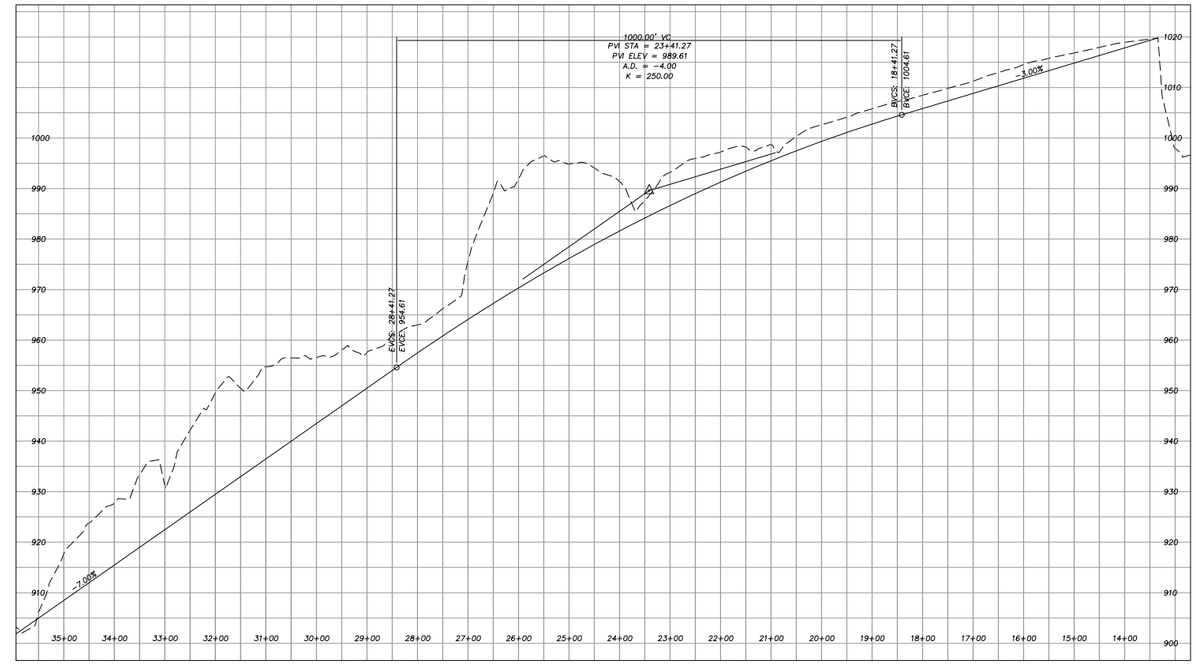
FIGURE 1.1-14

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

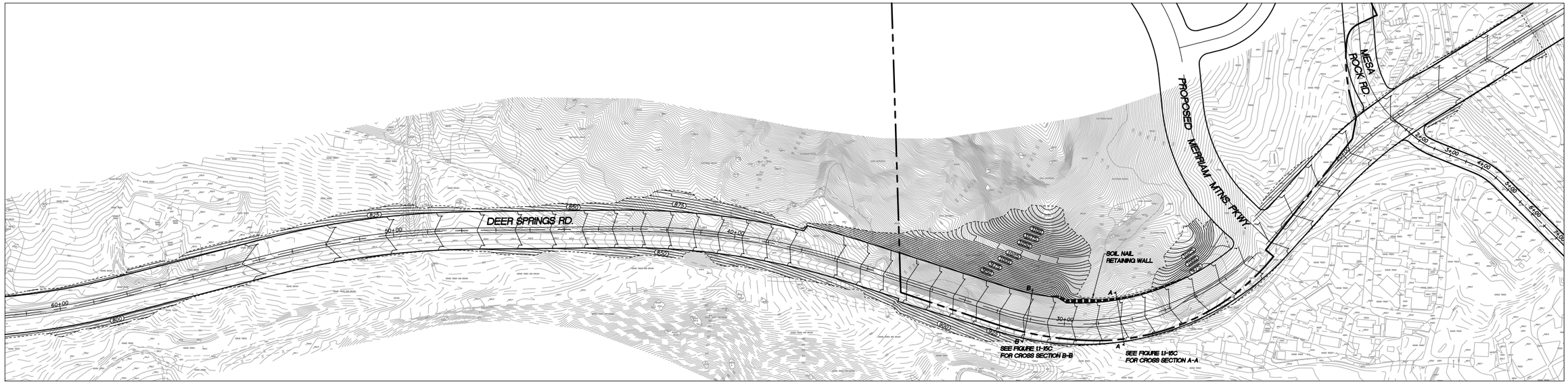
0 1,500 3,000 6,000
Feet

N

NOTE:
SEE FIGURE 1.1-15C FOR DEER SPRINGS ROAD
TYPICAL CROSS SECTIONS AND CROSS SECTIONS A-A AND B-B




PROFILE - DEER SPRINGS ROAD HORIZ. SCALE: 1" = 150' VERT. SCALE: 1" = 15'




DEER SPRINGS ROAD - PLAN VIEW

BASE SOURCE: FUSCOE ENGINEERING

# Off-Site Deer Springs Road Plan and Profile: Station 13+40 to Station 60+00

FIGURE
1.1-15A

MERRIAM MOUNTAINS
SPECIFIC PLAN EIR

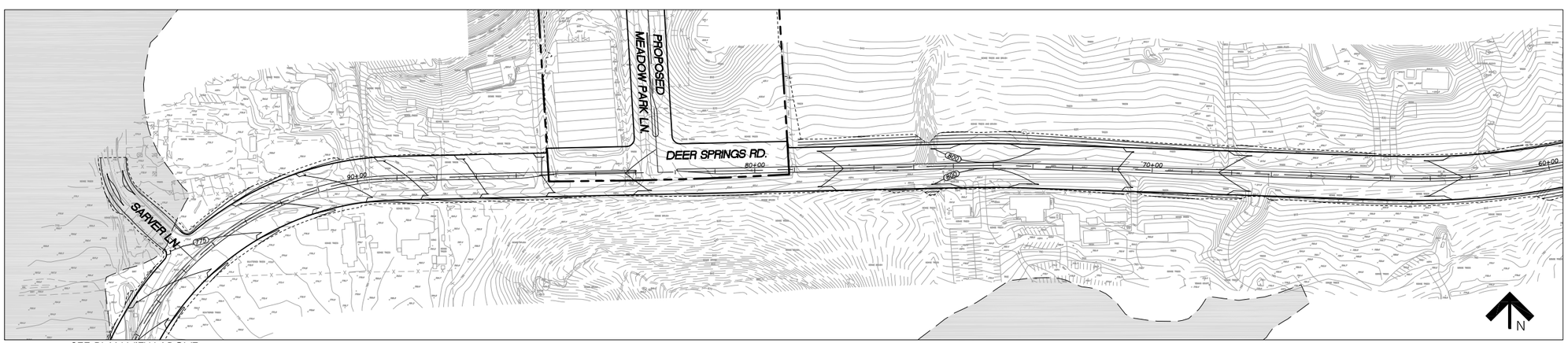
300 150 0 300
FEET

N

DEER SPRINGS ROAD - PLAN VIEW Station 97+00 to Station 139+00

FEMA 100-YEAR FLOODPLAIN

NOTE:
SEE FIGURE 1.1-15C FOR DEER SPRINGS ROAD TYPICAL CROSS SECTIONS AND CROSS SECTIONS A-A AND B-B




SEE PLAN VIEW ABOVE

DEER SPRINGS ROAD - PLAN VIEW Station 60+00 to Station 97+00

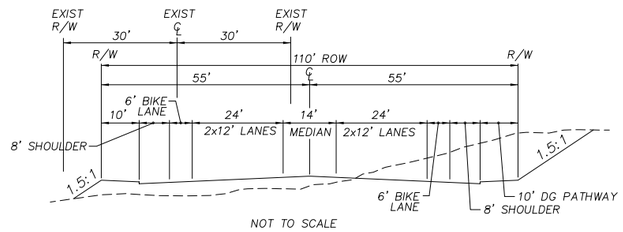
BASE SOURCE: FUSCOE ENGINEERING

# Off-Site Deer Springs Road Plan View : Station 60+00 to Station 137+00

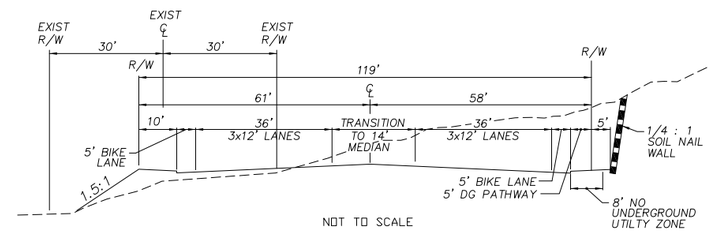
FIGURE 1.1-15B

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

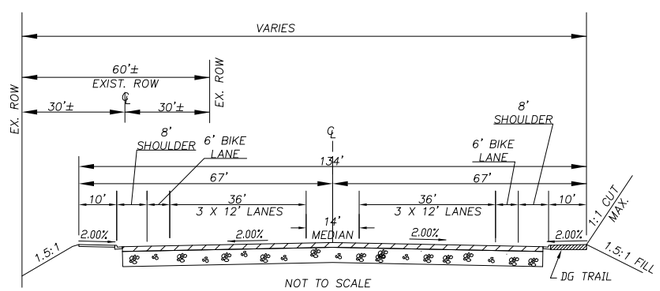
300 150 0 300
FEET



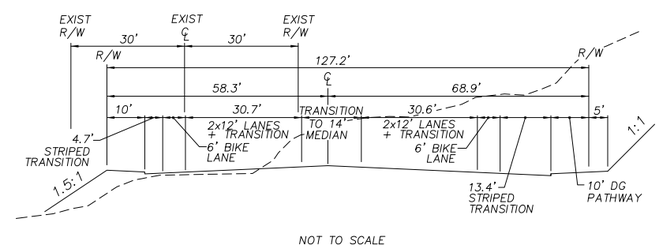

## PROPOSED TYPICAL 4-LANE CROSS SECTION OFF-SITE DEER SPRINGS ROAD




## PROPOSED CROSS SECTION A-A ON-SITE DEER SPRINGS ROAD




## PROPOSED TYPICAL 6-LANE CROSS SECTION ON-SITE DEER SPRINGS ROAD




## PROPOSED CROSS SECTION B-B ON-SITE DEER SPRINGS ROAD

BASE SOURCE: FUSCOE ENGINEERING

# Deer Springs Road Proposed Street Cross Sections

FIGURE
1.1-15C

MERRIAM MOUNTAINS
SPECIFIC PLAN EIR

300 150 0 300
FEET

N

**INTERSECTION 1: I-15 / Gopher Canyon Rd**

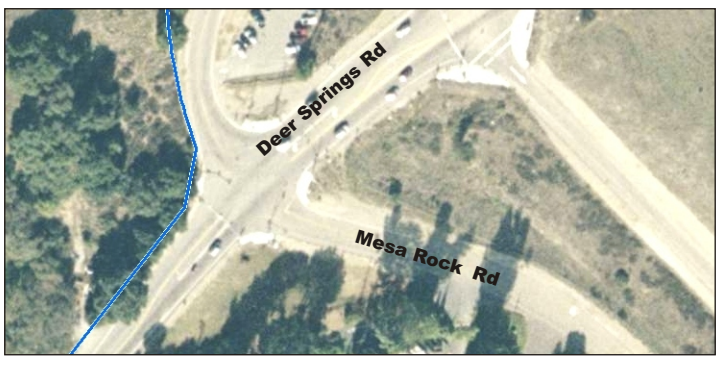
I-15 SB Ramps/Gopher Canyon Road (CALTRANS) – If not completed by another development, ensure the installation of a new traffic signal. A detailed signal warrant analysis shall be conducted prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I. The signal shall not be installed until warrants are met.

I-15 NB Ramps/Gopher Canyon Road (CALTRANS) – If not completed by another development, ensure the installation of a new traffic signal. A detailed signal warrant analysis shall be conducted prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I. The signal shall not be installed until warrants are met.

**INTERSECTION 2: I-15 / Deer Springs Rd**

I-15 NB Ramps/Deer Springs Road (CALTRANS) Provide one right-turn lane and two through lanes on westbound Deer Springs Road, dual right-turn and dual left-turn lanes on the northbound Off-Ramp, dual left-turn lanes and two through lanes on eastbound Deer Springs Road. This geometry has been determined in the draft PSR currently being prepared in consultation with CALTRANS and has not been finalized. This mitigation measure is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I.

I-15 SB Ramps/Deer Springs Road (CALTRANS) Provide: dual right-turn lanes and one left-turn lane on the southbound Off-Ramp; dual left-turn lanes and two through lanes on westbound Deer Springs Road, dual right-turn lanes and three through lanes on eastbound Deer Springs Road. This geometry has been determined in the draft PSR currently being prepared in consultation with CALTRANS and has not been finalized. This mitigation measure is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I.




**INTERSECTION 3: Mesa Rock Rd / Deer Springs Rd**

Mesa Rock Road/Deer Springs Road (San Diego County) – Improve the intersection to provide the following geometry:

SB – One left-turn lane and one shared through/ right lane

WB – One left-turn lane, two through lanes, one through/right lane and one right lane

NB – One left-turn lane and one shared through/ right lane

EB – One left-turn lane, two through lanes and one shared through/right lane

This mitigation measure is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I.

**INTERSECTION 4: Merriam Mountains Pkwy / Deer Springs Rd**

Merriam Mountains Parkway/Deer Springs Road (San Diego County) - Provide a traffic signal and implement the following lane configuration improvements to the satisfaction of the County of San Diego Department of Public Works. A detailed signal warrant analysis shall be conducted prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I. The signal shall not be installed until warrants are met.

SB – Two left-turn lanes and one right-turn lane

WB – One through lane, one shared through/right lane and one right-turn lane

EB – Two left-turn lanes and two through lanes

**INTERSECTION 5: Meadow Park Ln / Deer Springs Rd**

Meadow Park Lane /Deer Springs Road (San Diego County) - Provide a traffic signal and implement the following lane configuration improvements to the satisfaction of the County of San Diego Department of Public Works. A detailed signal warrant analysis shall be conducted prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I. The signal shall not be installed until warrants are met.

SB – Two left-turn lanes and one right-turn lane

WB – One through lane, one shared through/right lane and one right-turn lane

EB – One left-turn lane and two through lanes

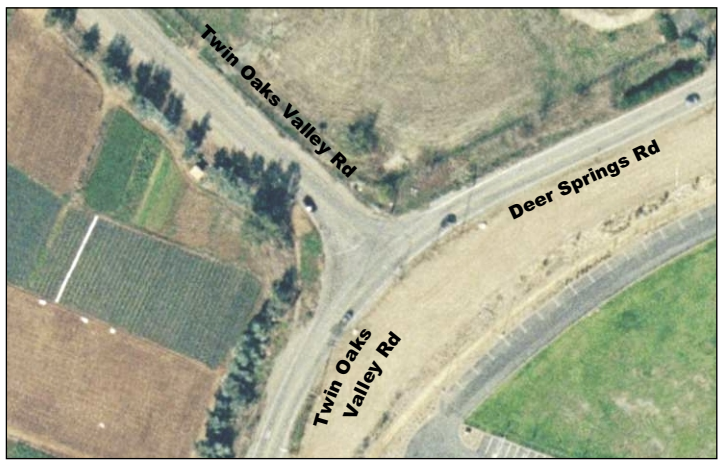
AERIAL SOURCE: AIRPHOTO USA, JAN. 2006

# Aerial Views of Off-Site Intersection Improvements: Intersections 1-5

FIGURE 1.1-16A

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




**INTERSECTION 6: Twin Oaks Valley Rd / Deer Springs Rd**

Twin Oaks Valley Road/Deer Springs Road (San Diego County/City of San Marcos) - If not completed by another development, ensure a traffic signal and the following lane configuration improvements are implemented to the satisfaction of the County of San Diego & City of San Marcos Department of Public Works. This mitigation shall be implemented prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I.

SB – One through lane and one shared through/right lane

NB – One left-turn lane and two through lanes

EB – One left-turn lane and one right-turn lane

**INTERSECTION 8: Twin Oaks Valley Rd / Cassou Rd**

Twin Oaks Valley Road/Cassou Road (City of San Marcos) - If not completed by another development, ensure the following lane configuration improvements are implemented to the satisfaction of the City of San Marcos Department of Public Works.

SB – One left-turn lane, one through lane and one shared through/right lane

WB – One left-turn lane and one shared through/right lane

NB – One left-turn lane, two through lanes and one right-turn lane

EB – One left-turn lane and one shared through/right lane

This mitigation measure is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase II.

**INTERSECTION 7: Twin Oaks Valley Rd / Buena Creek Rd**

Twin Oaks Valley Road/Buena Creek Road (City of San Marcos) - If not completed by another development, ensure the following lane configuration improvements are implemented to the satisfaction of the City of San Marcos Department of Public Works.

SB – One left-turn lane and two through lanes and one right-turn lane

WB – One shared left/through/right lane

NB – One left-turn lane, one through lane and one shared through/right lane

EB – Two left-turn lanes and one shared through/right lane

This mitigation measure is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I.

**INTERSECTION 9: Monte Vista Dr / Buena Creek Rd**

Monte Vista Road/Buena Creek Road (San Diego County) - If not completed by another development, ensure a traffic signal and the following lane configuration improvements are implemented to the satisfaction of the County of San Diego Department of Public Works. A detailed signal warrant analysis shall be conducted prior to issuance of a certificate of occupancy for the first dwelling unit in Phase I. The signal shall not be installed until warrants are met.

SB – One shared left/right lane

WB – One through lane and one right-turn lane with right-turn-overlap

EB – One left-turn lane and one through lane

AERIAL SOURCE: AIRPHOTO USA, JAN. 2006

Aerial Views of Off-Site Intersection Improvements: Intersections 6-9

FIGURE 1.1-16B

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

N

**INTERSECTION 10: Robelini Dr / S Santa Fe Av**

Robelini Drive from Sycamore Avenue to S. Santa Fe Avenue (San Diego County) – Extend the northbound right lane on Robelini Drive at South Santa Fe Avenue from the current 130 feet in length to 260 feet in length. This doubling of the right-turn lane length will enable 10-12 vehicles to queue before the adjacent left-turn lane is negatively impacted, twice the current queue length. This mitigation is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase II

**INTERSECTION 11: S Santa Fe Av / Buena Creek Rd**

Improve the South Santa Fe Avenue/Buena Creek Road intersection to provide a dedicated right lane on northbound South Santa Fe Avenue and dedicated right and left lanes on southbound Buena Creek Road. This improvement will add capacity along the impacted segment. This mitigation is required prior to issuance of a certificate of occupancy for the first dwelling unit in Phase II.

**ROADWAY SEGMENT 2: CAMINO MAYOR**

Camino Mayor will be improved to provide a paved secondary emergency gated access roadway within an existing disturbed 40-foot easement. The roadway will be improved from the western project limits to Twin Oaks Valley Road.

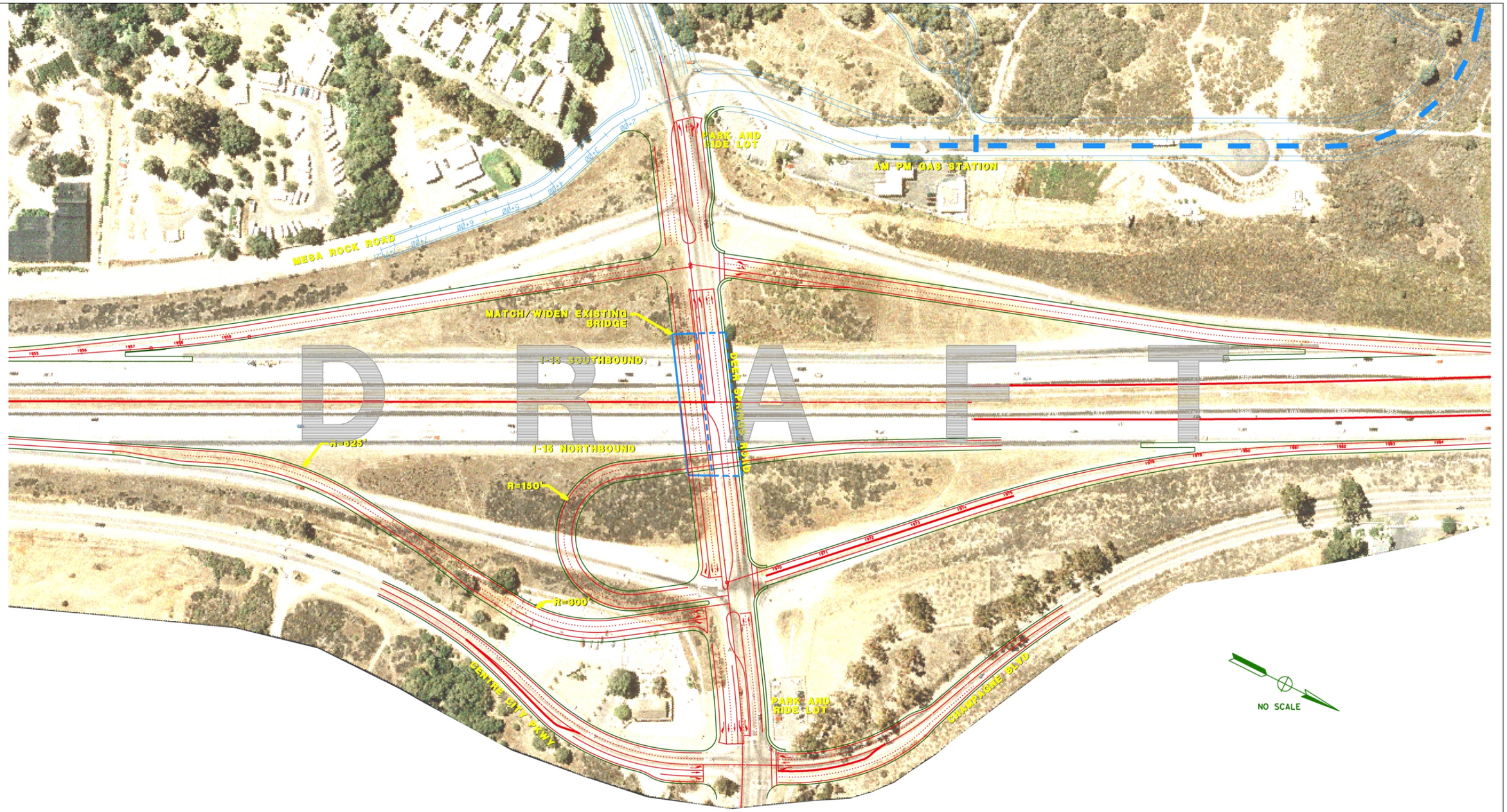
AERIAL SOURCE: AIRPHOTO USA, JAN. 2006

Aerial Views of Off-Site Intersection & Roadway Segment Improvements: Intersections 10 – 11 & Roadway Segment 2

FIGURE 1.1-16C

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

N

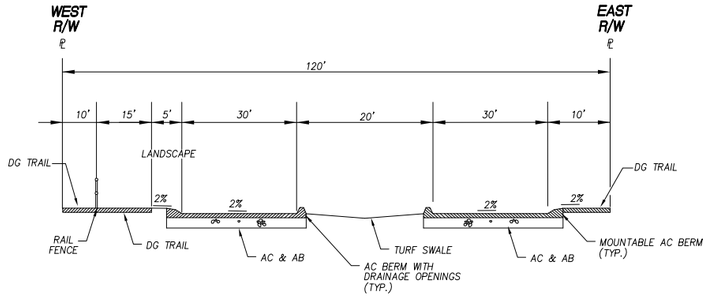



SOURCE: DOKKEN ENGINEERING, APRIL 2007

Deer Springs Road Interchange

FIGURE 1-1-16D

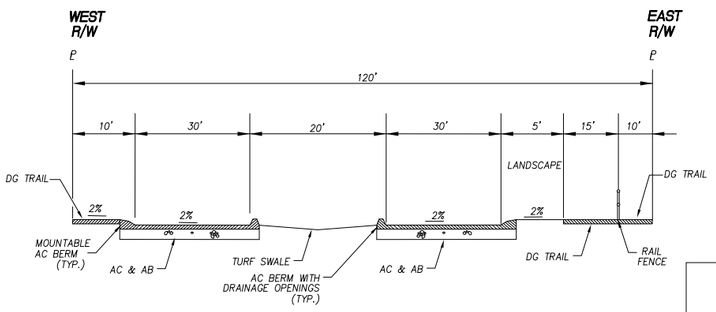
**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**




PROPOSED STREET SECTION FOR :

## TWIN OAKS VALLEY ROAD
### DEER SPRINGS TO CITY LIMITS

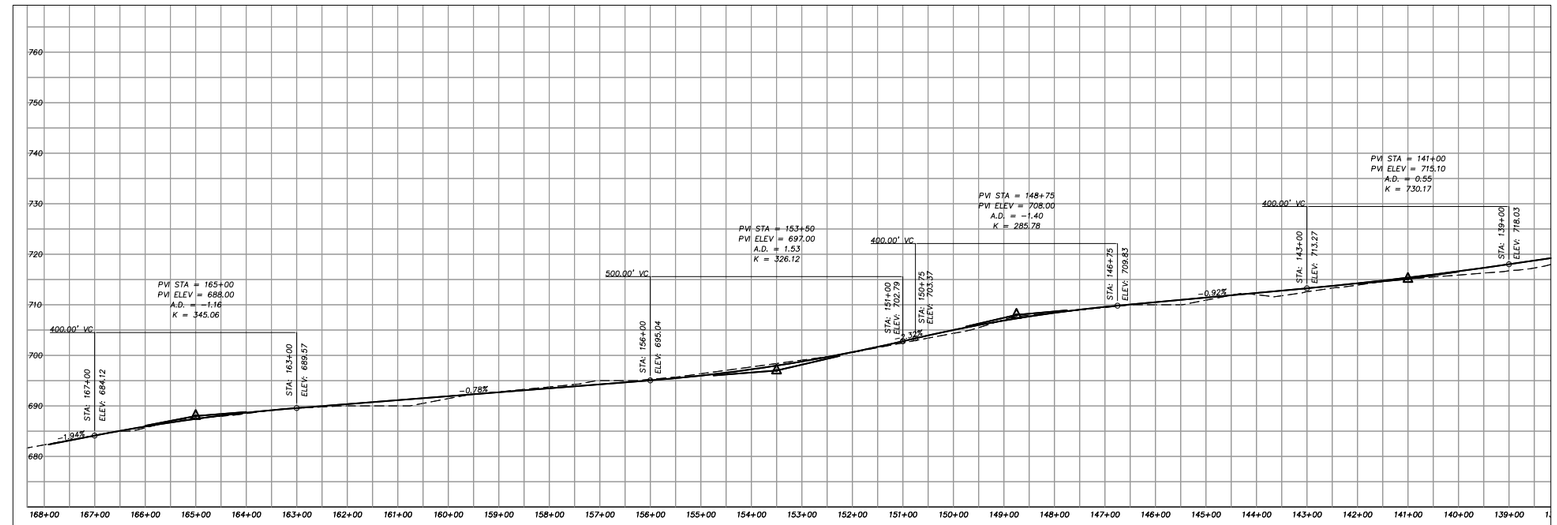
NO SCALE




PROPOSED STREET SECTION FOR :

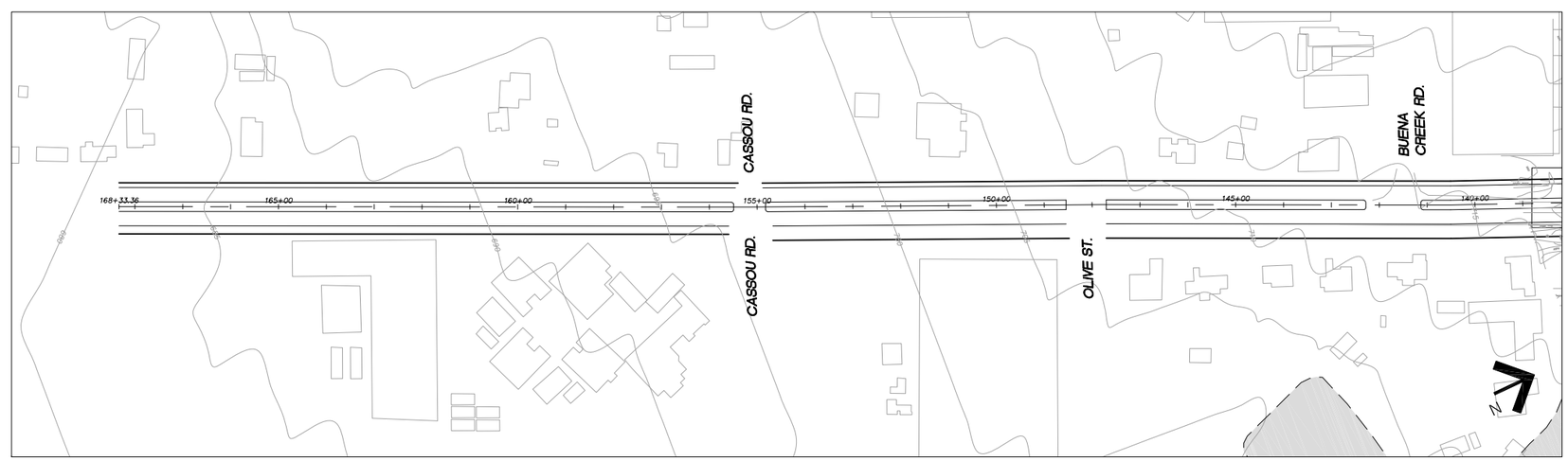
## TWIN OAKS VALLEY ROAD
### CASSOU TO DEER SPRINGS

NO SCALE




## PROFILE - TWIN OAKS VALLEY ROAD

HORIZ. SCALE: 1" = 150'  VERT. SCALE: 1" = 15'




TWIN OAKS VALLEY ROAD - PLAN VIEW Station 168+33.36 to Station 139+00

FEMA 100-YEAR FLOODPLAIN

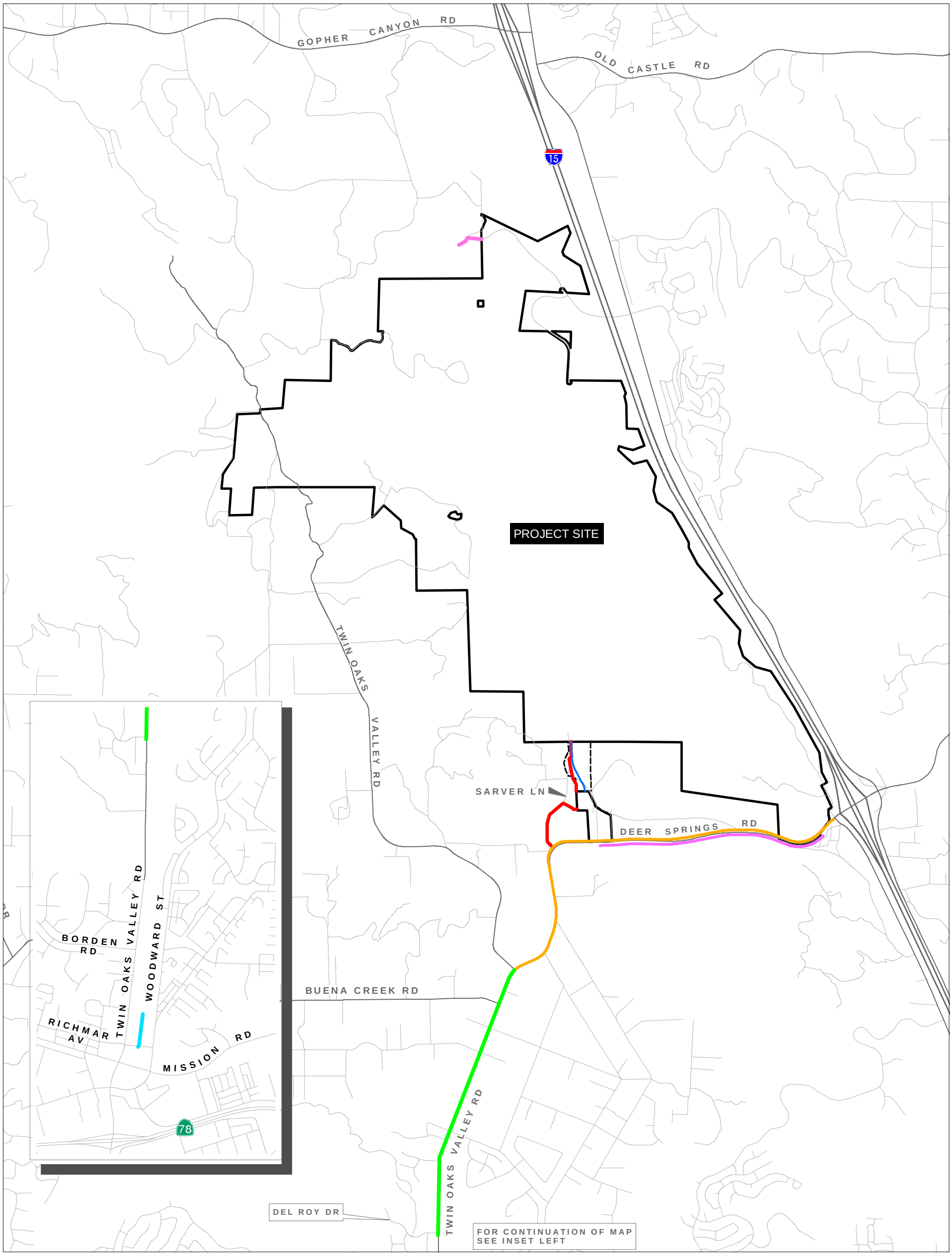
BASE SOURCE: FUSCOE ENGINEERING

# Off-Site Twin Oaks Valley Road Widening: Station 139+00 to Station 168+33.36

FIGURE 1.1-16E

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

300 150 0 300
FEET




## Legend

- Project Site
- Offsite Easement Access

**Offsite Water & Sewer Items:**

- Item 1. Water extension in Buckshot Lane to existing main.
- Item 2. Offsite water in Deer Springs Road (located within identified limits of grading for offsite improvements)
- Item 3. Offsite water in Meadow Park Lane
- Item 4. Offsite sewer in Sarver Lane & Meadow Park Lane.
- Item 5. Offsite sewer in Twin Oaks Valley Road from Del Roy Drive to Deer Springs Road.
- Item 6. Offsite sewer in Deer Springs Road (located within identified limits of grading for offsite improvements)
- Item 7. Offsite sewer upsizing from existing 18-Inch line to 21-Inch line.

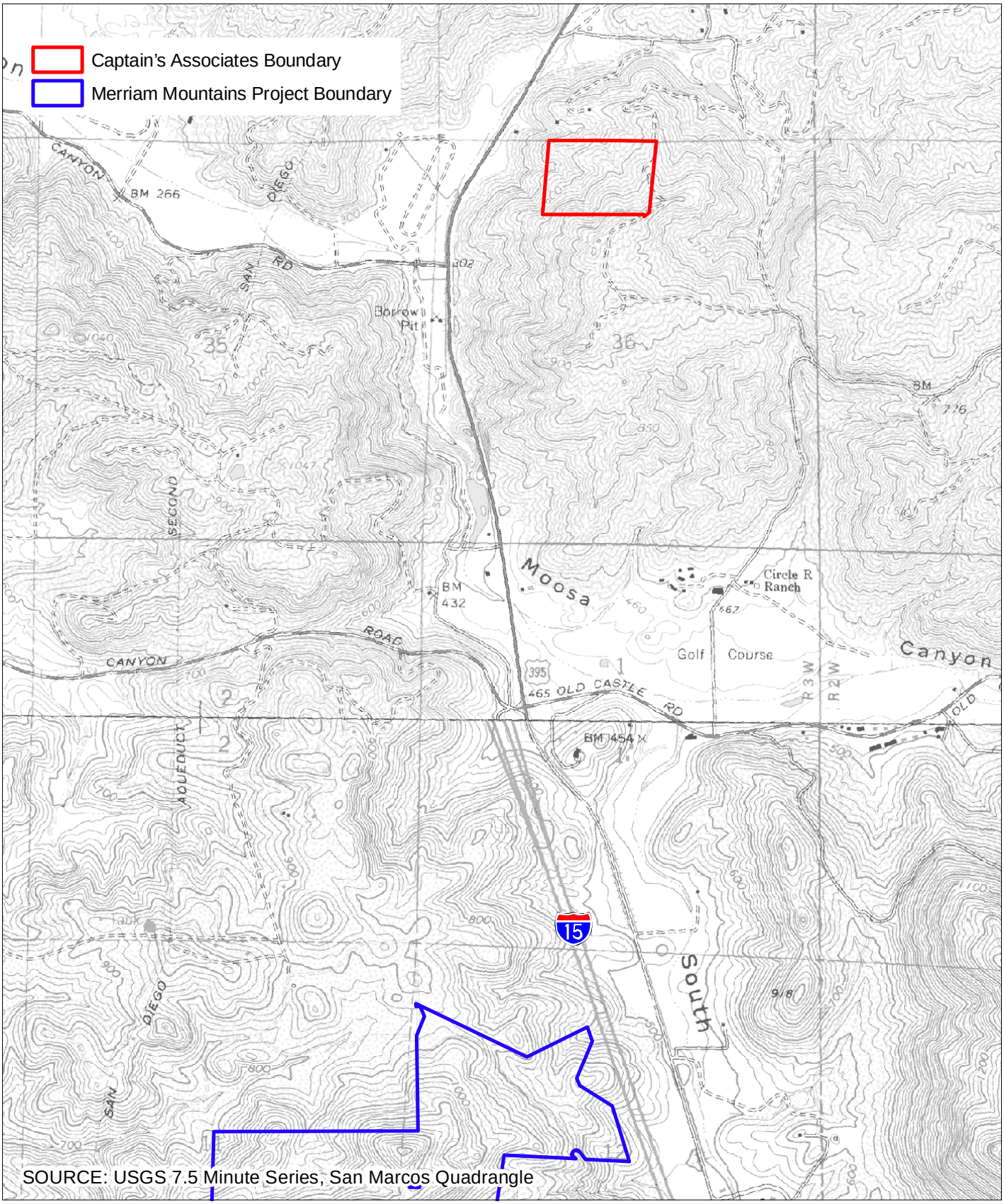
# Offsite Water & Sewer

FIGURE 1.1-17

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

0 1,250 2,500 5,000
Feet

N




SOURCE: USGS 7.5 Minute Series, San Marcos Quadrangle

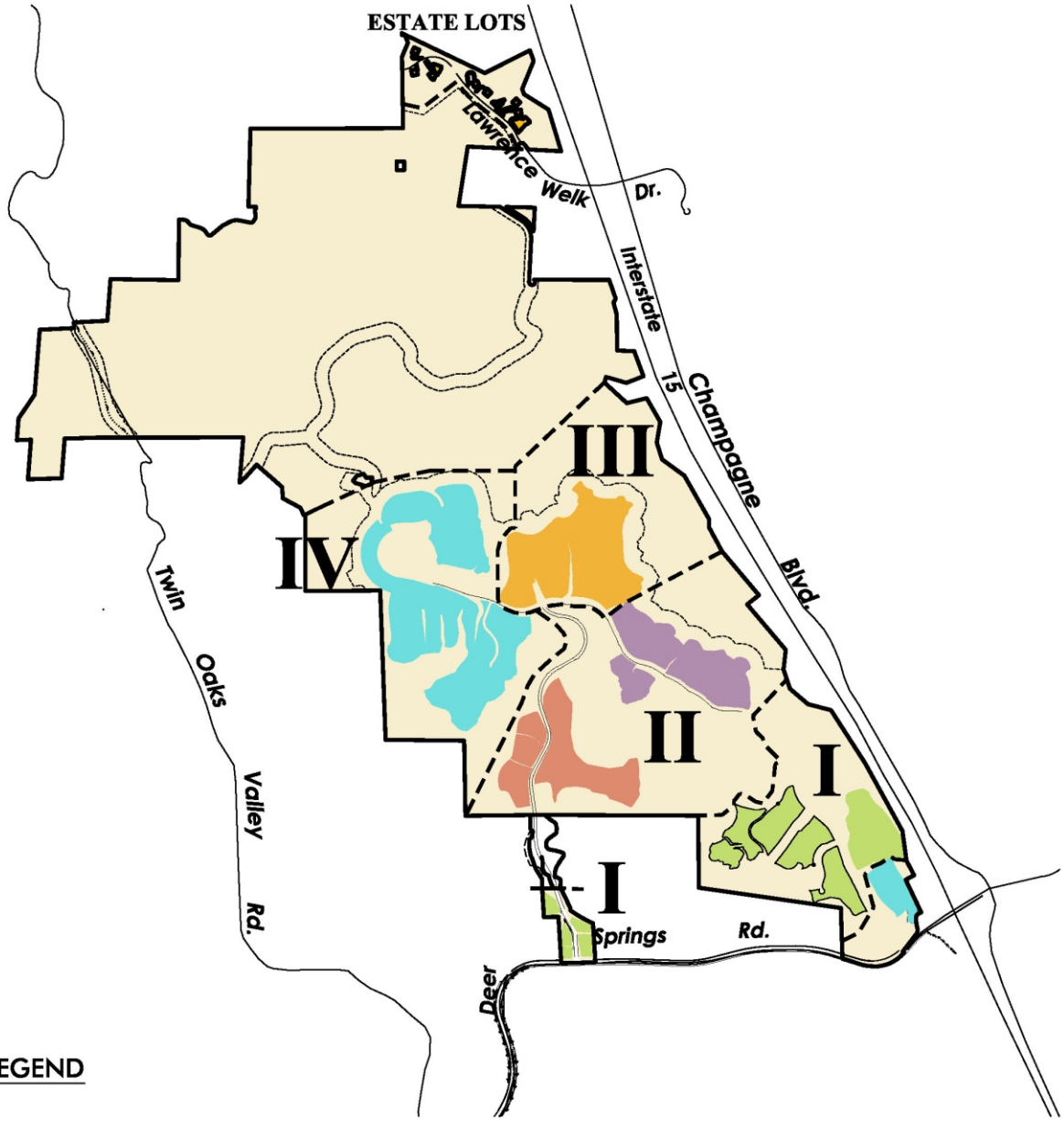
# Vicinity Map for Captain's Associates

FIGURE 1.1-18

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

0 900 1,800 3,600
Feet

N




**LEGEND**

| | |
|---|---|
| PHASE I | Apartments (270 DU's), Variable Residential (820 DU's) |
| PHASE II | Single Family (248 DU's), Variable Residential (451 DU's) |
| PHASE III | Single Family (371 DU's) |
| PHASE IV | Single Family (530 DU's), Neighborhood Commercial |
| ESTATE LOTS | Estate Residential ( 10 DU's) |

NTS

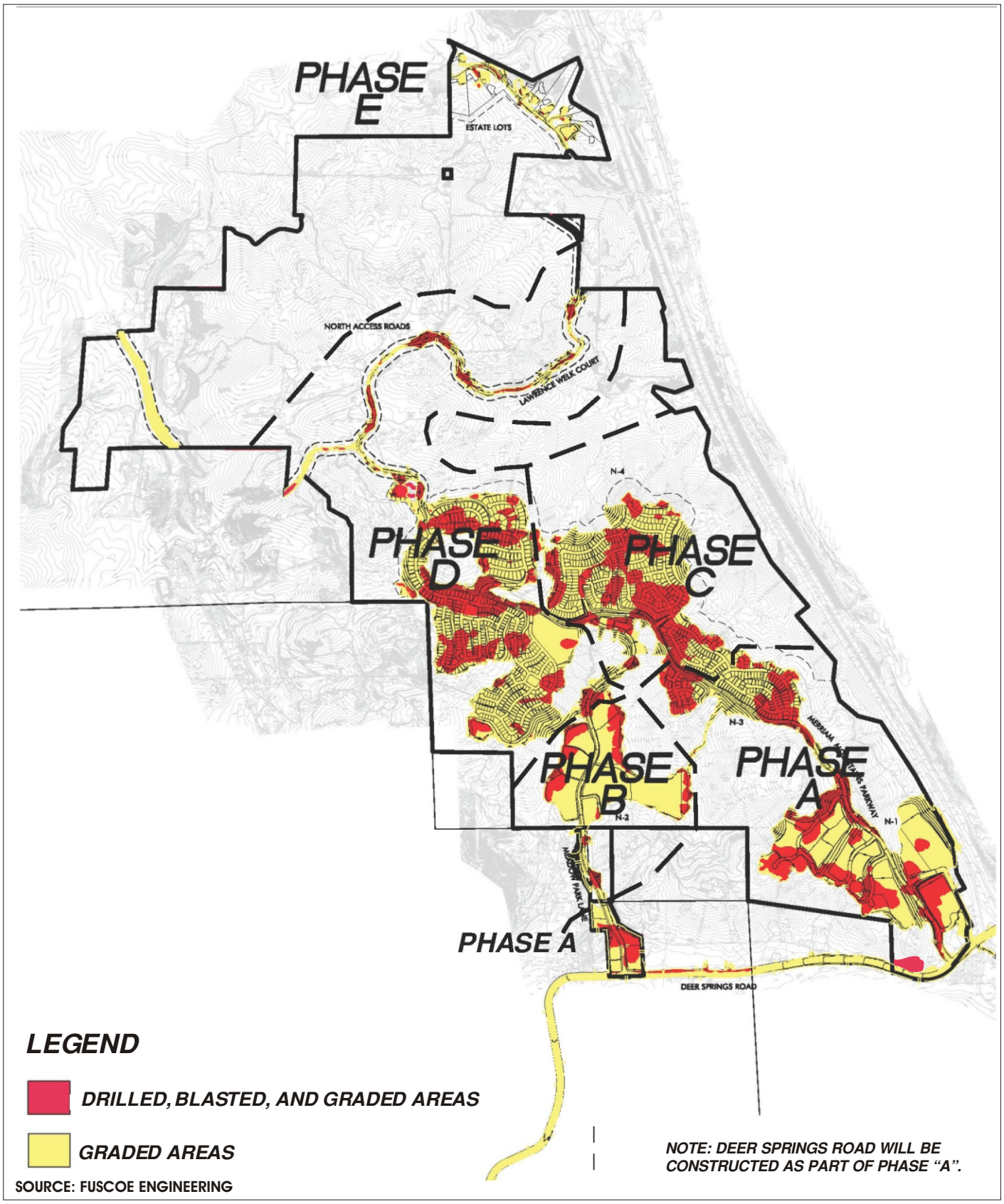
SOURCE: FUSCOE ENGINEERING

Project Development Phasing

FIGURE 1.1-19

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

N



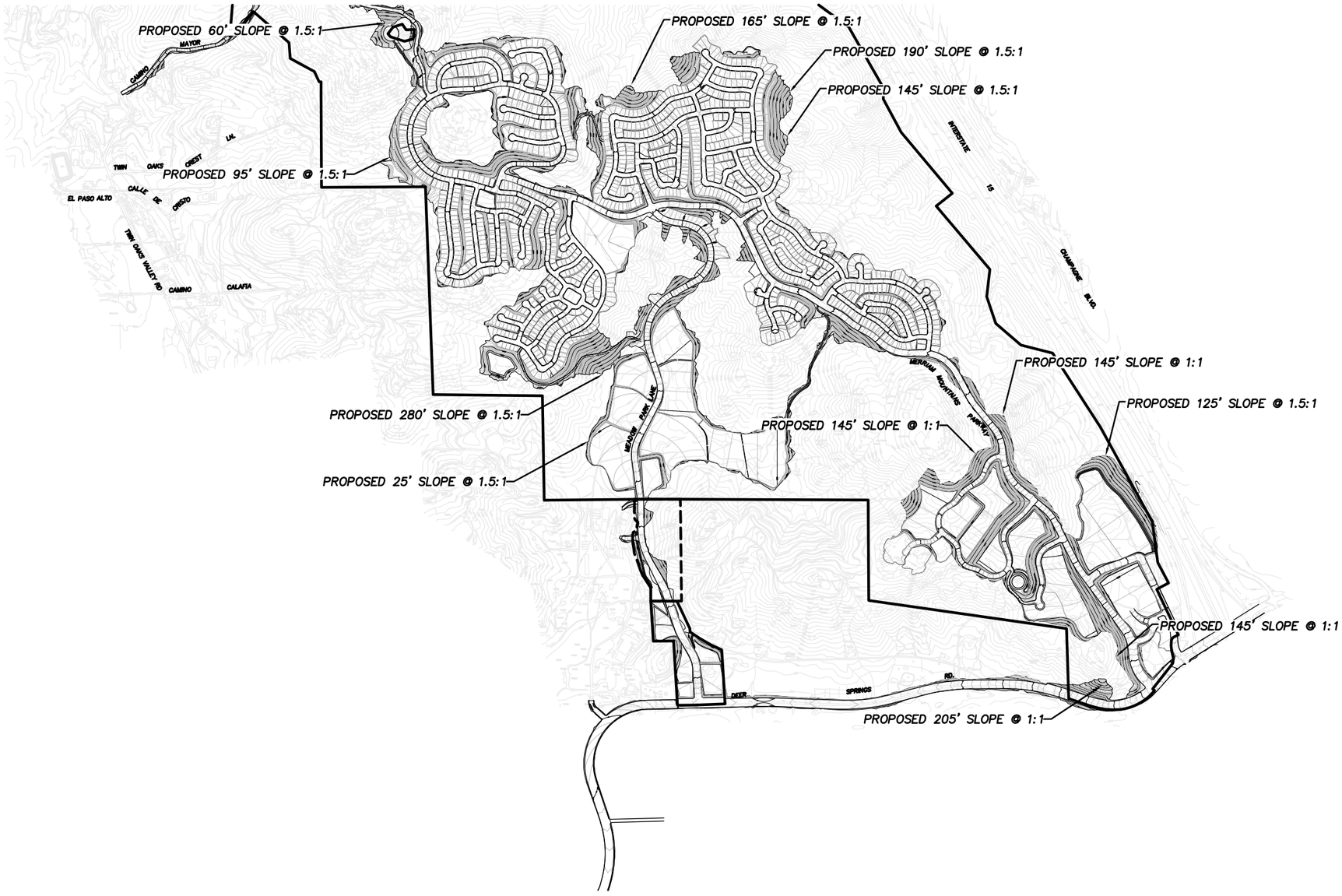

SOURCE: FUSCOE ENGINEERING

Grading, Drilling, and Blasting Phasing

FIGURE 1.1-20

MERRIAM MOUNTAINS SPECIFIC PLAN EIR

N




SOURCE: FUSCOE ENGINEERING

# Proposed Slope Exhibit

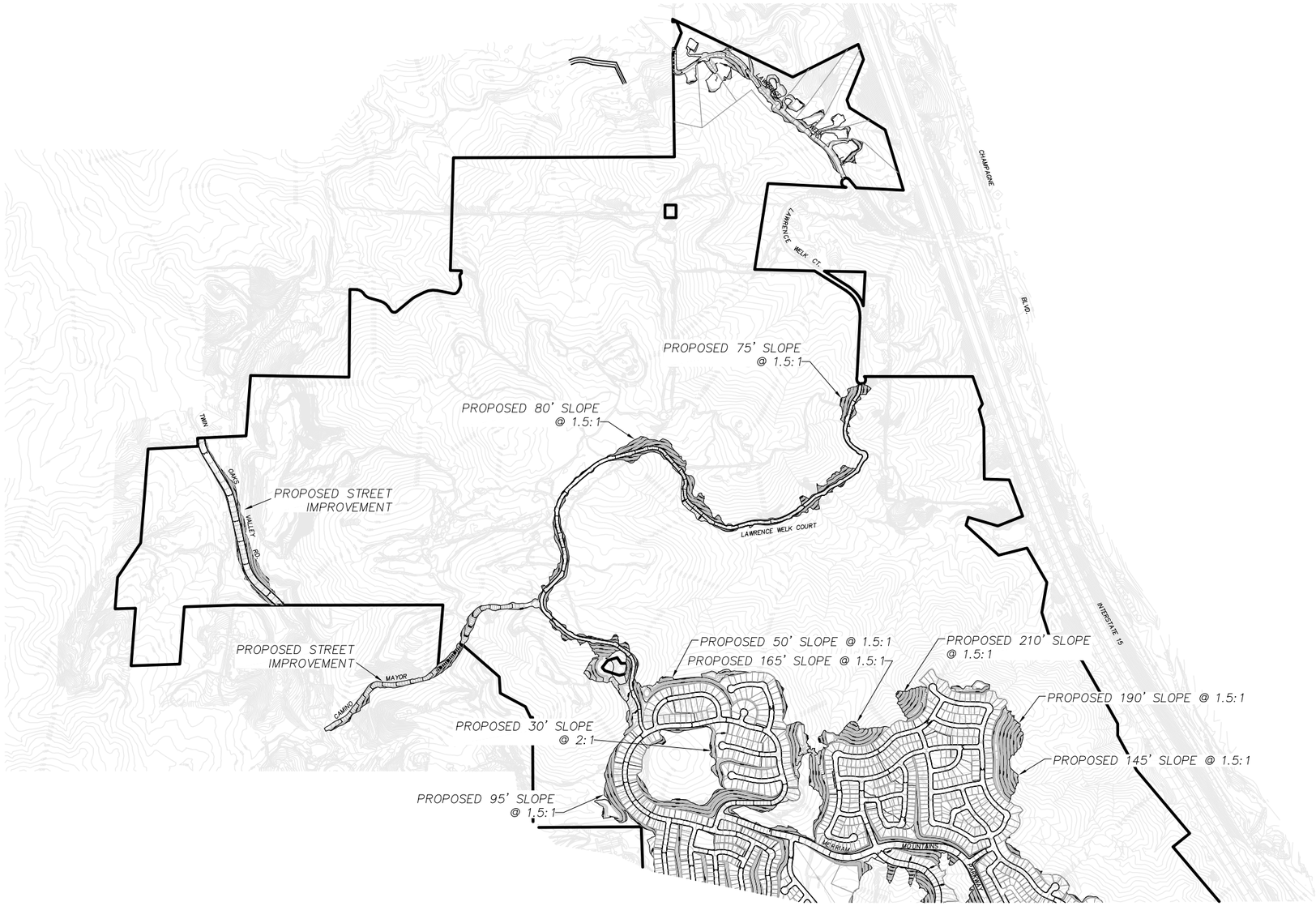
FIGURE
1.1–21A

MERRIAM MOUNTAINS
SPECIFIC PLAN EIR

N

SCALE: 1"=1500'

M:\PROJECTS\2469\01A\EXHIBITS\EIR ALTERNATES\SLOPE EXHIBIT TM 06-400.DWG (09-04-08 4:26:59PM) Plotted by: rroberts




SOURCE: FUSCOE ENGINEERING

# Proposed Slope Exhibit

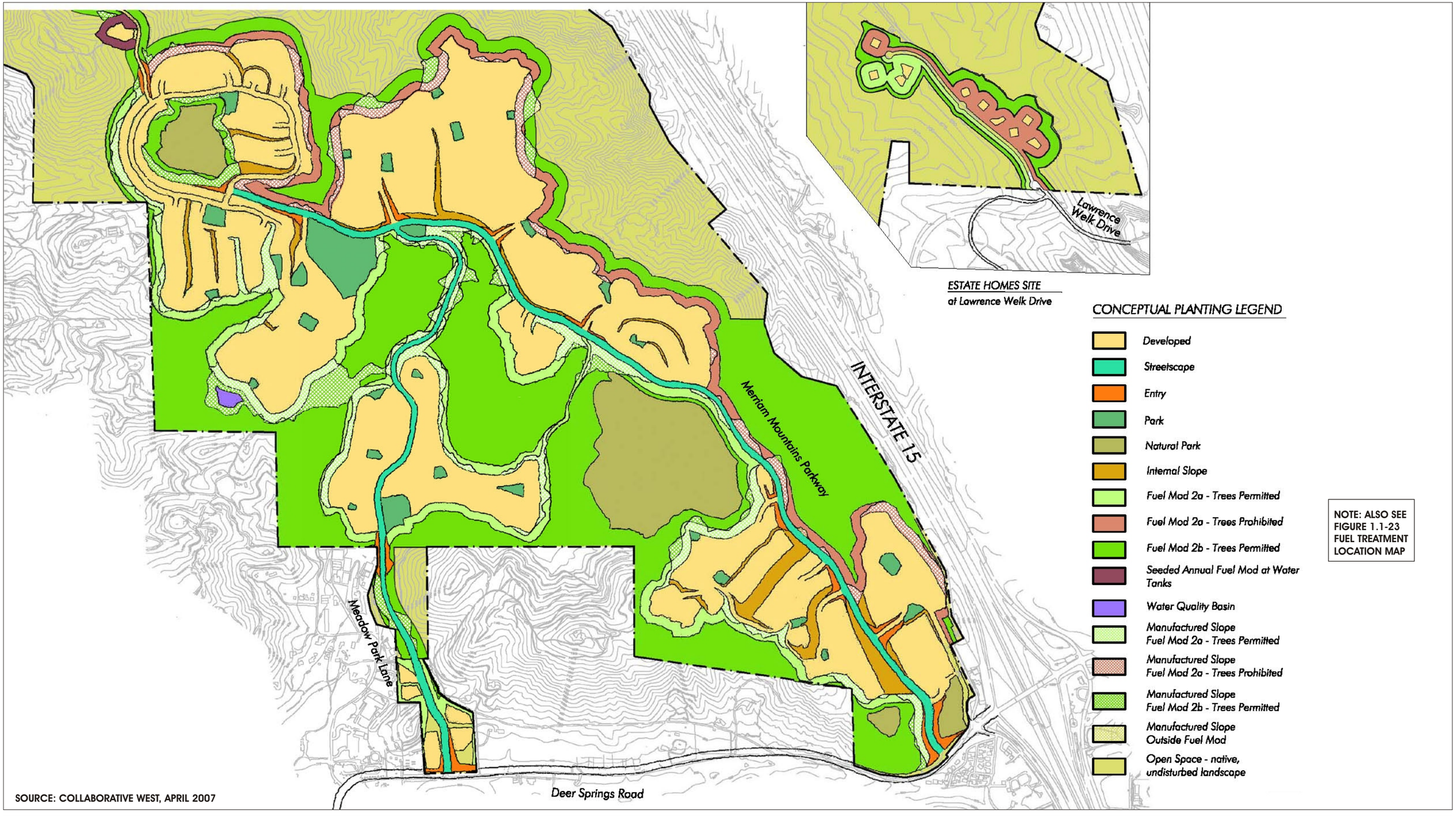
FIGURE
1.1–21B

MERRIAM MOUNTAINS
SPECIFIC PLAN EIR

N

SCALE: 1"=1500'

M:\PROJECTS\2469\01A\EXHIBITS\EIR ALTERNATES\SLOPE EXHIBIT TM 05-400.DWG (05-20-08 9:08:20AM) Plotted by: rroberts

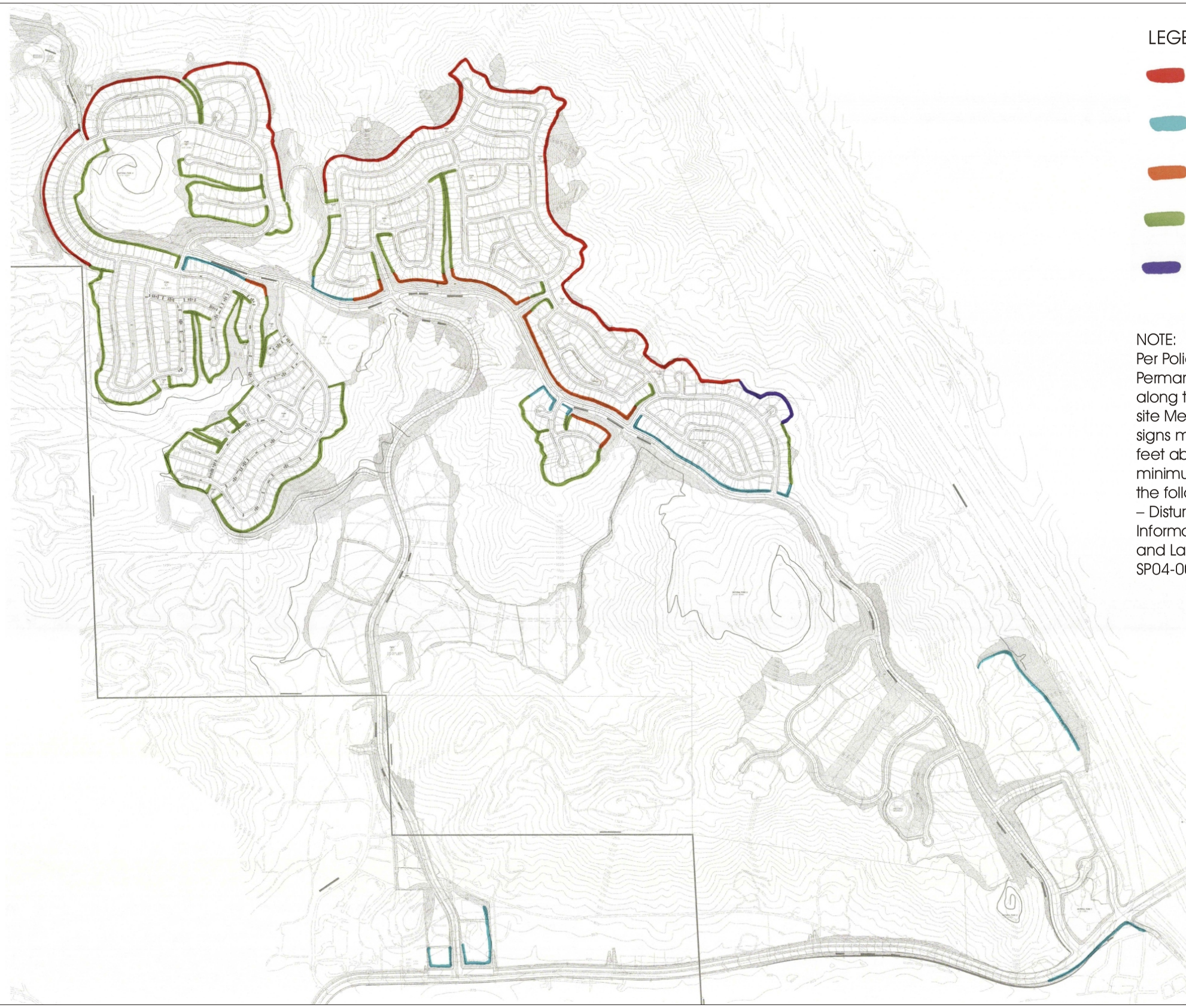



Conceptual Landscape Plan

FIGURE
1.1-22A

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



LEGEND

- 6' Non combustible fire wall (2' masonry/4' fire rated glass)
- 6' Non view sound wall (6' masonry)
- 6' View sound wall (2' masonry/4' glass)
- 6' Perimeter view fence (6' tubular steel)
- 6' Non combustible view/sound wall (2' masonry/4' fire rated glass)

NOTE:
Per Policy 12.3 of the Resource Protection Plan, Permanent signs must be posted every 100 feet along the permanent fence bordering the on-site Merriam Biological Open Space area. The signs must be corrosion resistant, no less than 3 feet above the ground surface, have the minimum dimension of 6" × 9", and must state the following: "Sensitive Environmental Resources – Disturbance beyond this Point is Restricted. For Information Contact: Department of Planning and Land Use, County of San Diego Reference: SP04-006"

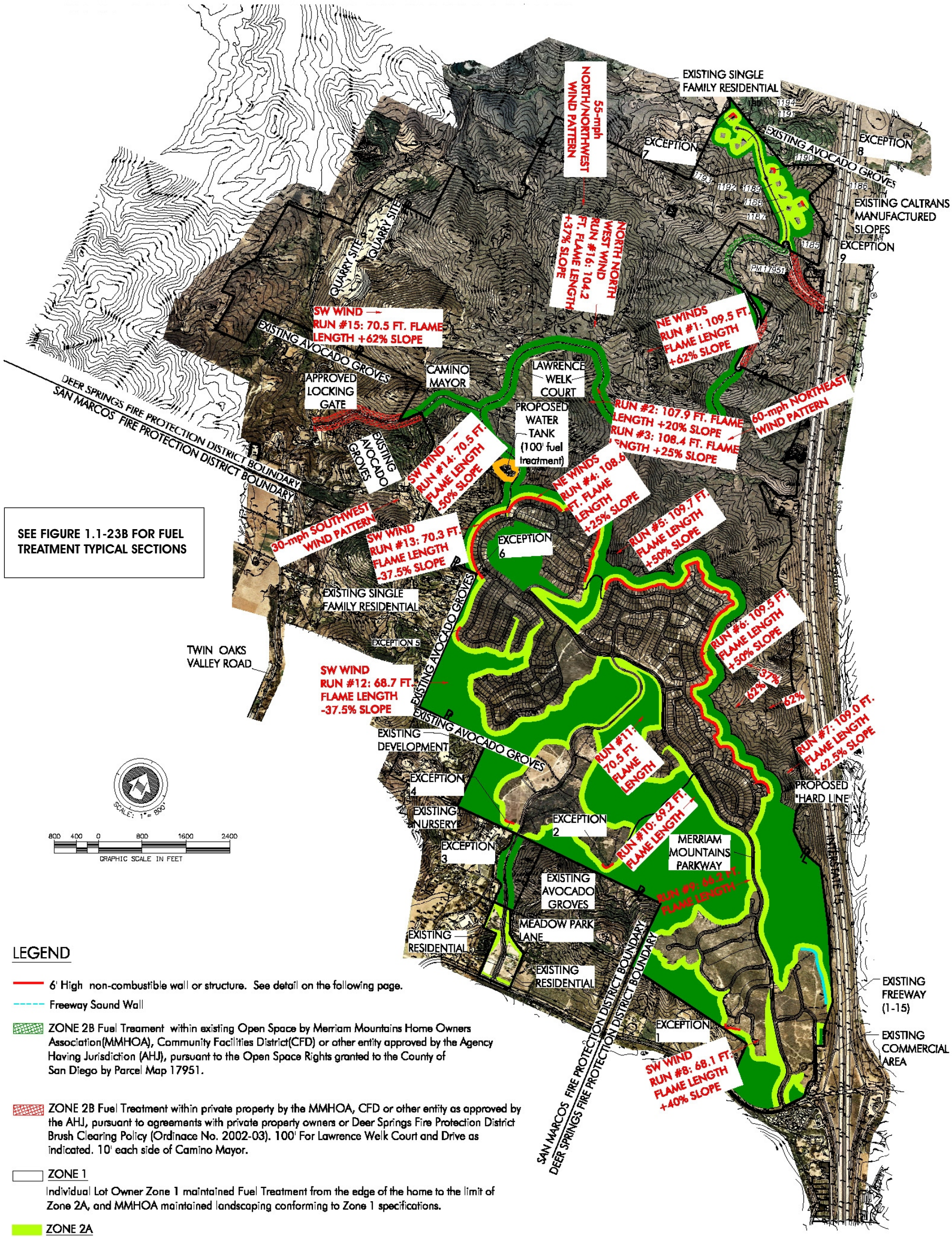
SOURCE: COLLABORATIVE WEST, 2007

Fence and Wall Plan

FIGURE 1.1-22B

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




SEE FIGURE 1.1-23B FOR FUEL TREATMENT TYPICAL SECTIONS

## LEGEND

6' High non-combustible wall or structure. See detail on the following page.

Freeway Sound Wall

ZONE 2B Fuel Treament within existing Open Space by Merriam Mountains Home Owners Association(MMHOA), Community Facilities District(CFD) or other entity approved by the Agency Having Jurisdiction (AHJ), pursuant to the Open Space Rights granted to the County of San Diego by Parcel Map 17951.

ZONE 2B Fuel Treatment within private property by the MMHOA, CFD or other entity as approved by the AHJ, pursuant to agreements with private property owners or Deer Springs Fire Protection District Brush Clearing Policy (Ordinace No. 2002-03). 100' For Lawrence Welk Court and Drive as indicated. 10' each side of Camino Mayor.

ZONE 1

Individual Lot Owner Zone 1 maintained Fuel Treatment from the edge of the home to the limit of Zone 2A, and MMHOA maintained landscaping conforming to Zone 1 specifications.

ZONE 2A

Permanently irrigated Fuel Treatment maintained year around by the MMHOA to Zone 2A standards to 100 feet beyond Zone 1 and 50 feet beyond all roadway paving, except Lawrence Welk Court and Camino Mayor.

ZONE 2B

From the outer edge of Zone 2A an additional 125 feet of Fuel Treatment on the north and east sides of all structures, or an additional 50 feet of Fuel Treatment on the south and west sides of all structures and roadways or to the limits indicated, whichever is greater, to Zone 2B standards by the MMHOA, CFD or other entity as approved by the AHJ.

TREATMENT AT WATER TANKS

Shrub removal and replacement with native annual and perennial grasses to 100 feet beyond the tank by the MMHOA, CFD or other entity as approved by the AHJ.

*Certified By*

Richard E. Montague
California Licensed Forester #905
_____ (Date)

*FIREWISE* 2000, Inc.
1465 Anoche Glen • Escondido, CA • 92026
Telephone/Fax: 760-745-3947

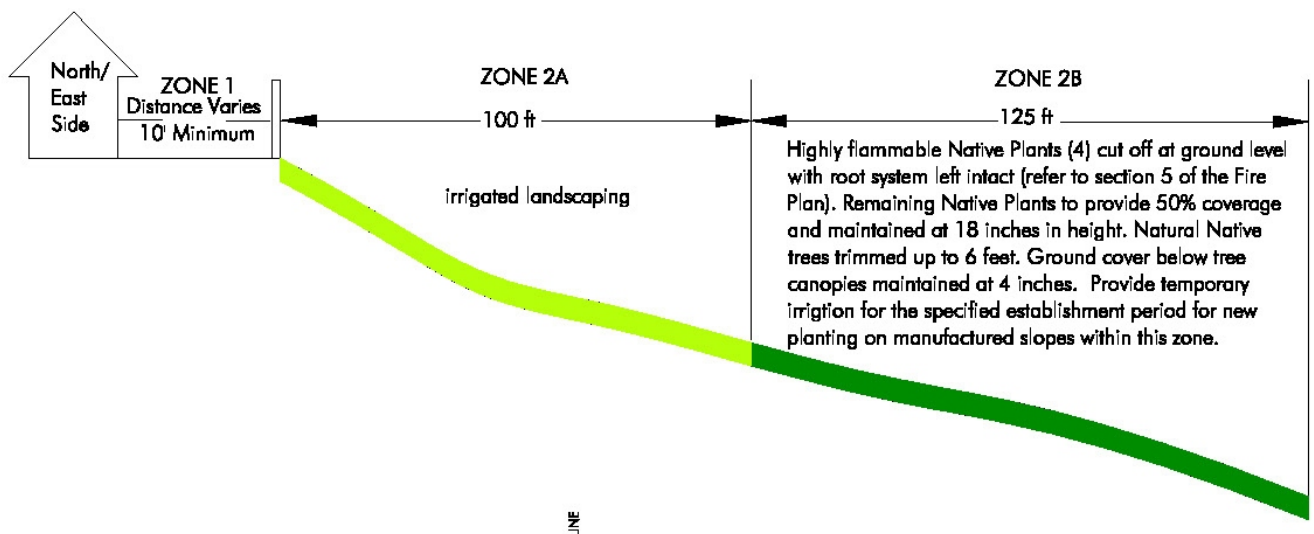
SOURCE: FUSCOE ENGINEERING

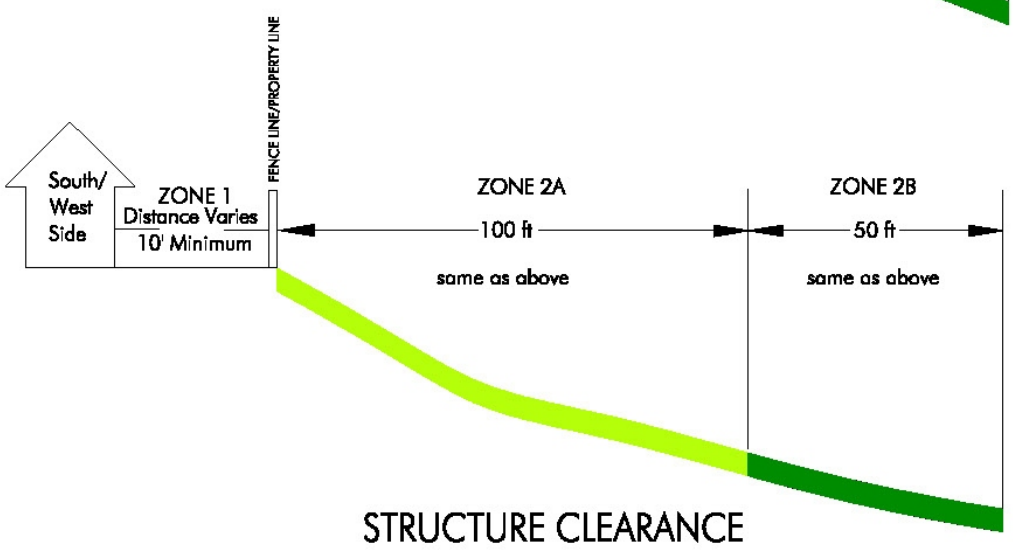
# Fuel Treatment Location Map

FIGURE 1.1-23A

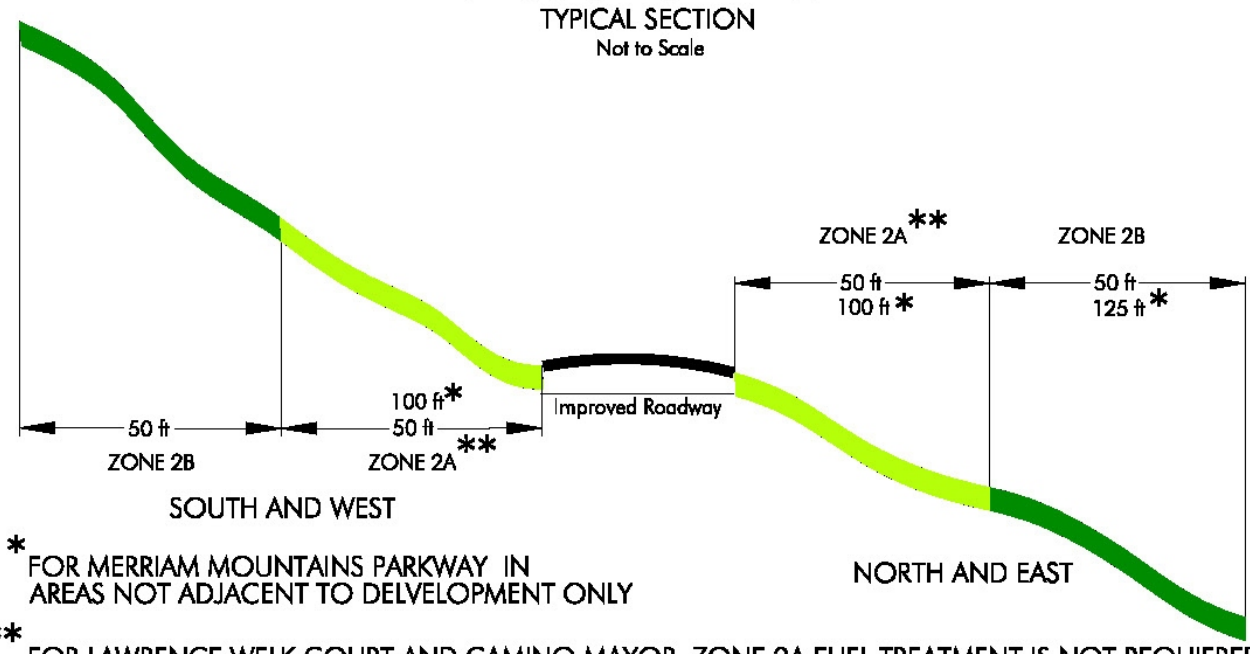
**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



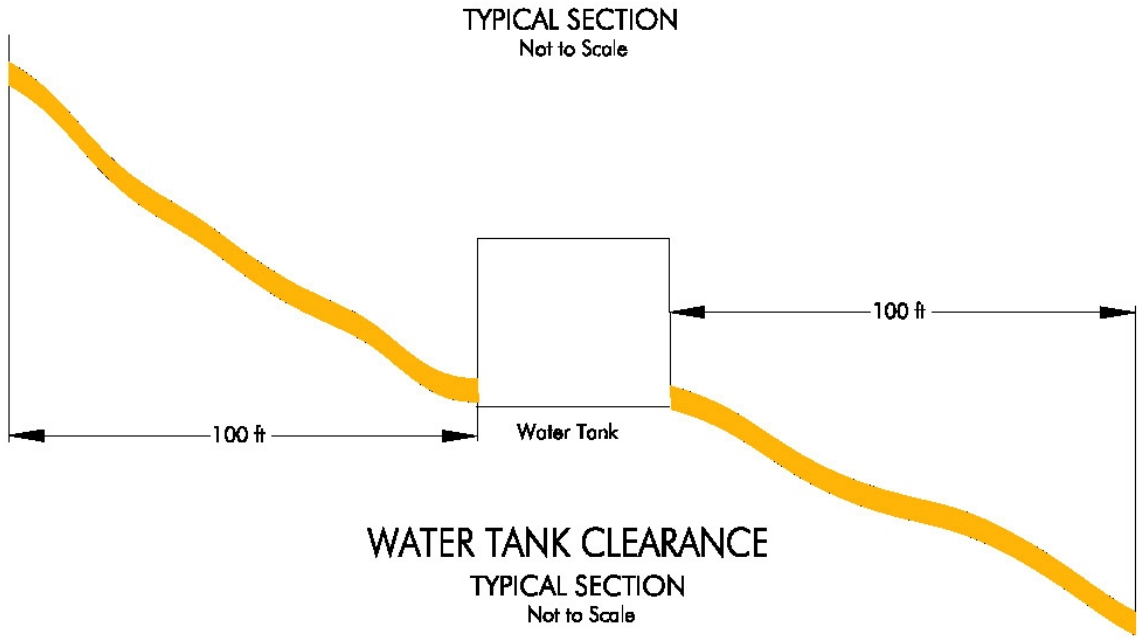

STRUCTURE CLEARANCE
TYPICAL SECTION
Not to Scale



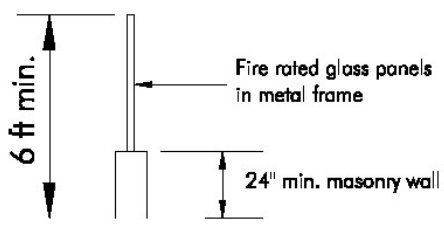

* FOR MERRIAM MOUNTAINS PARKWAY IN AREAS NOT ADJACENT TO DELVELOPMENT ONLY

** FOR LAWRENCE WELK COURT AND CAMINO MAYOR, ZONE 2A FUEL TREATMENT IS NOT REQUIERED. ZONE 2B FUEL TREATMENT SHALL BEGIN AT EDGE OF PAVEMENT TO 100 FEET BEYOND, OR AS NOTED.

ROADWAY CLEARANCE
TYPICAL SECTION
Not to Scale




WATER TANK CLEARANCE
TYPICAL SECTION
Not to Scale




NON-COMBUSTIBLE WALL DETAIL
TYPICAL SECTION
Not to Scale

SOURCE: FUSCOE ENGINEERING

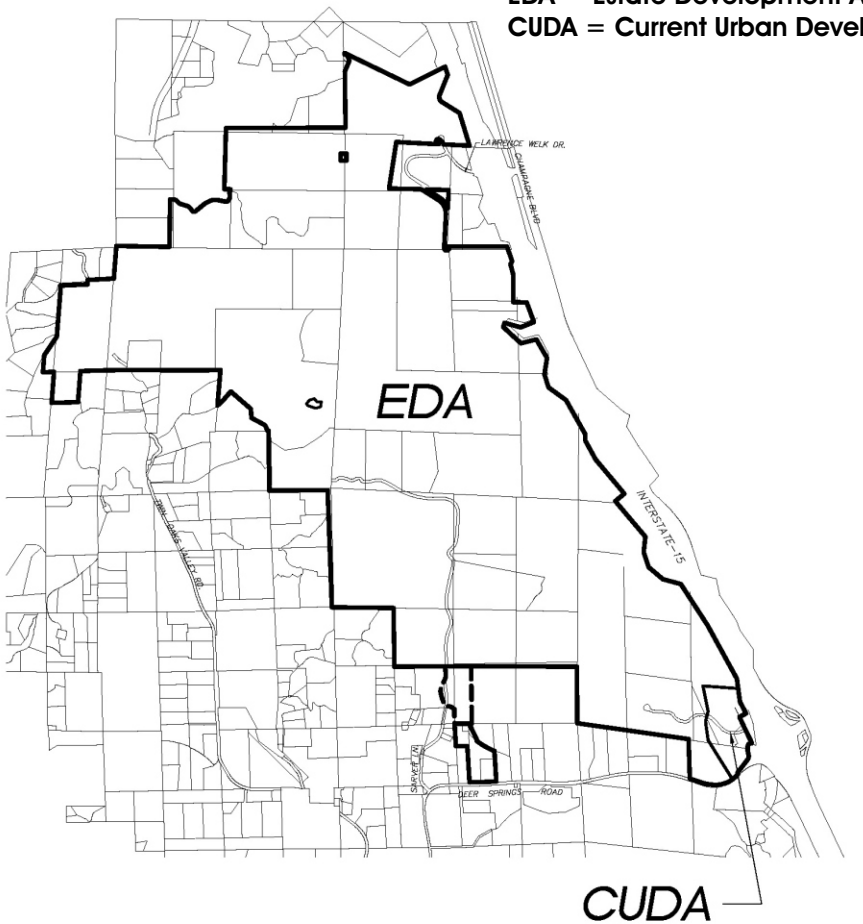
Fuel Treatment Typical Sections

FIGURE
1.1-23B

MERRIAM MOUNTAINS
SPECIFIC PLAN EIR

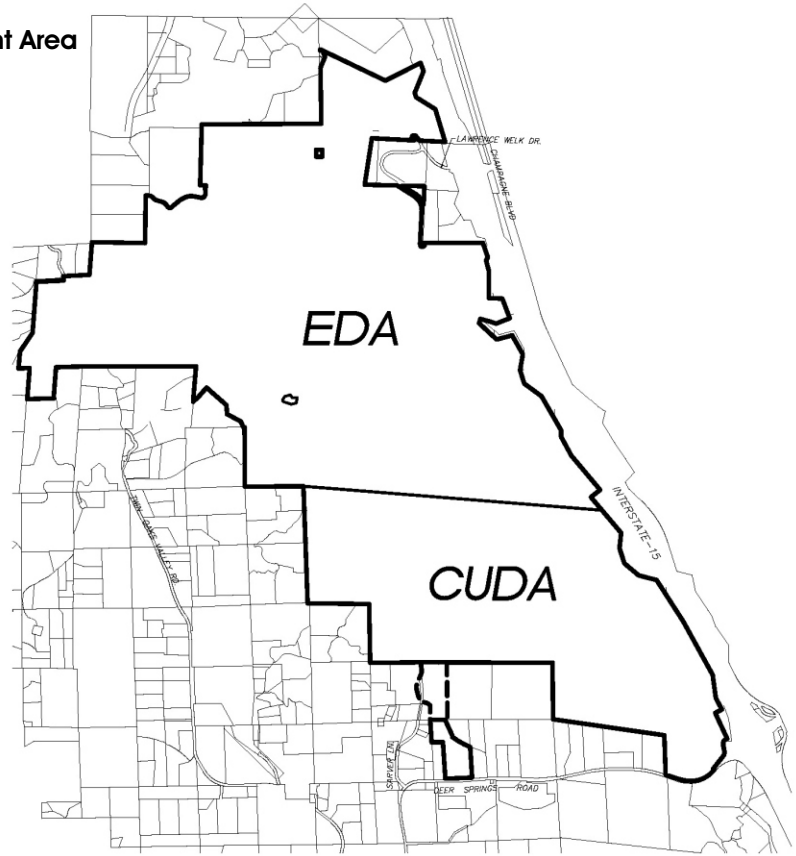
N

**LEGEND**
**EDA = Estate Development Area**
**CUDA = Current Urban Development Area**




**Existing Regional Categories**

NTS




**Proposed Regional Categories**

NTS

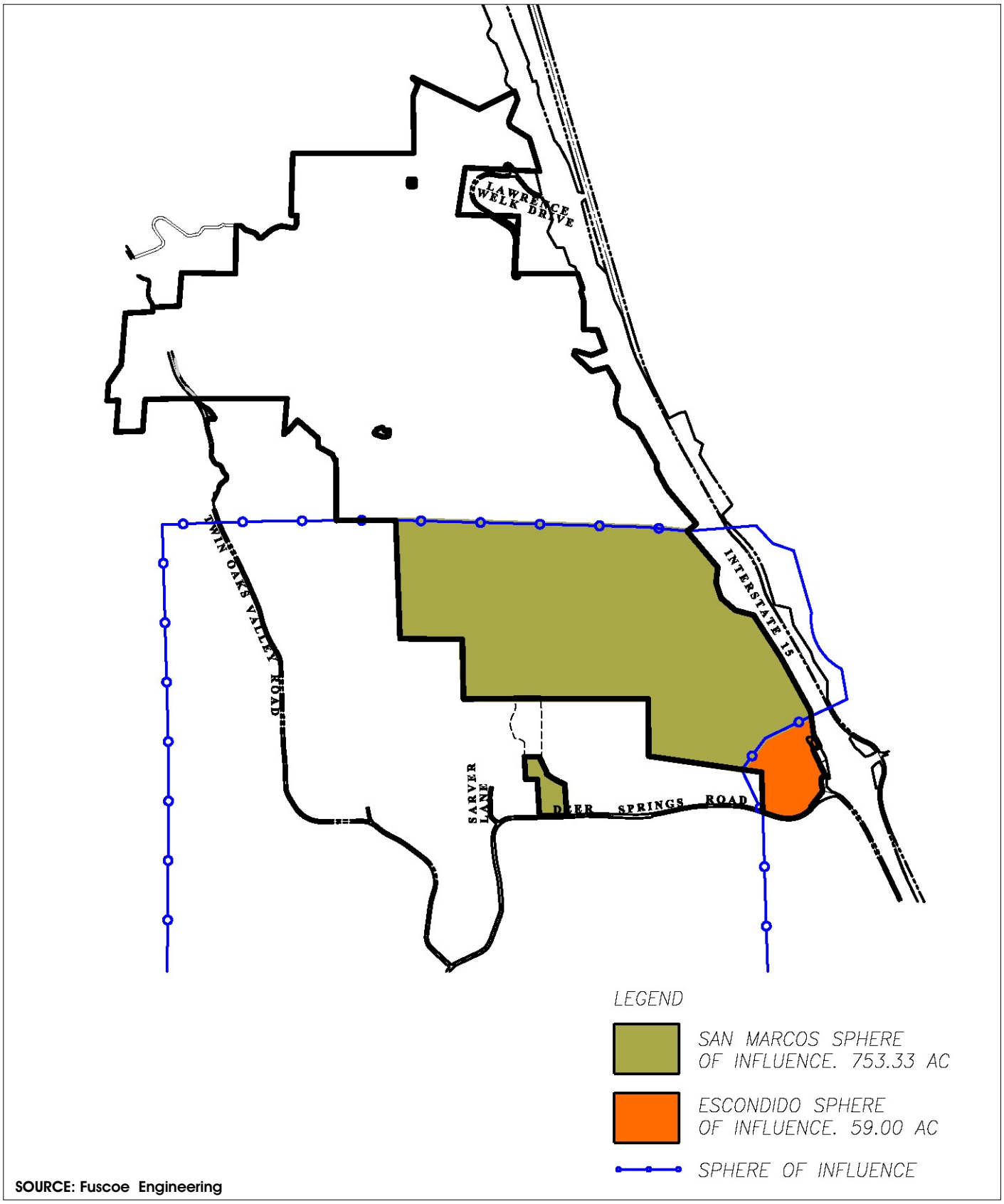
Source: Fuscoe Engineering

Regional Categories

EXHIBIT NO.
1.1-24

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



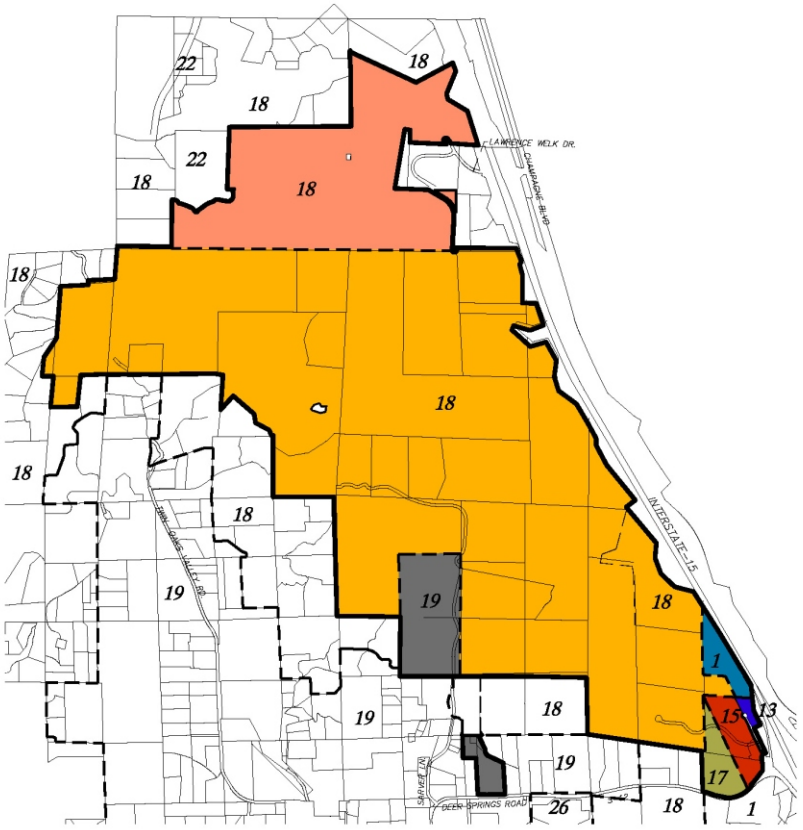

SOURCE: Fuscoe Engineering

# Sphere of Influence

FIGURE 1.1-25

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

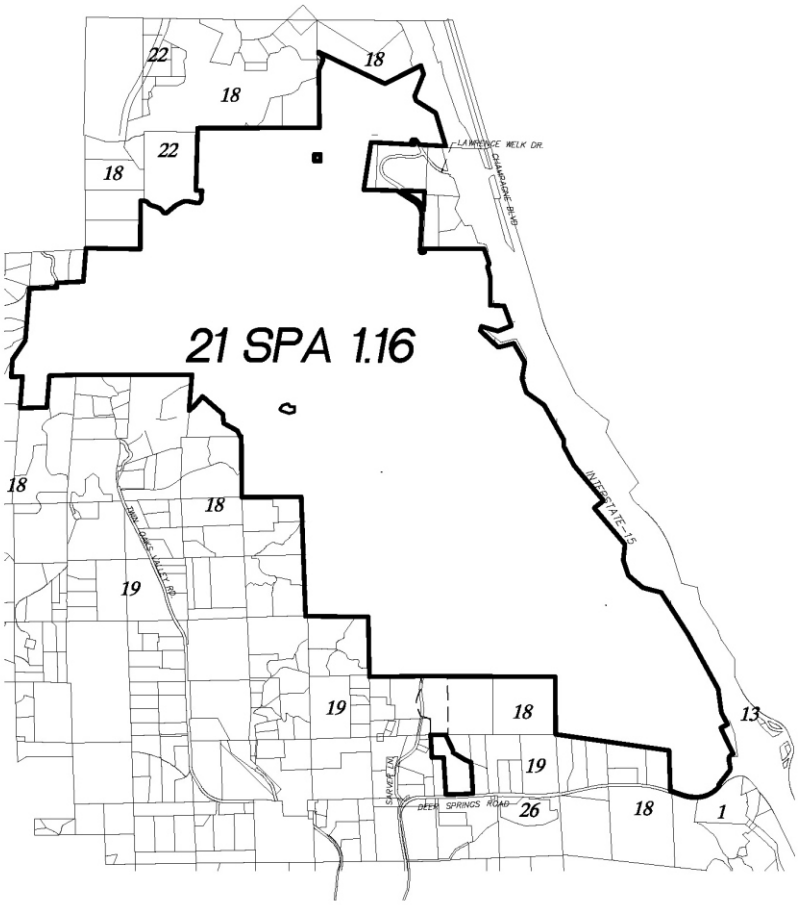
N




1. NORTH COUNTY METRO C.P. RESIDENTIAL ( 1 D.U. / 1, 2 & 4 ACRE MIN. )
13. GENERAL COMMERCIAL
15. NORTH COUNTY METRO C.P. INDUSTRIAL
17. NORTH COUNTY METRO C.P. ESTATE RESIDENTIAL ( 1 D.U. / 2 & 4 ACRE MIN. )
18. NORTH COUNTY METRO C.P. MULTIPLE RURAL USE ( 1 D.U. / 4,8 & 20 ACRE MIN. )
18. BONSALL COMMUNITY PLAN, ESTATE RESIDENTIAL ( 1 D.U. / 4,8 & 20 ACRE MIN. )
19. NORTH COUNTY METRO C.P. INTENSIVE AGRICULTURE ( 1 D.U. / 2, 4 & 8 ACRE MIN. )
26. VISITOR SERVING COMMERCIAL

**Existing Land Use Designation**

NTS




**Proposed Land Use Designation**

NTS

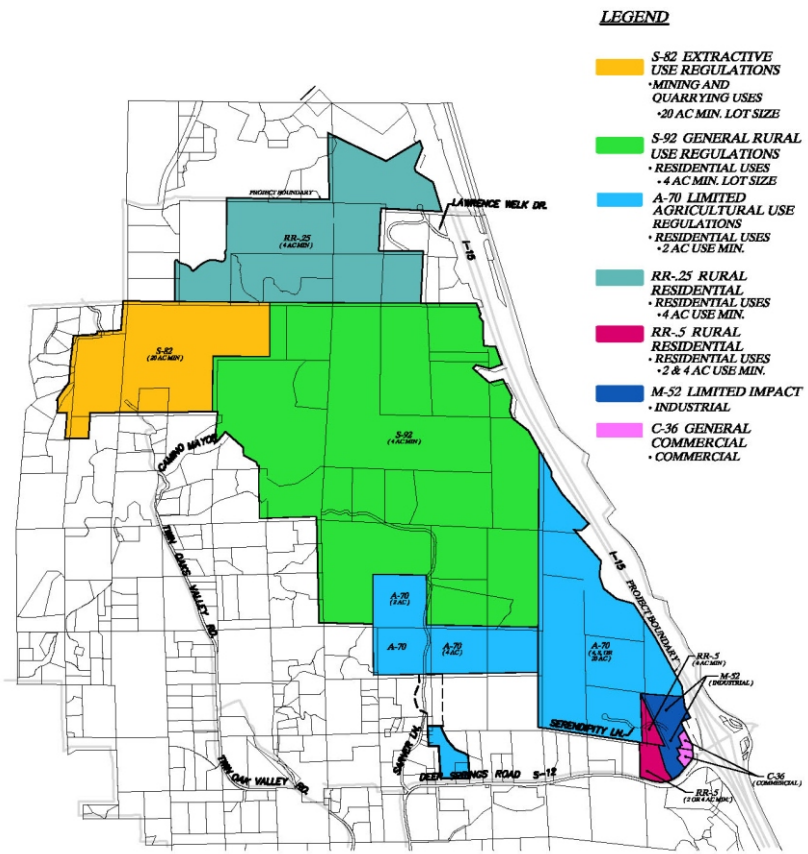
Source: Fuscoe Engineering

# Existing & Proposed Land Use Designation

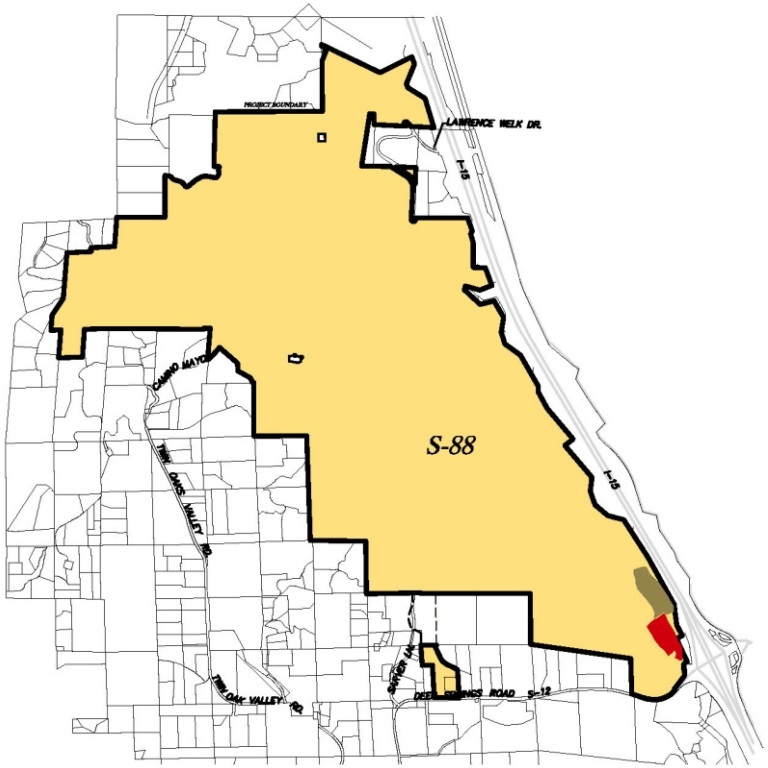
FIGURE 1.1-26

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




## Existing Zoning Designations




## Proposed Zoning Designations

LEGEND

- S-88
- RM-22
- C-36

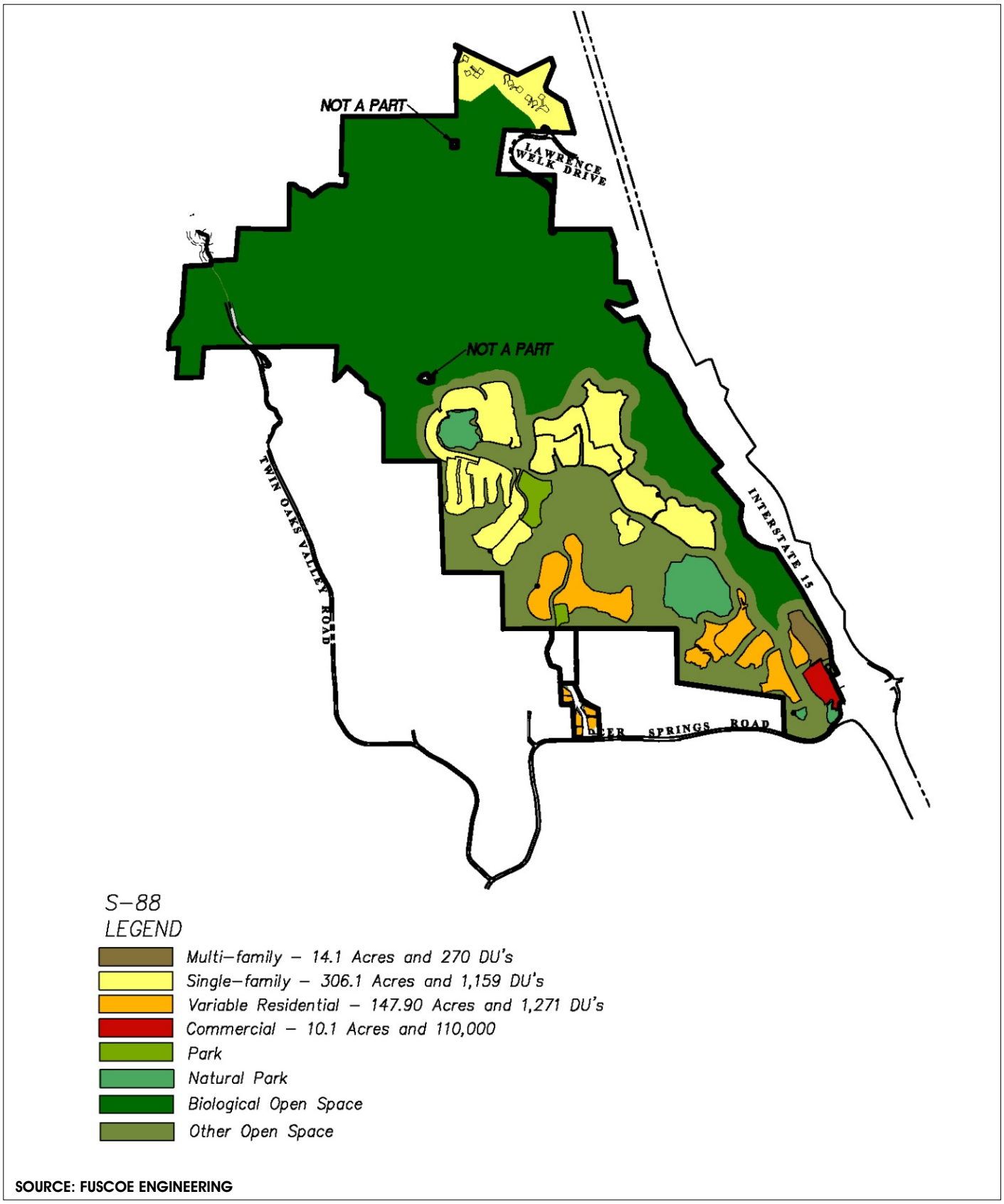
Source: Fuscoe Engineering

Zoning Designations

EXHIBIT NO.
1.1-27

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



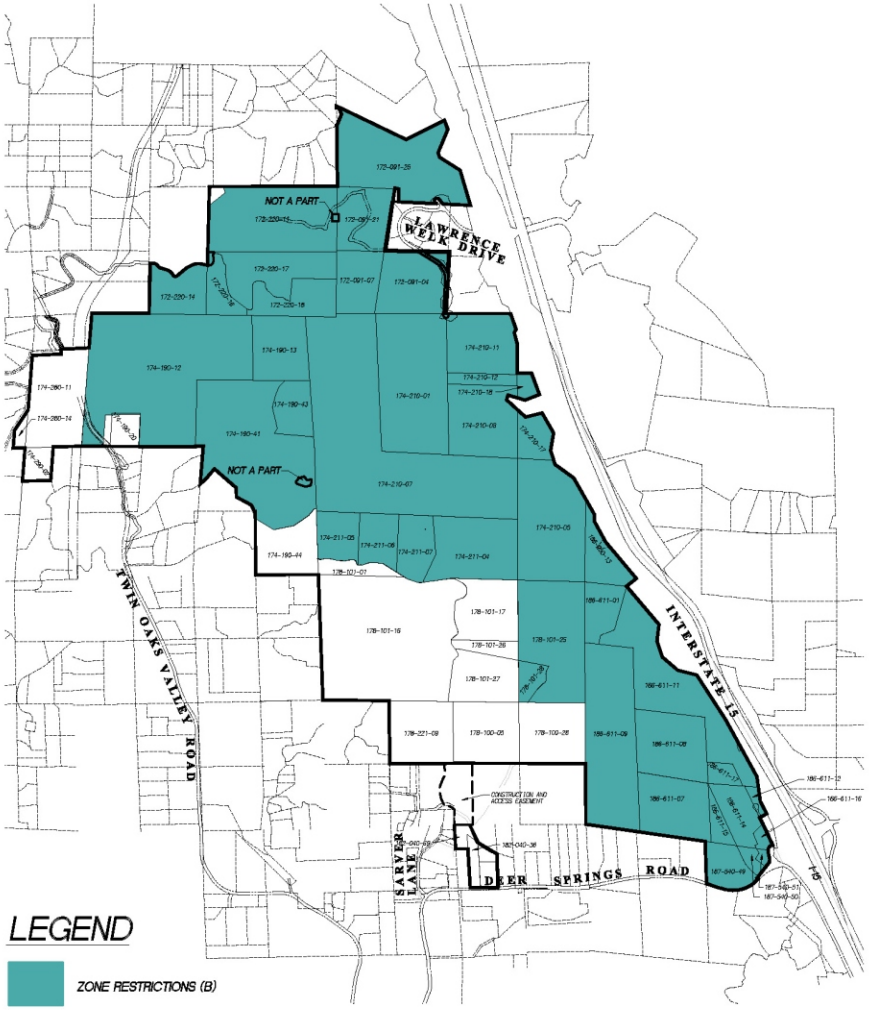

SOURCE: FUSCOE ENGINEERING

Generalized Land Use Map

FIGURE 1.1-28

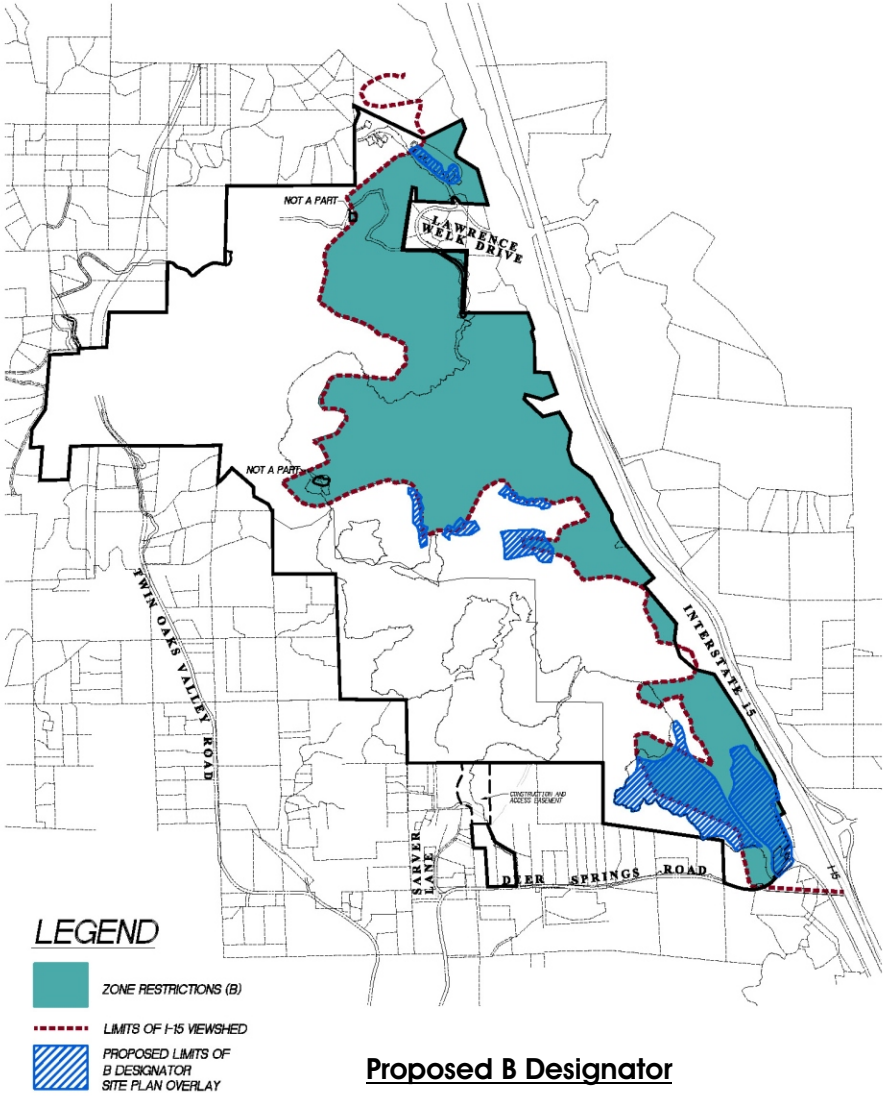
MERRIAM MOUNTAINS SPECIFIC PLAN EIR

N




**Existing B Designator**

NTS




**Proposed B Designator**

NTS

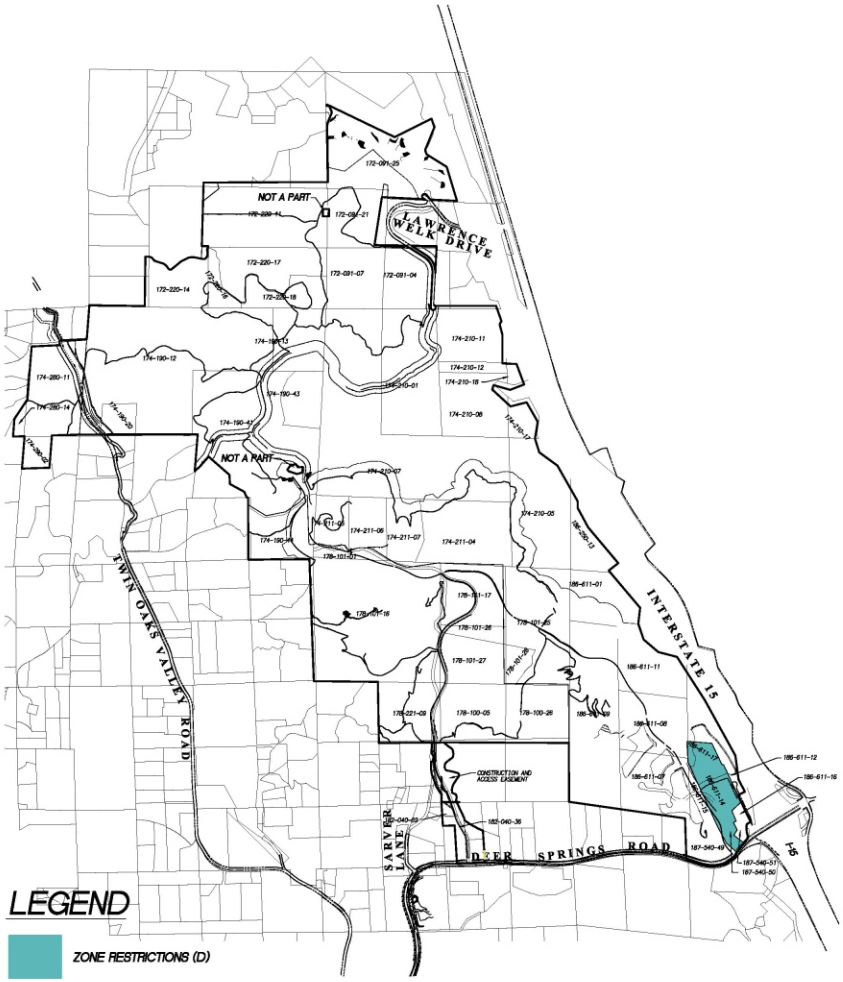
Source: Fuscoe Engineering

Existing & Proposed B Designator

FIGURE 1.1-29

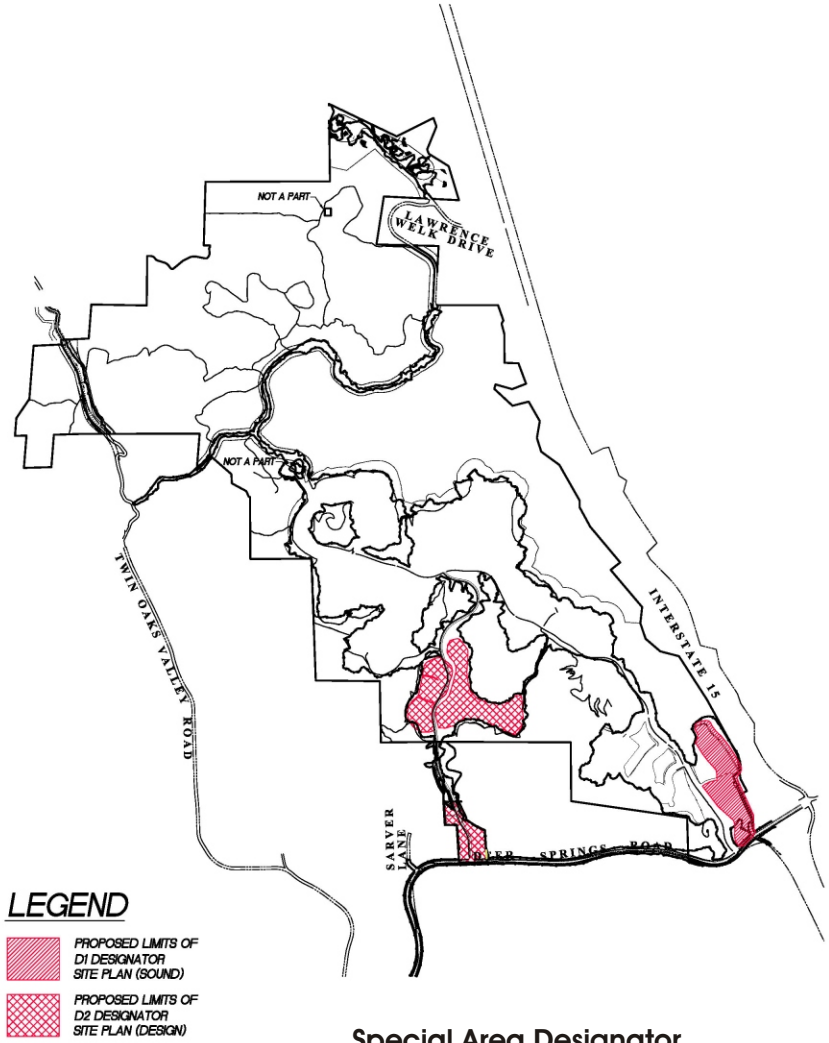
**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N




**Existing D Designator**

NTS




**Special Area Designator**

NTS

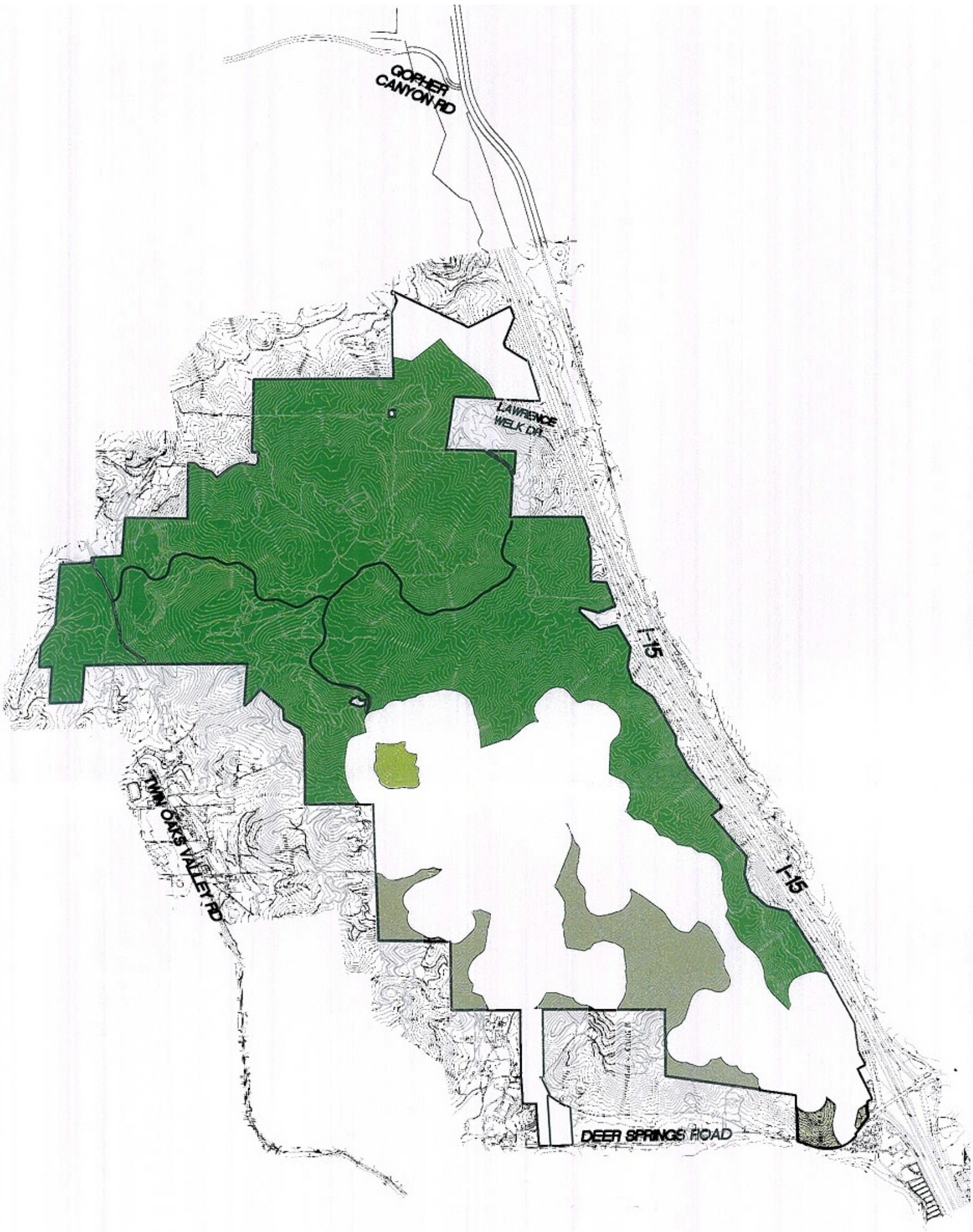
Source: Fuscoe Engineering

Existing & Proposed D Designator

FIGURE 1.1-30

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

N



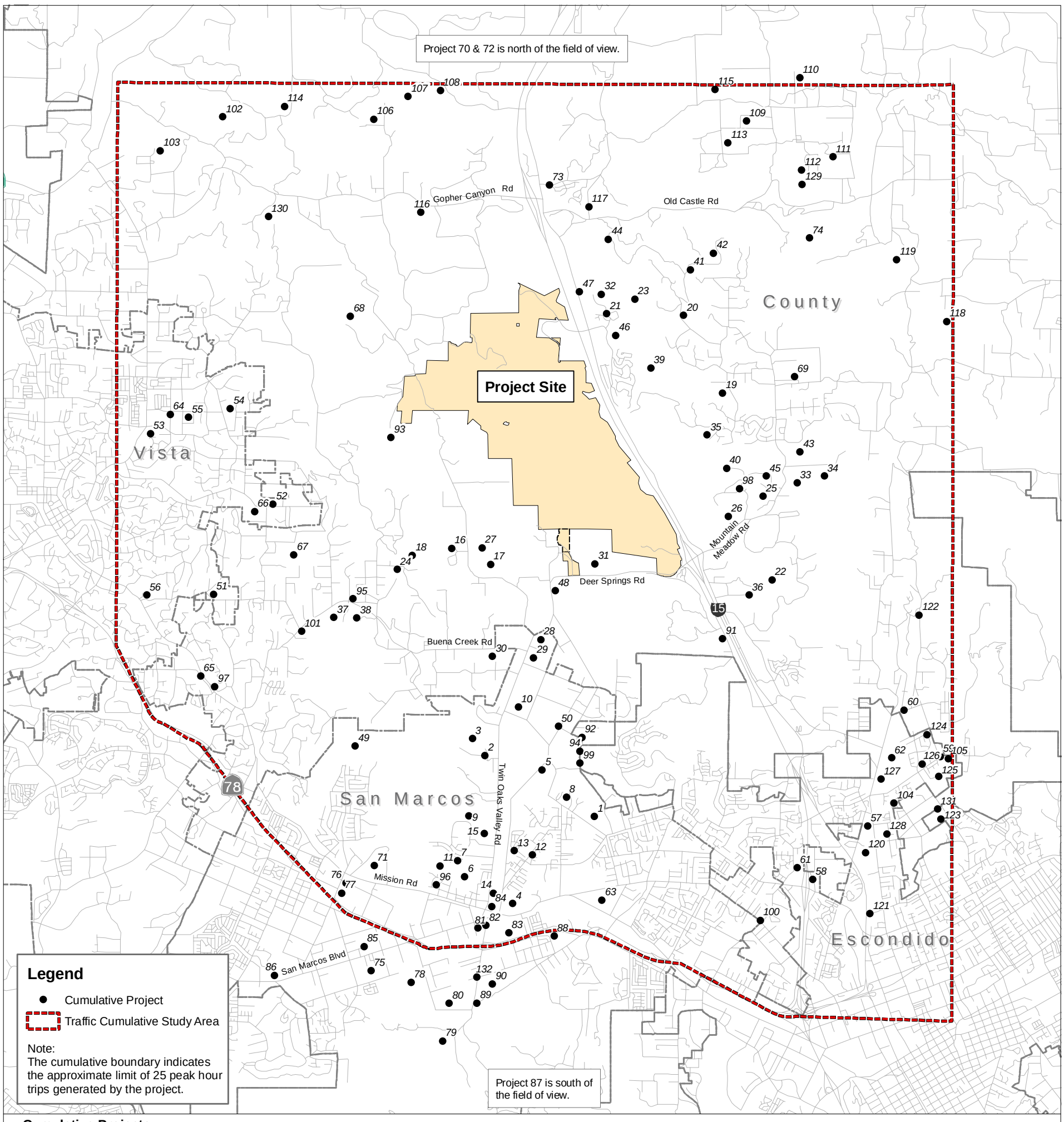

BIOLOGICAL OPEN SPACE - 1305 AC
NATURAL PARK - 14 AC
OTHER OPEN SPACE - 178 AC

**DRAFT ALL-SOUTH ALTERNATIVE**
**PRELIMINARY HARDLINE EXHIBIT**
**MERRIAM MOUNTAINS** **SEPT 20, 2005**

SOURCE: FUSCOE ENGINEERING

September 20, 2005 Wildlife Agencies Hardline Agreement

FIGURE 1.1-31




**Cumulative Projects**

| NO. | Project Name | NO. | Project Name | NO. | Project Name | NO. | Project Name |
|---|---|---|---|---|---|---|---|
| 1 | Rose Ranch | 36 | Heritage Valley Estates | 71 | Palomar College-San Marcos Master Plan | 106 | Biernacki TPM 2 Lot Subdivision |
| 2 | Del Roy Drive Residential | 37 | Sugarbush | 72 | West Lilac Farms | 107 | TPM Permit No. 20640 |
| 3 | Malone Street Residential | 38 | TM 5308 | 73 | Castle Creek | 108 | Brisa Del Mar |
| 4 | Vineyard Residential | 39 | Villas on the Green | 74 | Beauvais TM | 109 | Robinson, TPM, 4 Lots |
| 5 | Mulberry Residential | 40 | Meadows 35 | 75 | San Marcos Creek Specific Plan | 110 | Gagavalli, TPM, 2 Lots |
| 6 | Liberty Lane Residential | 41 | The Oaks | 76 | Palomar Station | 111 | Fitzpatrick TPM |
| 7 | Glendale Residential | 42 | Odell | 77 | Residence INN | 112 | McBride, TPM, 2 Lots |
| 8 | Mulberry/Rose Ranch Residential | 43 | Hidden Meadows | 78 | University Medical and Office Park (Fentor | 113 | Goodnight Ranchos, TPM, 2 Lots |
| 9 | Windy Way Residential | 44 | Woodhead Minor Residential | 79 | Hansen Aggregate | 114 | Polo Club |
| 10 | Sycamore/Cox Residential | 45 | Choi TM | 80 | Kaiser Permanente | 115 | Mustafa TPM |
| 11 | Mission Rd Residential | 46 | Welcome View | 81 | Civic Center Marketplace | 116 | Tran Tentative Parcel Map |
| 12 | Vineyard/Shirley Residential | 47 | Canyon Villas | 82 | Civic Center Plaza | 117 | Castle Creek Condos, GPA, SPA, REZ |
| 13 | Woodward/Borden Condos | 48 | TERI | 83 | Civic View Corporate Center | 118 | Charles Froehlich TM |
| 14 | Richmar Avenue Retail | 49 | San Marcos Highlands | 84 | Mission and Vineyard Retail Center | 119 | Wilkes Road TPM |
| 15 | Windy Way Industrial | 50 | TSM 459 | 85 | Park Place South | 120 | River Village Apartments |
| 16 | Merriam West Ranch | 51 | Monte Vista Dr PC2-072 | 86 | High Tech High | 121 | Premier Coastal Development |
| 17 | Twin Oaks Farm | 52 | San Clemente Av TSM | 87 | University Heights SP | 122 | Innovative Communities |
| 18 | Via Conca D'Oro Residential | 53 | Vineyards Specific Plan | 88 | Campus Pointe Office Building | 123 | Cornerstone Engineering - 927 |
| 19 | Hidden Meadows II | 54 | Grandview Rd TSM | 89 | Urban West Strategies | 124 | Cornerstone Engineering - 928 |
| 20 | Rim Rock | 55 | Craftsman Condominiums | 90 | CSUSM - Phase II | 125 | Hallmark |
| 21 | Champagne Gardens | 56 | Monte Vista Dr. PC2-090 | 91 | Lantis Minor Subdivision - TPM 20420 | 126 | Larry Templeton |
| 22 | Mountain Gate | 57 | Meadowbrook Village | 92 | Richland Estates - TPM 20481 | 127 | Jack Biery |
| 23 | Garden Villas | 58 | Tract 868 | 93 | Twin Oaks Valley Water Treatment Plan | 128 | BHA Inc. |
| 24 | Plamondon TPM/Emma Estates | 59 | Tract 892 | 94 | Roger Estate | 129 | Tapestry Meadows Equestrian Center |
| 25 | Prio/Ciba TMs | 60 | Tract 916 | 95 | Fredas Hill Project | 130 | Cal-a-vie |
| 26 | Black TM | 61 | Fire Station #3 | 96 | Liberty Drive | 131 | Merit Group |
| 27 | Rimsa TM | 62 | Reidy Creek | 97 | Tai Estates | 132 | University District Specific Plan |
| 28 | Discovery Valley Equestrian & Canine Cen | 63 | Hollandia Project | 98 | Rimmelspach Subdivision (TM 5523) | | |
| 29 | Walnut Grove Park | 64 | Foothill Oak Elementary | 99 | Orchard Hills GPA | | |
| 30 | Casa de Amparo Group Care Facility | 65 | Hannalei Elementary | 100 | Mountain Meadow TM | | |
| 31 | Pizzuto | 66 | Rancho Minerva | 101 | Kowano Subdivision | | |
| 32 | Brooks & Kiersey Driveway | 67 | Vista Irrigation District Pipeline Access | 102 | Kuehn, Garrett | | |
| 33 | Arend Brouwer | 68 | National Quarries | 103 | Kirkorowicz, Tpm, | | |
| 34 | Washington Meadows | 69 | Paradigm | 104 | RMCI Group | | |
| 35 | Raisigel/Fejeran | 70 | Palomar College - Fallbrook | 105 | Rincon Escondido | | |

Z:\Projects\j387701\Figs_EIR\Section01\EIR_Fig1-6-01_cumulative.mxd

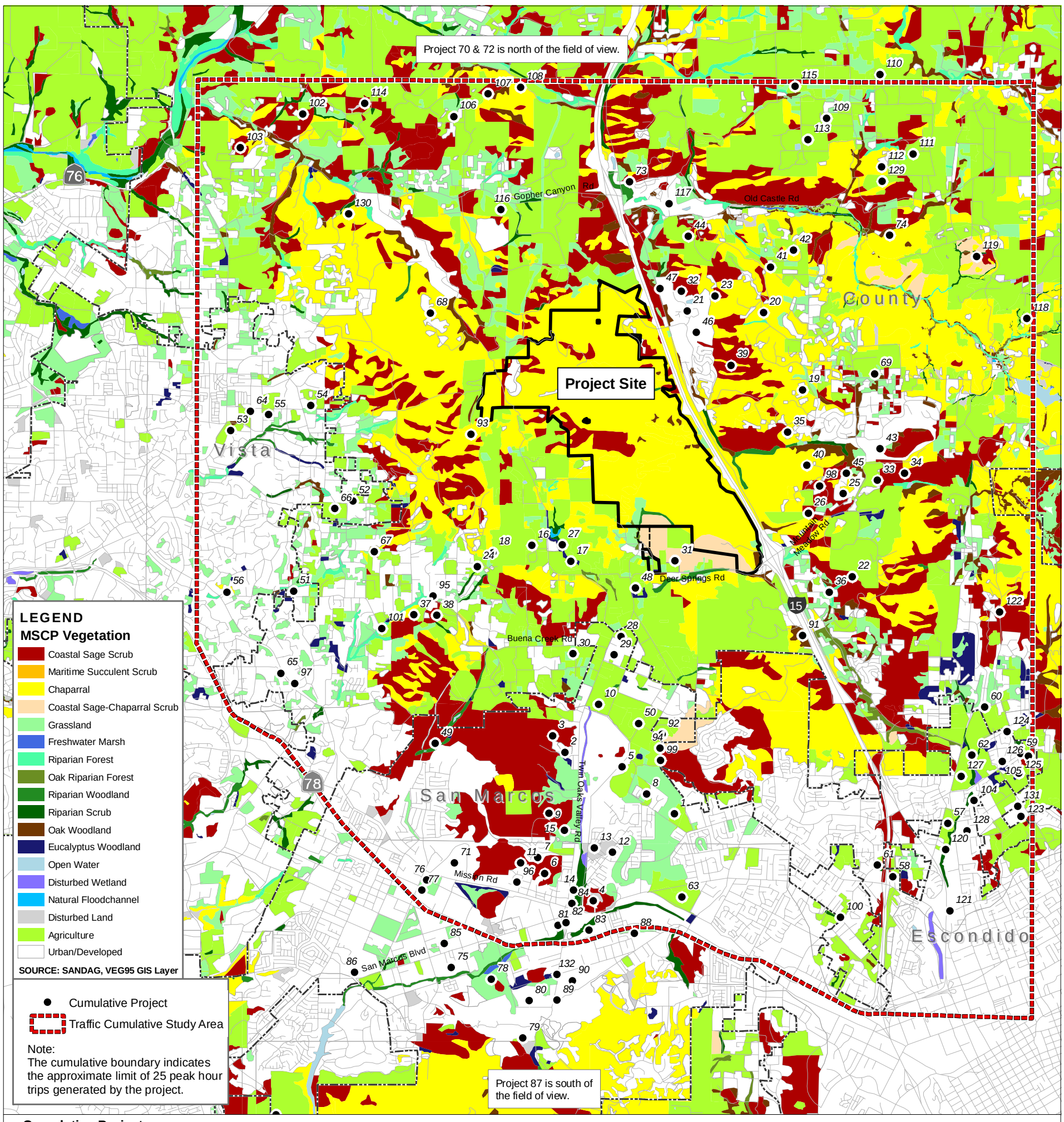
# Cumulative Projects

FIGURE 1.6-1

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

0 6,000 12,000
Feet

N




## Cumulative Projects

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| 2 | Del Roy Drive Residential | 37 | Sugarbush | 72 | West Lilac Farms | 107 | TPM Permit No. 20640 |
| 3 | Malone Street Residential | 38 | TM 5308 | 73 | Castle Creek | 108 | Brisa Del Mar |
| 4 | Vineyard Residential | 39 | Villas on the Green | 74 | Beauvais TM | 109 | Robinson, TPM, 4 Lots |
| 5 | Mulberry Residential | 40 | Meadows 35 | 75 | San Marcos Creek Specific Plan | 110 | Gagavalli, TPM, 2 Lots |
| 6 | Liberty Lane Residential | 41 | The Oaks | 76 | Palomar Station | 111 | Fitzpatrick TPM |
| 7 | Glendale Residential | 42 | Odell | 77 | Residence INN | 112 | McBride, TPM, 2 Lots |
| 8 | Mulberry/Rose Ranch Residential | 43 | Hidden Meadows | 78 | University Medical and Office Park (Fentor | 113 | Goodnight Ranchos, TPM, 2 Lots |
| 9 | Windy Way Residential | 44 | Woodhead Minor Residential | 79 | Hansen Aggregate | 114 | Polo Club |
| 10 | Sycamore/Cox Residential | 45 | Choi TM | 80 | Kaiser Permanente | 115 | Mustafa TPM |
| 11 | Mission Rd Residential | 46 | Welcome View | 81 | Civic Center Marketplace | 116 | Tran Tentative Parcel Map |
| 12 | Vineyard/Shirley Residential | 47 | Canyon Villas | 82 | Civic Center Plaza | 117 | Castle Creek Condos, GPA, SPA, REZ |
| 13 | Woodward/Borden Condos | 48 | TERI | 83 | Civic View Corporate Center | 118 | Charles Froehlich TM |
| 14 | Richmar Avenue Retail | 49 | San Marcos Highlands | 84 | Mission and Vineyard Retail Center | 119 | Wilkes Road TPM |
| 15 | Windy Way Industrial | 50 | TSM 459 | 85 | Park Place South | 120 | River Village Apartments |
| 16 | Merriam West Ranch | 51 | Monte Vista Dr PC2-072 | 86 | High Tech High | 121 | Premier Coastal Development |
| 17 | Twin Oaks Farm | 52 | San Clemente Av TSM | 87 | University Heights SP | 122 | Innovative Communities |
| 18 | Via Conca D'Oro Residential | 53 | Vineyards Specific Plan | 88 | Campus Pointe Office Building | 123 | Cornerstone Engineering - 927 |
| 19 | Hidden Meadows II | 54 | Grandview Rd TSM | 89 | Urban West Strategies | 124 | Cornerstone Engineering - 928 |
| 20 | Rim Rock | 55 | Craftsman Condominiums | 90 | CSUSM - Phase II | 125 | Hallmark |
| 21 | Champagne Gardens | 56 | Monte Vista Dr. PC2-090 | 91 | Lantis Minor Subdivision - TPM 20420 | 126 | Larry Templeton |
| 22 | Mountain Gate | 57 | Meadowbrook Village | 92 | Richland Estates - TPM 20481 | 127 | Jack Biery |
| 23 | Garden Villas | 58 | Tract 868 | 93 | Twin Oaks Valley Water Treatment Plan | 128 | BHA Inc. |
| 24 | Plamondon TPM/Emma Estates | 59 | Tract 892 | 94 | Roger Estate | 129 | Tapestry Meadows Equestrian Center |
| 25 | Prio/Ciba TMs | 60 | Tract 916 | 95 | Fredas Hill Project | 130 | Cal-a-vie |
| 26 | Black TM | 61 | Fire Station #3 | 96 | Liberty Drive | 131 | Merit Group |
| 27 | Rimsa TM | 62 | Reidy Creek | 97 | Tai Estates | 132 | University District Specific Plan |
| 28 | Discovery Valley Equestrian & Canine Cen | 63 | Hollandia Project | 98 | Rimmelspach Subdivision (TM 5523) | | |
| 29 | Walnut Grove Park | 64 | Foothill Oak Elementary | 99 | Orchard Hills GPA | | |
| 30 | Casa de Amparo Group Care Facility | 65 | Hannalei Elementary | 100 | Mountain Meadow TM | | |
| 31 | Pizzuto | 66 | Rancho Minerva | 101 | Kowano Subdivision | | |
| 32 | Brooks & Kiersey Driveway | 67 | Vista Irrigation District Pipeline Access | 102 | Kuehn, Garrett | | |
| 33 | Arend Brouwer | 68 | National Quarries | 103 | Kirkorowicz, Tpm, | | |
| 34 | Washington Meadows | 69 | Paradigm | 104 | RMCI Group | | |
| 35 | Raisigel/Fejeran | 70 | Palomar College - Fallbrook | 105 | Rincon Escondido | | |

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# Cumulative Projects with MSCP Vegetation

FIGURE 1.6-2

**MERRIAM MOUNTAINS SPECIFIC PLAN EIR**

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