APPENDIX A

Notice of Preparation (NOP) and Initial Study and Public Comments

GARY L. PRYOR
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
338 VIA VERA CRUZ - SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST - SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

January 13, 2005

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at **http://www.sdcdplu.org/dplu/ceqa_public_review.html**, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

GPA 03-05, R03-015, TM 5341RPL, P04-048, LOG NO. 04-19-007; PEACEFUL VALLEY RANCH. The project is an estate residential development consisting of 181.3 acres that will be subdivided into 51 total lots consisting of the following: 48 single-family residential estate lots (2 to 6 acre-lots); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. Access will be taken from Campo Road (SR 94) via Peaceful Valley Road (private road). A secondary emergency access (gated road) is proposed in the southeastern portion of the project that will connect to Campo Road (SR 94). Grading will be balanced and involves the cut and fill of 200,000 cubic yards. Maximum cut and fill slope ratios will be 2:1 with a maximum heights of 30 and 20 feet respectively. The General Plan Amendment and Rezone propose to change the existing land use designation and zoning of the easterly 152.4 acres. The General Plan Amendment proposes to reclassify the land use designation from (18) Multiple Rural Use to (17) Estate Residential and the Rezone proposes a change in zoning from A72 (8) to A72 (2) General Agriculture for the portion of the project located on Assessors Parcel Numbers 597-050-13, 597-070-02, and 597-070-07. The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment

running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive. The proposed project is located in the Jamul-Dulzura Planning Group Area within the unincorporated area of the County of San Diego. The project is located at the southeast corner of Campo Road and Melody Lane in the community of Jamul, in the unincorporated area of the County of San Diego. Comments on this Notice of Preparation document must be received no later than February 14, 2005 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the Rancho San Diego Branch Library, located at 11555 Via Rancho San Diego, El Cajon, CA 92019. A Public Scoping Meeting will be held to solicit comments on the EIR. This meeting will be held on February 1, 2005 at the Oak Grove Middle School Library located at 14344 Olive Vista Drive, Jamul, CA 91935, beginning at 6:30 p.m. For additional information, please contact Donna Beddow at (858) 694-3656 or by e-mail at donna.beddow@sdcounty.ca.gov.

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NOTICE OF PREPARATION DOCUMENTATION

DATE: January 13, 2005

PROJECT NAME: Peaceful Valley Ranch

PROJECT NUMBER: GPA 03-05, R03-015, TM 5341RPL, P04-048

PROJECT APPLICANT: Peaceful Valley Ranch, LLC

ENV. REVIEW NUMBER: Log No. 04-19-007

PROJECT DESCRIPTION: The project proposes a Tentative Map, General Plan Amendment, Rezone and Major Use Permit. The project is an estate residential development consisting of 181.3 acres that will be subdivided into 51 total lots consisting of the following: 48 single-family residential estate lots (2 to 6 acre-lots); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. The existing ranch residence is to remain, however the caretaker residences, barns, and out buildings are to be removed. In addition, the organic farm (Good Faith Organic Farm – 5.5 acres) has abandoned operations. Access will be taken from Campo Road (SR 94) via Peaceful Valley Road (private road). A secondary emergency access (gated road) is proposed in the southeastern portion of the project that will connect to Campo Road (SR 94). Grading will be balanced and involves the cut and fill of 200,000 cubic yards. Maximum cut and fill slope ratios will be 2:1 with a maximum heights of 30 and 20 feet respectively. The San Diego Rural Fire Protection District requires a 100-foot fuel reduction zone around all structures and a 10-foot fuel reduction zone on both sides of roadways and/or driveways.

The public equestrian use (Lot 48) will include the boarding, breeding, training, and sales of specially trained horses. This operation will consist of two separate and distinct horse specialty areas: Hunter/Jumper trained horses and Polo horses. The equestrian facility is planned as a signature entry element and will be located adjacent to State Route 94 (SR 94) at the entrance to the Peaceful Valley Ranch community. This facility

is envisioned as a high-end boarding and training facility for arena type riding shows and events. The facility will include several barns to accommodate up to 30 horses, several small paddocks for daily horse turnouts, and an arena with jumps for training and horse show purposes. The facilities will also include an enclosed barn for feed storage, hot walker, bullpen, manure storage area, office area (approximately 200 square feet) and restrooms, caretaker residence, and parking area. Use of the public facilities will be limited to those boarding horses at the site.

The Polo Training Facility and Field (Lot 51) will be privately owned and operated for the main agribusiness purpose of acquiring thoroughbred horses that are unsuitable for racing. Those horses will be boarded and trained for polo play, and ultimately those horses will be made available for sale to the polo enthusiast. The polo facility will include several barns to accommodate up to forty polo ponies, paddocks for daily horse turnout, and a regulation size polo field of (160 x 300 yards) plus run-on areas with a training track surrounding the polo field. Additional facilities include a bullpen, hot walkers, hay barn for feed storage, manure storage area, office area (approximately 200 square feet) and restrooms, caretaker residence, and parking area. Use of the private facilities will be limited to homeowners at Peaceful Valley Ranch (use of the polo field may also occasionally be offered for temporary special events, such as for community and local recreational league use).

A trail system is proposed that will traverse the site and will be dedicated to the County as a public trail. A main feature of the trail system will be that it runs parallel to and east of the main on-site drainage. The trail system will provide opportunities for recreational walking, hiking, and equestrian uses and will allow for future linkages to public off-site trails at the northerly and southerly property boundaries.

Both equestrian use areas will generally operate seven days per week, from approximately 8:00 a.m. to sunset (varying seasonally). Use of the public facilities will be limited to those boarding horses at the site. Use of the private facilities will be limited to homeowners at Peaceful Valley Ranch.

Peaceful Valley Ranch Road will provide access from SR 94 to the site in the northwest corner of the property. SR 94 is a Circulation Element Road and is classified as a Major Road on the County of San Diego Circulation Element within the project area. Peaceful Valley Ranch Road will be improved on-site, will be privatized and gated within the project site, but access rights will be preserved for the two residents who presently utilize the roadway to access their property.

The proposed private street alignments and grades within the Peaceful Valley Ranch site will generally follow the existing dirt roads. The proposed streets will require minimal grading, blending naturally into the topography of the site. Peaceful Valley Ranch Road and all other roads onsite will be paved with asphaltic concrete (AC) to a

width of thirty-two feet (32') within a graded roadbed of forty feet (40'). The thirty-two feet (32') improved width will accommodate one lane of on-street parking. No curb, gutter or sidewalk are proposed (although concrete curbs are proposed where the street grade exceeds 7%). Bridle paths (10' width) are proposed along all interior roadways, with the exception of the roadway segment from SR 94 to the on-site gated entry. SR 94 will be improved along the project frontage to a one-half minimum graded width of fifty-four feet (54') with forty-four feet (44') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk with curb at forty-four feet (44') from centerline. Improvements will also include a 14-foot left turn lane for left turning movements from SR 94 to the project entrance. In addition, a 1000-foot segment of SR 94 north of the project site will be improved.

The project will utilize on-site sewage disposal systems (septic) for each lot and use. In addition, the Peaceful Valley Ranch project site is located entirely within and will be served by the Otay Water District (OWD), a member agency of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MWD). The westerly 28.85-acre portion of the subject property is within the OWD Improvement District No. 9 (ID 9), whereas the remainder 152.46-acre portion of the property will be required by the OWD to annex into ID 9. The westerly 28.85-acre portion of the project site is also within the SDCWA and MWD, with the remaining easterly portion outside the CWA's service area. Concurrent with the annexation of the 152.46-acre portion into the OWD ID9, the OWD will process the annexation of that portion of the project site into the SDCWA and MWD. The OWD conditionally approved the annexation request into the OWD ID 9 on September 3, 2003, and commenced the annexation process into the SDCWA and MWD.

The project has five existing wells. Two of these wells are not used because one has been capped and the other has been abandoned. The project does not propose to use groundwater for the residential lots. However, these wells will be used for non-potable purposes (horse stable).

The General Plan Amendment and Rezone propose to change the existing land use designation and zoning of the easterly 152.4 acres. The General Plan Amendment proposes to reclassify the land use designation from (18) Multiple Rural Use to (17) Estate Residential and the Rezone proposes a change in zoning from A72 (8) to A72 (2) General Agriculture for the portion of the project located on assessors parcel numbers 597-050-13, 597-070-02, and 597-070-07. The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive.

PROJECT LOCATION: The project is located at the southeast corner of Campo Road and Melody Lane in the community of Jamul, in the unincorporated area of the County of San Diego. Thomas Brothers Coordinates: Page 1292, Grid J/3.

PROBABLE ENVIRONMENTAL EFFECTS: The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

Based on an Initial Study prepared by the County of San Diego Department of Planning and Land Use, dated January 13, 2005, it has been determined that the potentially significant environmental effects that may occur as a result of implementation of the project include: agricultural resources; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology/water quality; land use and planning; noise; recreation; transportation/traffic; utilities and services and mandatory findings of significance. These issues, along with an analysis of project alternatives and cumulative impacts will be discussed in the EIR for the Peaceful Valley Ranch project (Log No. 04-19-007).

PUBLIC SCOPING MEETING:
Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on February 1, 2005 at the Oak Grove Middle School Library located at 14344 Olive Vista Drive, Jamul, CA 91935, beginning at 6:30 p.m. For additional information, please contact Donna Beddow at (858) 694-3656 or by e-mail at donna.beddow@sdcounty.ca.gov.

Attachments
- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study

ND01-05\0419007-NOP;jcr

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January 13, 2005

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G Rev. 10/98)

1. Project Number(s)/Environmental Log Number/Title:

   GPA 03-05, R03-015, TM 5341RPL, P04-048, Log No. 04-19-007; Peaceful Valley Ranch

2. Lead agency name and address:
   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B,
   San Diego, CA 92123-1666

3. a. Contact Donna Beddow, Planner
   b. Phone number: (858) 694-3656
   c. E-mail: donna.beddow@sdcounty.ca.gov

4. Project location:

   The project is located at the southeast corner of Campo Road and Melody Lane in the community of Jamul, in the unincorporated area of the County of San Diego.

   Thomas Brothers Coordinates: Page 1292, Grid J/3

5. Project sponsor's name and address:

   Peaceful Valley Ranch, LLC
   14131 Hillside Drive
   Jamul, CA 91935

6. General Plan Designation

Community Plan:	Jamul-Dulzura
Land Use Designation:	17 – Estate Residential 1 du/2, 4 acre(s) 18 - Multiple Rural Use
Density:	1 du/4, 8, 20 acre(s)

7. Zoning

Use Regulation:	A72 – General Agriculture
Density:	0.125 or 0.5 du/1 acre(s)
Special Area Regulation:	none

8. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

The project proposes a Tentative Map, General Plan Amendment, Rezone and Major Use Permit. The project is an estate residential development consisting of 181.3 acres that will be subdivided into 51 total lots consisting of the following: 48 single-family residential estate lots (2 to 6 acre-lots); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. The existing ranch residence is to remain, however the caretaker residences, barns, and out buildings are to be removed. In addition, the organic farm (Good Faith Organic Farm – 5.5 acres) has abandoned operations. Access will be taken from Campo Road (SR 94) via Peaceful Valley Road (private road). A secondary emergency access (gated road) is proposed in the southeastern portion of the project that will connect to Campo Road (SR 94). Grading will be balanced and involves the cut and fill of 200,000 cubic yards. Maximum cut and fill slope ratios will be 2:1 with a maximum heights of 30 and 20 feet respectively. The San Diego Rural Fire Protection District requires a 100-foot fuel reduction zone around all structures and a 10-foot fuel reduction zone on both sides of roadways and/or driveways.

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A trail system is proposed that will traverse the site. The trail is proposed with an Irrevocable Offer of Dedication (IOD); and therefore will be dedicated to the County as a public trail. A main feature of the trail system will be that it runs parallel to and east of the main on-site drainage. The trail system will provide opportunities for recreational walking, hiking, and equestrian uses and will allow for future linkages to public off-site trails at the northerly and southerly property boundaries.

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9. Surrounding land uses and setting (Briefly describe the project's surroundings):

West of the project is the Jamul Indian Village and Cemetery, the Rural Fire Protection District fire station, agricultural dry farming, and open space as identified in the Otay Ranch Specific Plan. To the north are estate residential lots ranging from 1 to 4 acres that include equestrian uses. East of the project is the Rancho Jamul Estates consisting of low density, estate residential lots ranging from 2 to 3 acres in size that include equestrian uses. Directly south of the project is the Daley Ranch, a large expansive dedicated open space area under the jurisdiction of the California Department of Fish and Game (CDF&G). The surrounding topography consists of rolling hills to steep slopes. Elevation on site varies from 900 feet (AMSL) in the southwest to 1,000 feet (AMSL) in the northeastern portions of the site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	**Agency**
General Plan Amendment	County of San Diego
Rezone	County of San Diego
Tentative Map	County of San Diego
Grading Permit	County of San Diego
Major Use Permit	County of San Diego
Septic Tank Permit	County of San Diego
Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
1603 – Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☑ Biological Resources
- ☑ Hazards & Haz. Materials
- ☐ Mineral Resources
- ☐ Public Services
- ☑ Utilities & Service Systems
- ☑ Agriculture Resources
- ☑ Cultural Resources
- ☑ Hydrology & Water Quality
- ☑ Noise
- ☑ Recreation
- ☑ Mandatory Findings of Significance
- ☑ Air Quality
- ☑ Geology & Soils
- ☑ Land Use & Planning
- ☐ Population & Housing
- ☑ Transportation/Traffic

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☑ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Donna Beddow
Signature

January 13, 2005
Date

Donna Beddow
Printed Name

Environmental Planner
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

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

Discussion/Explanation:

Less than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways. Based on a site visit completed by Shannon Murphy on November 19, 2003, the proposed project is located near or within the viewshed of a scenic vista. The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying landcover, establish the visual environment for the scenic vista. The visual environment of the subject scenic vista extends from south of the project along SR 94 to the intersection of Melody Road with SR 94; and the visual composition consists of a combination of hillsides, gentle slopes with mountains as a backdrop, and several knolls located on the subject property, the Peaceful Valley Ranch property, and surrounding properties which disrupt direct views from private residences to east and north of the project from having direct views of the proposed fire station site. Existing mature trees are scattered in the project vicinity, which will also disrupt private views. Limited views are available from properties to the west of Campo Road, due to existing development and natural slopes on the Peaceful Valley Ranch property along Campo Road, which will limit views into the project site; and the visual composition consists of gently rolling hills and meadows; native vegetation including oak woodlands, Coastal sage scrub, and grasslands as well as dry oat farming; blue-line streams; and, prehistoric cultural resources. The visual composition also includes existing residential development to the north, east, and northeast, and the open space preserve located to the south of the Peaceful Valley Ranch property.

The proposed project is a major subdivision that will be subdivided into 48 single-family residential estate lots (2-6.2 acres); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. The project is compatible with the existing visual environment's in terms of visual character and quality for the following reasons: The proposed project is adjacent to Highway 94 (Campo Rd), which is a scenic highway at this location, a Third Priority Scenic Route. The project proposes a fire station lot and a public equestrian facility along Campo Road. Currently, the Rural Fire Protection District fire station is located immediately across Campo Road from its future location as Lot 49 of the

Peaceful Valley Ranch Tentative Map. The project proposes two residential lots adjacent to Highway 94; however, the house pads will be minimally visible from Campo Road due to the existing topography. The distance from Campo Road, natural vegetation, and topography will limit the views of the remaining residential lots for the project. The site does not need to be subjected to scenic corridor protection measures since there will be a less than significant adverse visual effect.

The project will not result in cumulative impacts on a scenic vista because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Project located within the scenic vista's viewshed and will not contribute to a cumulative impact for the following reasons: the subject property is zoned General Agriculture with a minimum lot size of 2 acres. The General Plan designation is Estate Residential with a density of 1 dwelling unit per 2, 4 acres based on slope and 1 dwelling unit per 4, 8, and 20 acres based on slope. The General Plan Amendment requested will change the density to one dwelling unit per 2, 4 acres for the entire project area. Therefore, an Estate Residential development was anticipated for the project site and is being proposed with this project. All lots are a minimum of 2 acres and 4 acres where the slope requires it. The project will be visually compatible with existing development in the area. Estate residential exists to the north, east, and northeast. The addition of this project will reinforce the existing character of the area. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

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

Discussion/Explanation:

Less than Significant Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from CalTrans that the highway has been designated as an official Scenic Highway. Based on a site visit completed by Shannon Murphy on November 19, 2003, the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line

of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The project site is located on the east side of Campo Road (SR 94) in the community of Jamul and is not near or adjacent to a State scenic highway. The project is located in an area of estate residential properties, agricultural operations, and the Jamul Indian Village casino is proposed on the west side of Campo Road across from this development project. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

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

Discussion/Explanation:

Less than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding area can be characterized as rural. The project site will blend and maintain the character of the surrounding development (large estate residential/ equestrian operations) in terms of dominance, scale, diversity and continuity.

The proposed project is a 51-lot residential subdivision. The project is compatible with the existing visual environment's visual character and quality for the following reasons: the project proposes estate residential lots that are compatible in size with adjacent development to the north, east, and northeast. The project also proposes a Polo Training Facility and Field (Lot 51) that will be privately owned and operated. The lot will be located in the southern central portion of the project, adjacent to the open space area to the south. The existing Rural Fire Protection District fire station is currently located across Campo Road and will be relocated to Lot 48 of the proposed Peaceful Valley Ranch project. The project proposes similar uses in the area, by creating estate residential lots consistent in size to existing residential lots in the project area, as well as relocating the fire station, and proposing a public equestrian facility and polo training center, which are compatible uses found in an agricultural zone. Viewer response and perception of the project will be similar to the existing response and perception since the project proposes estate residential lots and equestrian uses. In addition, the fire station is already located in the immediate area and its relocation will reinforce the existing response and perception. The residential lots will not degrade the overall visual quality

because the house pads will not be located on steep slope lands and the project uses the flatter portions of the site for the proposed pads. The project does not propose landform modification that is considered significant. The undulating topography of the land will assist in that it minimizes the views of the proposed homes that will be located on the property. In addition, the majority of the lots are located on the far eastern portion of the property, which is over 1,700 feet from Campo Road. These lots will be viewed mostly by private viewers, rather than from the public roadways. The project will not degrade the visual environment because it proposes compatible uses that are consistent with the existing surrounding development (large estate residential/ equestrian operations).

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Projects located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: The subject property is zoned General Agriculture with a minimum lot size of 2 acres. The General Plan designation is Estate Residential with a density of 1 dwelling unit per 2, 4 acres based on slope and 1 dwelling unit per 4, 8, and 20 acres based on slope. The General Plan Amendment requested will change the density to 1 dwelling unit per 2, 4 acres for the entire project area. Therefore, an Estate Residential development was anticipated for the project site and is being proposed with this project. All lots are a minimum of 2 acres and 4 acres where the slope requires it. The project will be visually compatible with existing development in the area. Estate residential exists to the north, east, and northeast. The addition of this project will reinforce the existing character of the area. The project, in combination with surrounding projects, is compatible in dominance, scale, diversity, and continuity and will not degrade the visual environment. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

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

Discussion/Explanation:

Less than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115),

including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project conforms to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Moreover, the project's additional outdoor lighting and glare is controlled and limits light pollution to the project site or directly around the light source and will not contribute to a cumulative impact. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensure that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The proposed project has land designated as Unique Farmland and Farmland of Local Importance. Three agricultural uses have been identified with the proposed project site in recent times: an organic truck farm, dry farm, and stable. According to the Preliminary Biological Resources Map and Inventory, 101.8 acres are devoted to agriculture. Of this, 3 acres were leased to Good Faith Organic Farm of which 2.5 acres were cultivated. The Good Faith Organic Farm ceased operations and vacated the property in August 2004. A barn, corrals and irrigated pasture area encompass approximately 9.8 acres to the northwest, east and south of the organic farm fields. The remaining 90 acres (89.8) on the more sloping portions of the site and hillsides is used for dry land crops, particularly oat hay. The project site has been dry land farmed on a share crop basis for the past 15 years. The project proposes a 51-lot subdivision that includes two equine-related agricultural enterprises with emphasis placed on the boarding, breeding, training and sale of specially trained horses. Impacts to agricultural resources will be addressed in the context of an Agricultural Impact Study and within the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- [ ] Potentially Significant Impact
- [x] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Less than Significant Impact: The project site is zoned A-72 (General Agriculture), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because residential development is a permitted use in A72 (General Agriculture) zones and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The proposed project has land designated as Unique Farmland and Farmland of Local Importance. Three agricultural uses have been identified with the proposed project site in recent times: an organic truck farm, dry farm, and stable. According to the Preliminary Biological Resources Map and Inventory, 101.8 acres are devoted to agriculture. Of this, 3 acres were leased to Good Faith Organic Farm of which 2.5 acres were cultivated. The Good Faith Organic Farm ceased operations and vacated the property in August 2004. A barn, corrals and irrigated pasture area encompass approximately 9.8 acres to the northwest, east and south of the organic farm fields. The remaining 90 acres (89.8) on the more sloping portions of the site and hillsides is used for dry land crops, particularly oat hay. The project site has been dry land farmed on a share crop basis for the past 15 years. The project proposes a 51-lot subdivision that includes two equine-related agricultural enterprises with emphasis placed on the boarding, breeding, training and sale of specially trained horses. Impacts to agricultural resources will be addressed in the context of an Agricultural Impact Study and within the EIR.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes a 51-lot major subdivision that will require a Tentative Map, General Plan Amendment, Rezone, and Major Use Permit. The proposed project requires a General Plan Amendment that would increase density; therefore the proposed project is not in conformance with growth projections. As a result, the project may conflict with or obstruct implementation of the San Diego

Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP) on a project or cumulative level. Impacts to air quality will be addressed in the context of an Air Quality Impact Analysis and within the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the County have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

Less Than Significant Impact: The project proposes a 51-lot major subdivision that will require a Tentative Map, General Plan Amendment, Rezone, and Major Use Permit. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 612 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook Section 6.2 and 6.3 for criteria

Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP) on a project or cumulative level. Impacts to air quality will be addressed in the context of an Air Quality Impact Analysis and within the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the County have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

Less Than Significant Impact: The project proposes a 51-lot major subdivision that will require a Tentative Map, General Plan Amendment, Rezone, and Major Use Permit. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 612 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook Section 6.2 and 6.3 for criteria

pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Potentially Significant Impact: Air quality emissions associated with the project include emissions of PM_{10}, NO_x and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook Sections 6.2 and 6.3. The vehicle trips generated from the project will result in 612 ADTs. The project will be required to conduct a traffic impact analysis, the results of which will be used to analyze cumulative air quality impacts. A discussion of this cumulative analysis will be included in the context of an Air Quality Impact Analysis and within the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

Less Than Significant Impact: Based on a site visit conducted by Donna Beddow on November 19, 2003, no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) occur of the proposed project. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

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

Discussion/Explanation:

Potentially Significant Impact: The project could produce objectionable odors which would result from animal waste associated with the proposed equestrian center. An odor analysis shall be included in the air quality technical study. Therefore, any potential air quality impacts due to odor from the project must be analyzed in an Air Quality Analysis and discussed in the context of the EIR.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

Discussion/Explanation:

Potentially Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records the County's Comprehensive Matrix of Sensitive Species, and a biological study dated September 16, 2004, prepared by Helix Environmental Planning, Inc., the site has the potential to sustain several sensitive habitats, which support and have the potential to support endangered, threatened, or rare plant or animal species. A preliminary listing of the site's sensitive habitats include but is not limited to: Coast live oak woodland, Riparian woodland, Diegan coastal sage scrub, Diegan coastal sage scrub - disturbed, Southern mixed chaparral, and Non-native grassland. Sensitive species on-site include: Cooper's hawk, Bell's sage sparrow, Loggerhead shrike, Northern harrier, California horned lark, Red-shouldered hawk, Western bluebird, Great blue heron, San Diego viguiera, and San Diego sagewort.

Pursuant to the CEQA and State and Federal laws, impacts to listed, or otherwise rare species must be minimized and often avoided entirely. In order to evaluate these impacts, focused surveys must be completed during the appropriate time period for sensitive plant and wildlife species by biologist(s) with demonstrable knowledge in field detection of the subject species (focused surveys for Federally listed species shall be in compliance with USFWS protocol, when such protocol exists, and must be done by a USFWS permitted biologist).

It has been determined that the project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS. Therefore, based on the above information, all potentially significant adverse impacts, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats must be addressed in the context of the biological technical study and within the EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

Discussion/Explanation:

Potentially Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records the County's Comprehensive Matrix of Sensitive Species, and a biological study dated September 16, 2004, prepared by Helix Environmental Planning, Inc., the site has the potential to sustain several sensitive habitats, which support and have the potential to support endangered, threatened, or rare plant or animal species. It has been determined that the proposed project site contains riparian habitats including blue-line streams, Coast live oak woodland, and Riparian woodland within the project boundaries.

It has been determined that the project may have a substantial adverse effect, either directly or through habitat modifications, on riparian habitats. Therefore, based on the above information, all potentially significant adverse impacts, including noise from construction or the project, to endangered, threatened, or rare plant or animal species or their habitats must be addressed in the context of the biological technical study and within the EIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Discussion/Explanation:

Potentially Significant Impact: The site has the potential to support wetland habitats. These sensitive habitats may be significantly impacted by the proposed project. Therefore, based on the above information, all potentially significant adverse impacts must be addressed in the context of the biological technical study and within the EIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

Discussion/Explanation:

Less than Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Preliminary Biological Resources Report dated September 16, 2004 prepared by Helix Environmental, Inc., staff biologist Christine Stevenson has determined that the impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons: although the project site is adjacent to a large block of preserved land to the south, the remaining portions of the site lie adjacent to existing residential development. Therefore, the site does not link or provide a corridor between the off-site preserve and other preserved lands. The site contains areas with biological habitat that may provide nesting or breeding sites for wildlife. However, the habitats on-site are restricted to small areas interspersed by historic and current agricultural disturbances. Therefore, the land does not function as a significant native wildlife nursery site.

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

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

Discussion/Explanation:

Potentially Significant Impact: The project site is located within the boundary of the Multiple Species Conservation Program (MSCP). Conformance with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO), will be analyzed within the EIR.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

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

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego certified archaeologist, Brian Smith of Brian Smith and Associates on May 15 and June 3, 2003, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Archaeological Investigations at the Peaceful Valley Ranch Project, San Diego County, California", prepared by Brian Smith, dated June 30, 2004.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

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

Discussion/Explanation:

Potentially Significant Impact: An archaeological technical study entitled, "Archaeological Investigations at the Peaceful Valley Ranch Project, San Diego County, California", prepared by Brian Smith, dated June 30, 2004, evaluated the significance of the archaeological resources based on subsurface testing, analysis of recovered artifacts, and other investigations and has determined that there are archaeological resource(s) present that are significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. The loss of these resources may be considered significant pursuant to CEQA Section 15064.5 and may contribute to a potentially significant cumulative impact. Resources include Resource Processing Areas (CA-SDI-11051, CA-SDI-11052, CA-SDI-16671, CA-SDI-16672, CA-SDI-16673, CA-SDI-16674, CA-SDI-16676, CA-SDI-16677, and CA-SDI-16678) and Habitation (CA-SDI-11050).

Sites, CA-SDI-11051, CA-SDI-11052, CA-SDI-16671, CA-SDI-16672, CA-SDI-16673, CA-SDI-16674, CA-SDI-16676, CA-SDI-16677, and CA-SDI-16678 were tested and determined not Significant pursuant to the State of California CEQA Guidelines, Section

15064.5. Moreover, because these resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact.

Site, CA-SDI-11050 Locus A was tested by John Cook of ASM in 1998. This site is a habitation site and was determined to be a significant resource pursuant to CEQA Section 15064.5. This resource was placed in an open space easement for its protection. However, a portion of the site located within the open space easement was impacted during the 2003 geological investigations for this project. The area of impact covers an area of approximately 6.75 square meters (4.5m x 7.5m x 0.1 m).

Based on the above information, all potentially significant adverse impacts to cultural resources including cumulative impacts must be addressed in the context of the cultural resources technical study and within the EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

Discussion/Explanation:

No Impact: A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located on igneous rock and has no potential for producing fossil remains. Additionally, based on a site visit by Donna Beddow on November 13, 2004, no known unique geologic features were identified on the property or in the immediate vicinity.

d) Disturb any human remains, including those interred outside of formal cemeteries?

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

Discussion/Explanation:

No Impact: The project site has been surveyed by a County certified archaeologist, Brian Smith, on May 15 and June 3, 2003, and it has been determined that there are archaeological resources present that could contain interred human remains. These resources include Resource Processing Areas and Habitation sites. An archaeological

extended study entitled, "Archaeological Investigations at the Peaceful Valley Ranch Project, San Diego County, California", prepared by Brian Smith of Brian Smith and Associates, dated June 30, 2004, included subsurface excavations. No human remains were discovered during the course of these excavations. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the project, the County will work with the appropriate Native Americans as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98 to ensure that all human remains will be appropriately treated or disposed of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. Staff has reviewed the project and has concluded that no other substantial evidence of recent (Holocene) fault activity is present within the project site. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

ii. Strong seismic ground shaking?

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

Discussion/Explanation:

No Impact: The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

No Impact: The geology of the project site is identified as Cretaceous plutonic, Upper Jurassic and Lower Cretaceous marine and non-marine. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

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

Discussion/Explanation:

No Impact: The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area is not located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

b) Result in substantial soil erosion or the loss of topsoil?

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

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Fallbrook sandy loam (FaD2, FaE2, FeE2), Ramona sandy loam (RaB, RaC2), Cineba rocky coarse sandy loam (CmE2), Cineba very rocky coarse sandy loam (CmrG), Vista rocky sandy loam (VvE), Placentia sandy loam (PeD2), and Tujunga sand (TuB) that have a soil erodibility rating of "moderate" ***and/or*** "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain or significant drainage feature; and will not develop steep slopes. Although wetlands bisect the property, they will be placed in open space and will not be developed.
- The project has prepared a Storm Water Management Plan dated September 2004, prepared by RBF Consulting. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site:

Treatment Control BMPs
- Vegetated Swales and/or Strips
- Hydrodynamic Stormwater Separators

Construction Phase BMPs

- Solid Waste Management
- Sanitary/Septic Waste Management
- Concrete Waste Management
- Hazardous Waste Management
- Liquid Waste Management
- Fiber Rolls
- Silt Fence
- Gravel Bag Berm
- Storm Drain Inlet Protection
- Stabilized Construction Entrance/Exit
- Paving and Grinding Operations Management
- Velocity Dissipation Devices
- Hydroseeding

- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

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

Discussion/Explanation:

Less Than Significant Impact: The project will result in site disturbance and grading of 200,000 cubic yards. However, the project will not result in unstable geological conditions because the project has been reviewed by staff and it has been determined that no unstable geological conditions, either on-site or off-site will result from the action. The proposed project is consistent with the geological formations underlying the site. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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

Discussion/Explanation:

Less Than Significant Impact: The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Fallbrook sandy loam (FaD2, FaE2, FeE2), Ramona sandy loam (RaB, RaC2), Cineba rocky coarse sandy loam (CmE2), Cineba very rocky coarse sandy loam (CmrG), Vista rocky sandy loam (VvE), Placentia sandy loam (PeD2), and Tujunga sand (TuB). However, the project will not have any significant impacts because the project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves the placement of private on-site septic systems within each residential lot. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will be required to review the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." The EIR must identify if

the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project must comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporation
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Discussion/Explanation:

No Impact: The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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

Discussion/Explanation:

No Impact: The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

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

i. OPERATIONAL AREA EMERGENCY PLAN:

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

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. The project may significantly increase the fire hazard if the project is unable to comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Both the San Diego Rural Fire Protection District (SDRFPD) and the Fire Coordinator have reviewed the proposed project design and have indicated that emergency access can adequately be provided by the emergency access road (gated) between Lots 1 and 49. In addition, a Fire Safety Master Plan has been prepared for the project to minimize the potential for damage resulting from wildfire. The Master Plan proposes a "shelter in place" design approach, and includes the use of fire-resistant building materials, location of fire hydrants, provision of adequate buffer zones around structures, and use of fire-resistant landscaping, among other similar design features. The project has a number of requirements that must incorporated into the project design to ensure that the project will be in compliance with relevant Fire Codes. Compliance with all the fire

requirements and specific details of the project's design consideration must be discussed in the context of the EIR.

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

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

Discussion/Explanation:

Potentially Significant Unless Mitigation Incorporated: The project involves or supports uses that could potentially allow water to stand for a period of 72 hours (3 days) or more. Also, the project involves or support uses that will produce or collect animal waste, including equestrian facilities. Therefore, the project may expose people to significant risk of injury or death involving vectors. An Animal Waste, Fly, and Vector Control Plan (September 2004) identified measures for the storage and handling of animal waste and for the prevention of vectors including flies, mosquitoes, and rats. A condition of the Major Use Permit will include compliance with the measures outlined in the Animal Waste, Fly, and Vector Control Plan. All potentially significant adverse effects associated with vector hazards must be addressed in the context of the EIR and in the Animal Waste, Fly, and Vector Control Plan.

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

a) Violate any waste discharge requirements?

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

Discussion/Explanation:

Potentially Significant Impact: The project will develop 51 estate residential lots including public and private equestrian facilities on 181.3 acres that require an NPDES, State General Construction, and Section 401 permits. The project proposes grading activities on more than 1 acre that requires an NPDES Permit for Stormwater Discharges Associated with Construction Activities (General Permit No. CAS000002). The project applicant will provide a copy of their Notice of Intent (RWQCB requirement) that demonstrates their intent to comply with all requirements of this permit. In addition, the project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the

Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. The project is preparing Storm Water Management Plan to address urban and storm water runoff from the project site. This report must address the requirements of the County of San Diego pursuant to RWQCB Order No. 2001, NPDES Permit No. CAS0108758. This report will be included as a technical appendix to the EIR and water quality issues must be discussed in the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project lies in the Jamul hydrologic Subarea (910.33), within the Otay (910.00) hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, although portions of the Pacific Ocean at Coronado are impaired for coliform bacteria, no portion of the Otay River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the Otay watershed include coliform bacteria, trace metals and other toxic constituents. The project may result in an increase of pollutants for which the water body is already impaired and this potential increase must be discussed as a part of the EIR, SWMP and technical study for hydrology as appropriate.

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

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

Discussion/Explanation:

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

The entire potential development area of the proposed project lies in the Jamul (910.33) Hydrologic Subarea, within the Dulzura Hydrologic Area (910.3) of the Otay Hydrologic Unit (910.00). According to the Clean Water Act Section 303(d) list, July 2003, beneficial uses for these water bodies are as follows: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; wildlife habitat; and, rare, threatened, or endangered species habitat. The project is not anticipated to create or contribute runoff water that would cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives; however, this cannot be determined with the current information available for the proposed project. As a result, applicable surface or groundwater water quality objectives must be discussed as a part of the EIR, SWMP and technical study for hydrology as appropriate.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. The project has five existing wells. Two of these wells are not used because one has been capped and the other has been abandoned. The project does not propose to use groundwater for the residential lots, however these wells will be used for non-potable purposes (equestrian operations). A technical study is required to evaluate all potential impacts to groundwater. This study will be included as a technical appendix to the EIR and groundwater issues must be discussed in the EIR.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to construct a 51-lot major subdivision on 152 acres of undeveloped land. The project will create new drainage facilities as part of this development that could alter the drainage pattern of the site. This issue must be addressed in the project's Drainage Study. This report will be included, as a technical appendix to the EIR and hydrology issues must be discussed in the EIR.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to construct a 51-lot major subdivision on 152 acres of undeveloped land. The project will create new drainage facilities and increased runoff may be expected from the increase in impervious surfaces associated with this development. These issues must be addressed in the project's Drainage Study. This report will be included as a technical appendix to the EIR and hydrology issues must be discussed in the EIR.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to construct a 51-lot major subdivision on 152 acres of undeveloped land. The project will create new drainage facilities and increased runoff may be expected from the increase in impervious surfaces associated with this development. These issues must be addressed in the project's Drainage Study. This report will be included as a technical appendix to the EIR and hydrology issues must be discussed in the EIR.

h) Provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes the following potential sources of polluted runoff: construction activities, parking lots, fire station, and equestrian facilities including manure storage. The project will develop 152 acres of undeveloped land with a 51-lot major subdivision. Therefore, the project must discuss proposed site design measures and/or source control BMPs and/or treatment control BMPs to be employed to reduce potential pollutants in runoff to the maximum extent practicable and to ensure compliance with applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses in the context of the EIR and SWMP.

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

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

Discussion/Explanation:

Less Than Significant: No FEMA mapped floodplains were identified on the project site. However, drainage swales and a watershed greater than 25 acres were identified on the project site. The project is not proposing to place structures with a potential for human occupation within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.

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

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

Discussion/Explanation:

Less Than Significant Impact: The project site contains drainage swales, creeks, which are identified as being 100-year flood hazard areas. However, the project is not proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.

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

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

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

l) Inundation by seiche, tsunami, or mudflow?

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

Discussion/Explanation:

i. SEICHE

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

ii. TSUNAMI

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

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area is not located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, the project does propose land disturbance that will expose soils and the project is not located downstream from exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

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

a) Physically divide an established community?

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

Discussion/Explanation:

No Impact: The project is a major subdivision that does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

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

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

Discussion/Explanation:

Potentially Significant Impact: The proposed project is subject to the Regional Land Use Element Policy 1.3 Estate Development Area (EDA) and General Plan Land Use

Designation (18) Multiple Rural Use. The applicant proposes to re-designate 152.7 acres of the eastern portion of property from EDA (18) Multiple Use Rural to EDA (17) Estate Residential through a General Plan Amendment. The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive.

The project is subject to the policies of the Jamul Dulzura Community Plan. The community plan encourages development which will retain the existing rural atmosphere. Residential goals include: lots that are a minimum of one acre, lots with imported water and on-site sewage disposal, new developments should provide equestrian trails. Agricultural goals state that agricultural activities should be encouraged where water and land resources are available. The circulation element of the community plan encourages a road design that is compatible with topography and landscape and minimizes grading, residential subdivisions shall incorporate asphalt berms in lieu of concrete curbs and gutters, retain dark skies. The recreation element encourages the establishment of improved recreational facilities. The proposed project is consistent with the policies of the Jamul Dulzura Community Plan. The current zone is A72 General Agriculture Use Regulation which requires a net minimum lot size 2 acres. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

Potential conflicts with the applicable land use plans, policies, or regulations associated with the proposed General Plan Amendments must be addressed within the extended study for Land Use and Planning and discussed within the context of the EIR.

X. MINERAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Less Than Significant Impact: Although the project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of undetermined mineral resources MRZ-3, staff has reviewed the site's geologic environment and has determined that the site is not located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

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

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

Discussion/Explanation:

No Impact: The project site is zoned A72 (General Agriculture), which is not considered to be an Extractive Use Zone (S82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE – Would the project result in:

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

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

Discussion/Explanation:

Potentially Significant Impact: The project may expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. Campo Road (SR 94), a major road, is located adjacent to the southern boundary of the project site. Based on the above information, all potentially significant adverse impacts, including noise from construction of the project, must be addressed in the context of the acoustical technical study and within the EIR.

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

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact with Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes a 51-lot subdivision where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are setback 200 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 200 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995). In addition, the setback ensures that the project will not be affected by any past, present or future projects that may support sources of groundborne vibration or groundborne noise.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: It has been determined that the project may have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. All potentially significant adverse impacts, including noise from construction of the project, must be addressed in the context of the acoustical technical study and within the EIR.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: It has been determined that the project may have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. Construction activities required for the proposed development are likely to cause substantial temporary or periodic increases in the ambient noise levels in the project vicinity. Based on the above information, all potentially significant adverse effects impacts, including temporary or periodic increases in noise from construction or the project, must be addressed in the context of the acoustical technical study and within the EIR.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XII. POPULATION AND HOUSING -- Would the project:

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

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes an estate residential development consisting of 181.3 acres that will be subdivided into 48 single-family residential estate lots; a 3.7 acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street

lots. However, this physical and regulatory change will not induce substantial population growth in an area due to the following: (1) the extension of sewer is not proposed since the project will be septic systems; (2) the roadway system proposed by the project is internal and will not initiate the development of adjacent lands; (3) the adjacent lands to the north, northeast, and east are currently developed as residential while the property to the south is a dedicated open space area that will not be developed; and (4) the project proposes a General Plan Amendment from (18) Multiple Rural Use (which requires lots sizes of 4, 8, and 20 acres depending on slope) to (17) Estate Residential (which requires lots sizes of 2 and 4 acres depending on slope). The amendment will increase the potential number of lots located in the eastern 151.46 acres of the project site. The overall potential number of lots permitted with the General Plan Amendment for the entire project site would be 90 dwelling units. The current General Plan designations will permit a maximum of 53 dwelling units. The project proposes 48 dwelling units, which is less than the existing maximum permitted under the current General Plan designation and less than the maximum permitted with the General Plan Amendment. Therefore, the proposed project will not increase the residential development that is currently permitted by the Zoning Ordinance or General Plan and the project will not induce substantial population growth in an area.

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

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

Discussion/Explanation:

No Impact: The property currently has one residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of 48 single-family dwellings will exist when the lots are developed.

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

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

Discussion/Explanation:

No Impact: The property currently has one residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of 48 single-family dwellings will exist when the lots are developed. Therefore, the proposed project will not displace a substantial number of people.

XIII. PUBLIC SERVICES

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

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

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

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: Grossmont Union High School District, Jamul-Dulzura Union School District, San Diego Rural Fire Protection District, and the Otay Water District. The service letters are based on the project's ability to meet the requirements set by these agencies. The schools indicate that the project is eligible for service. The San Diego Rural Fire Protection District is requiring 100 feet of clearing around all structures, hydrants to be installed every 350 feet, proposed gates to be key activated, proper signage for all roads within the project, and annexation into a funding strategy for adequate fire protection and emergency medical services within the Fire District. In addition, a Fire Protection Management Plan was prepared for the project that includes built-in fire protection measures such as fire sprinklers, non-combustible siding, and class "A" roof design. The Otay Water District indicates the project is in the district and that facilities to serve the project are reasonably expected to be available within the next five years. The project is accessed by Campo Road/Highway 94, which is an existing public road and

an emergency gated access is provided adjacent to the fire station lot; therefore, emergency access is adequate.

XIV. RECREATION

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

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

Discussion/Explanation:

Less Than Significant Impact: The project involves a residential single-family subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay fees in lieu of parkland dedication. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in any cumulatively considerable deterioration or accelerated deterioration of regional

recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

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

- [x] Potentially Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [x] Less than Significant Impact
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project involves new recreational facilities. The new facilities include a 6.7-acre public equestrian facility; a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo and a recreational trail system. Therefore, the construction of recreational facilities may have an adverse physical effect on the environment and must be addressed within the appropriate technical studies and analyzed in the EIR.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

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

- [x] Potentially Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] Less than Significant Impact
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. The project is expected to generate approximately 660 ADT. All potentially significant impacts must be addressed in the context of the traffic impact assessment and within the EIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. The project is expected to generate approximately 660 ADT. All potentially significant impacts must be addressed in the context of the traffic impact assessment and within the EIR.

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

- [ ] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [x] No Impact

Discussion/Explanation:

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

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to construct a 51-lot major subdivision (including equestrian facilities and fire station) on 152 acres of undeveloped land. The project is expected to generate approximately 660 ADT and will require road improvements to Campo Road (SR 94) and new roads within the proposed development. All potentially significant impacts must be addressed in the context of the traffic impact assessment and within the EIR.

e) Result in inadequate emergency access?

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

Discussion/Explanation:

Less Than Significant: The proposed project will not result in inadequate emergency access. The Rural Fire Protection District has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. As part of this review, the project has prepared a Wildlife Safety/Vegetation Management Master Plan. Furthermore, the proposed roadway system will be required to be improved to County standards. Therefore, there the project will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

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

Discussion/Explanation:

Potentially Significant Impact: The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance. Parking requirements for the public and private equestrian facilities are yet be determined but must meet the requirements of the Section 6758 as well. These requirements will be identified within the EIR.

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

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

Discussion/Explanation:

Less Than Significant: The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

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

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will be required to review the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." The EIR must identify if the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

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

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: The project involves new and expanded water facilities. The new and expanded facilities include the extension of water lines along the eastern boundary of the project from a water main located off-site. These new and/or expanded facilities may result in adverse physical effect on the environment. Potential environmental impacts must be addressed within the appropriate technical studies and analyzed in the EIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: Implementation of the project will result in the new construction or expansion of storm water drainage facilities to convey runoff through or around the project site. Potentially significant impacts could result from an increase of urban runoff reaching Lower Otay Reservoir. These potentially significant impacts must be addressed in the project's Storm Water Management Plan and EIR.

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

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

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. The Peaceful Valley Ranch project site is located entirely within and will be served by the Otay Water District (OWD), a member agency of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MWD). The westerly 28.85-acre portion of the subject property is within the OWD Improvement District No. 9 (ID 9), whereas the remainder 152.46-acre portion of the property will be required by the OWD to annex into ID 9. The

westerly 28.85-acre portion of the project site is also within the SDCWA and MWD, with the remaining easterly portion outside the CWA's service area. Concurrent with the annexation of the 152.46-acre portion into the OWD ID9, the OWD will process the annexation of that portion of the project site into the SDCWA and MWD. The OWD conditionally approved the annexation request into the OWD ID 9 on September 3, 2003, and commenced the annexation process into the SDCWA and MWD. Therefore, the project will have sufficient water supplies available to serve the project.

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

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

Discussion/Explanation:

No Impact: The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

Discussion/Explanation:

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to biology and cultural resources.

The project is required to prepare an EIR that shall address all direct, indirect, and cumulative impacts on biological and cultural resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. The project is required to prepare an EIR that shall address all direct, indirect, and cumulative impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- [x] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Potentially Significant Unless Mitigation Incorporated
- [ ] No Impact

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Air Quality, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation and Traffic. The project is required to prepare an EIR that shall address all direct, indirect, and cumulative impacts on effects on humans.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to http://www4.law.cornell.edu/uscode/. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283. (http://www.leginfo.ca.gov/)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910. ((www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. (ceres.ca.gov)

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (www.amlegal.com)

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996). (http://www.fcc.gov/Reports/tcom1996.txt)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (http://www.dark-skies.org/ile-gd-e.htm)

International Light Inc., Light Measurement Handbook, 1997. (www.intl-light.com)

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPIP), Lighting Answers, Volume 7, Issue 2, March 2003. (www.lrc.rpi.edu)

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (http://www.census.gov/geo/www/maps/ua2kmaps.htm)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. (www.blm.gov)

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

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AGRICULTURE RESOURCES

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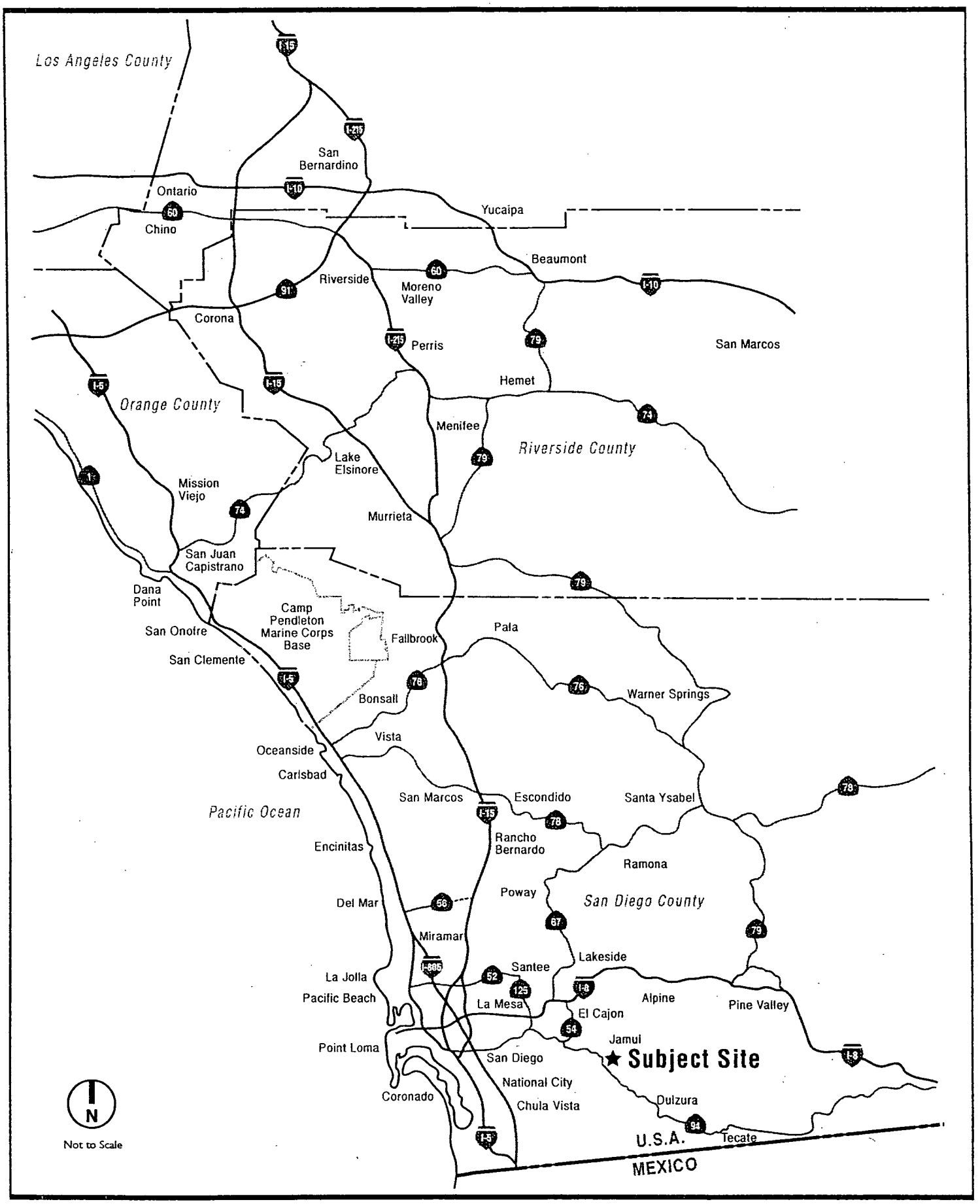

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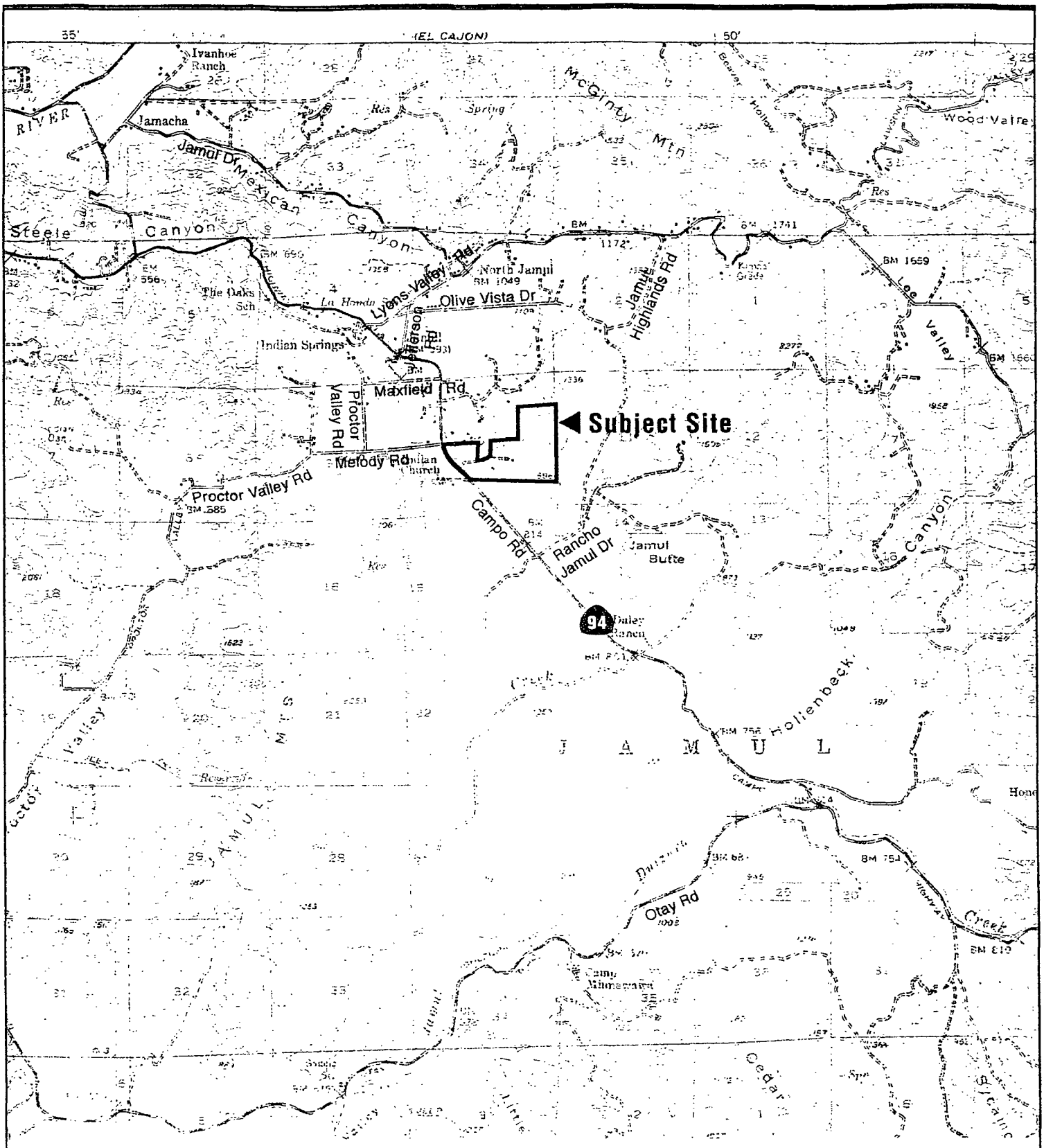
Regional Map

TM 5341RPL2, Log No. 88-19-002A, GPA 03-05, R03-015

Peaceful Valley Ranch P04-048



Source: USGS 1955, Jamul Quadrangle
California - San Diego Co.
15 Minute Series (Topographic)

0 .5 1 2 Miles

Scale: 1" = 1 Mile

RBF CONSULTING

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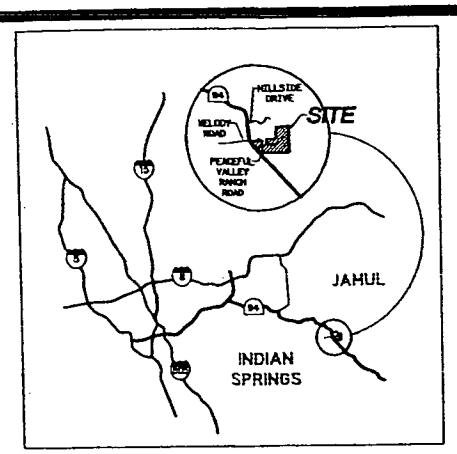
Project Vicinity Map

TM 5341RPL2, Log No. 88-19-002A, GPA 03-05, R03-015

Peaceful Valley Ranch P04-048

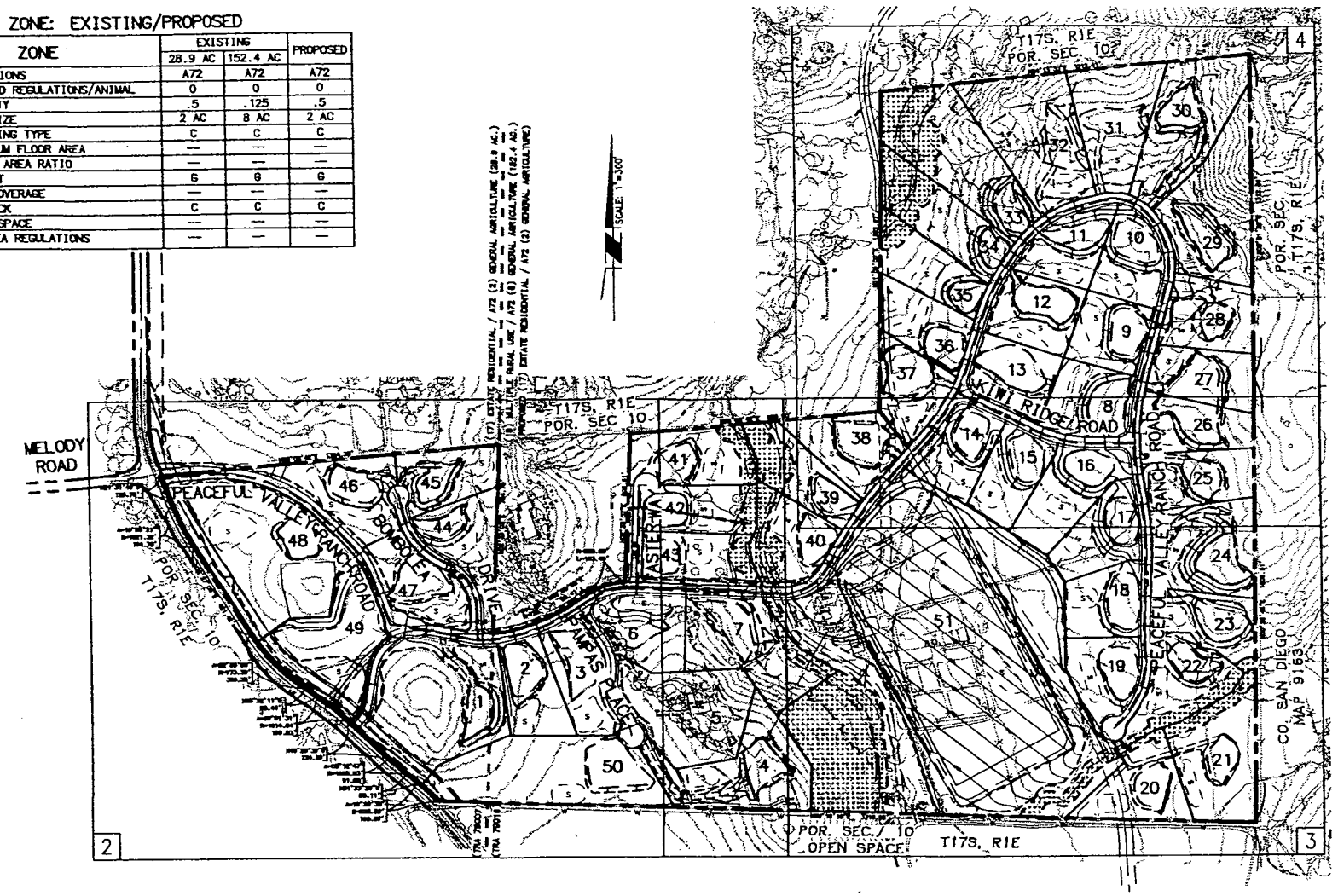
COUNTY OF SAN DIEGO TRACT TM5341 RPL2
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



VICINITY MAP
NTS

ZONE: EXISTING/PROPOSED

ZONE		EXISTING 28.9 AC	EXISTING 152.4 AC	PROPOSED
USE REGULATIONS		A72	A72	A72
NEIGHBORHOOD REGULATIONS/ANIMAL		0	0	0
DEVELOPMENT REGULATIONS	DENSITY	.5	.125	.5
	LOT SIZE	2 AC	8 AC	2 AC
	BUILDING TYPE	C	C	C
	MAXIMUM FLOOR AREA	—	—	—
	FLOOR AREA RATIO	—	—	—
	HEIGHT	G	G	G
	LOT COVERAGE	—	—	—
	SETBACK	C	C	C
	OPEN SPACE	—	—	—
SPECIAL AREA REGULATIONS		—	—	—



LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF PARCELS 1, 2, 3, 4 AND REMAINDER PARCEL OF PARCEL MAP NO 16190 PER MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 16, 1990.

ASSESSOR'S PARCEL NUMBERS

597-050-13; 597-060-02; 579-070-02;
579-070-07

GENERAL NOTES

1. TAX RATE AREA: 79019, 79007
2. ACREAGE: 181.3 GROSS ACRES; 181.00 NET ACRES
3. TOTAL NUMBER OF LOTS: 57
   RESIDENTIAL: 1-51 (51) (1 EXISTING, LOT 5)
   STREET LOTS: 52-57 (6)
4. MINIMUM LOT SIZE: 2 ACRES
5. ZONING: EXISTING - A72 GENERAL AGRICULTURE (2 & 8 ACRES)
   PROPOSED - A72 GENERAL AGRICULTURE (2 ACRES)
   REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
7. COMMUNITY PLAN: JAMUL-DULZURA
8. GENERAL PLAN: EXISTING - (17) ESTATE 2, 4, 8 ACRES
   APN 597-060-02
   (18) MRU 4, 8, 20 ACRES
   APN 597-050-13, 597-070-02, 597-070-07
   PROPOSED - (17) ESTATE 2, 4, 8 ACRES
9. SERVICES/UTILITIES
   SEWER DISTRICT: SEPTIC
   WATER DISTRICT: OTAY WATER DISTRICT
   FIRE DISTRICT: RURAL FIRE PROTECTION DISTRICT
   SCHOOL DISTRICT: JAMUAL-DULZURA UNION SCHOOL DISTRICT
   GROSSMONT UNION HIGH SCHOOL DISTRICT
   STREET LIGHTING: PRIVATE
   TELEPHONE: SBC
   ELECTRIC: SAN DIEGO GAS AND ELECTRIC
   GAS: PROPANE
   CABLE TELEVISION: COX COMMUNICATIONS
10. NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
11. FEES TO BE PAID IN LIEU OF PARK AND LAND DEDICATION.
12. PRIVATE ROADS ARE PROPOSED.
13. STREET LIGHTS WILL COMPLY WITH COUNTY STANDARDS.
14. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
15. TOPOGRAPHIC SOURCE: VERTICAL MAPPING RESOURCES, INC, 2003
16. ASSOCIATED PERMITS: REZONE (REZ 03-15) AND GENERAL PLAN AMENDMENT (GPA 03-05)
17. NO PAD GRADING IS BEING PROPOSED FOR LOTS 3, 5-22, 41-43 & 48-51 WITH THIS TENTATIVE MAP. GRADING IS SHOWN FOR ALL LOTS PER CEQA PURPOSES.
18. A PORTION OF THE SITE WILL BE ANNEXED INTO THE CWA AND MWD. TAX RATE AREAS WILL BE COMBINED INTO ONE RATE AREA.
19. ALL EXISTING STRUCTURES TO BE REMOVED, EXCLUDING LOT 5.
20. EXISTING WATER WELLS TO REMAIN.
21. CUT SLOPE NO GREATER THEN 2: 1 AND FILL SLOPE 1.5: 1.
22. FIRE HYDRANTS WILL BE PROVIDED ON ALL PRIVATE DRIVEWAYS EXCEEDING 150-FEET IN LENGTH. APPROVED TURN-AROUNDS WILL ALSO BE PROVIDED.

WAIVER REQUEST

- SAN DIEGO COUNTY SUBDIVISION ORDINANCE SEC 81.401.(I) LOT 30,33

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 200,000 CY; MAXIMUM CUT SLOPE: 2 TO 1; 29' (LOT 32)

VOLUME OF FILL: 200,000 CY: MAXIMUM FILL SLOPE: 2 TO 1; 32' (LOT 24)

EXPORT: 0 CY

MAXIMUM RETAINING WALL HEIGHT: 0

OWNER/SUBDIVIDER

PEACEFUL VALLEY RANCH, LLC.
14131 HILLSIDE DRIVE
JAMUL, CA 91935

BY: P. STREETER PARKER, PEACEFUL VALLEY RANCH, LLC. DATE

PREPARED BY:

RBF CONSULTING
9755 CLAIREMONT MESA BLVD., SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

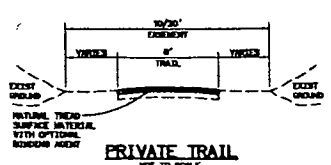
ENGINEER OF WORK

RICHARD A. LUCERA, R.C.E. C058089 DATE
EXP. 12-31-06

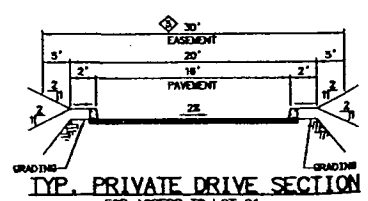
REGISTERED PROFESSIONAL ENGINEER
RICHARD A. LUCERA
RE No. C058089
Exp. 6-30-08
CIVIL
STATE OF CALIFORNIA

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED PAD
- LIMITS OF GRADING
- EXISTING CONTOUR — 860
- PROPOSED CONTOUR — 860
- 2: 1 SLOPE (MAX CUT/FILL SLOPE UNLESS OTHERWISE NOTED)
- 16' WIDE PAVED DRIVEWAY (MAX. SLOPE 20%)
- LOT NUMBER / PROPOSED PAD ELEVATION / LOT ACREAGE — 7 / EL. 850 / 4.1 AC
- EXISTING WELL — WELL
- EXISTING WATER STORAGE TANK — TANK
- EARTHEN/BIO SWALE
- DIRECTION OF FLOW
- CONCRETE DRAINAGE DITCH
- STORM DRAIN CULVERT 18" UNLESS OTHERWISE NOTED — SD
- HEADWALL
- STORM DRAIN RISER INLET
- PROPOSED SEPTIC FIELD & RESERVE AREA — S
- HIGH PT. — HP
- LOW PT. — LP
- SPREAD LEVEL DRAIN
- PROPOSED WATER — W
- 100 YEAR FLOOD PLAIN
- BIOLOGICAL EASEMENT
- RPO OPEN SPACE EASEMENT
- FIRE TURN AROUND
- SHEET NUMBER — 2



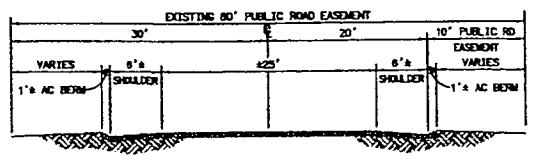
PRIVATE TRAIL
NOT TO SCALE



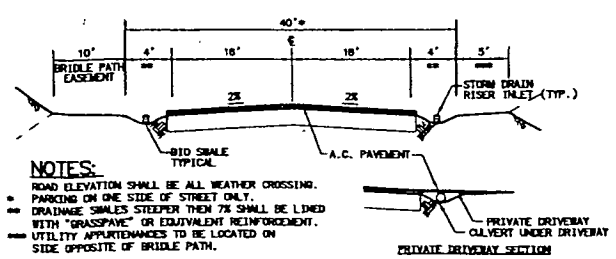
TYP. PRIVATE DRIVE SECTION
FOR ACCESS TO LOT 21
NTS

GRADING NOTES

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
2. ALL HOUSE PADS WILL DRAIN TO STREET UNLESS OTHERWISE NOTED.
3. BENCHMARK: JAMUL, ON STATE HWY 94 @ JUNCTION JEFFERSON RD N'LY & PROCTOR VALLEY RD S'LY, 89.8' N FROM NW CORNER POST OFF, CONCRETE BOX CULVERT 14.50, CENTER TOP NW CONCRETE HEADWALL, 85.5' W CENTERLINE JEFF RD 28' N CENTERLINE HWY, 40' NE
   NUMBER: 574 ELEV: 994.007 TENT ADJ: 1965



TYP. SECTION HWY 94 (CAMPO RD)
N.T.S.



NOTES:

ROAD ELEVATION SHALL BE ALL WEATHER CROSSING.
PARKING ON ONE SIDE OF STREET ONLY.
DRAINAGE SWALES STEEPER THEN 7% SHALL BE LINED WITH "GRASSPAVE" OR EQUIVALENT REINFORCEMENT.
UTILITY APPURTENANCES TO BE LOCATED ON SIDE OPPOSITE OF BRIDLE PATH.

TYP. SECTION (PRIVATE ROADS)
N.T.S.

EXISTING EASEMENTS

	DESCRIPTION	DISPOSITION
(A)	SDG&E UTILITY EASEMENT	TO BE QUITCLAIMED
(B)	40' WIDE PRIVATE ROAD EASEMENT	A PORTION TO BE QUITCLAIMED
(C)	ARCHAEOLOGICAL OPEN SPACE	TO REMAIN
(D)	FLOWAGE EASEMENT	TO REMAIN
(E)	10' PUBLIC ROADWAYS EASEMENT	TO REMAIN
(F)	7ft' ACCESS OPENING EASEMENT	TO BE QUITCLAIMED
(G)	WATER WELL/APPURTENANCES EASEMENT	TO BE RELOCATED
(H)	R/W FOR SC760	TO BE REMOVED W/GPA 03-05

PROPOSED EASEMENTS

	DESCRIPTION
(1)	20' PRIVATE WATER EASEMENT
(2)	10' PRIVATE WATER WELL & APPURTENANCES EASEMENT
(3)	20' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT-I.O.D.
(4)	10' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT
(5)	30' PRIVATE ACCESS EASEMENT
(6)	5' UTILITY APPURTENANCES EASEMENT
(7)	86' IRREVOCABLE OFFER OF DEDICATION (I.O.D.)
(8)	20' EMERGENCY ACCESS
(9)	BIOLOGICAL EASEMENT
(10)	FLOWAGE EASEMENT
(11)	40' PRIVATE ACCESS EASEMENT
(12)	RPO OPEN SPACE EASEMENT

PEACEFUL VALLEY RANCH
TM 5341RPL2, Log No.88-19-002A,
GPA 03-05, R03-015
SHEET 1 OF 4

P04-048

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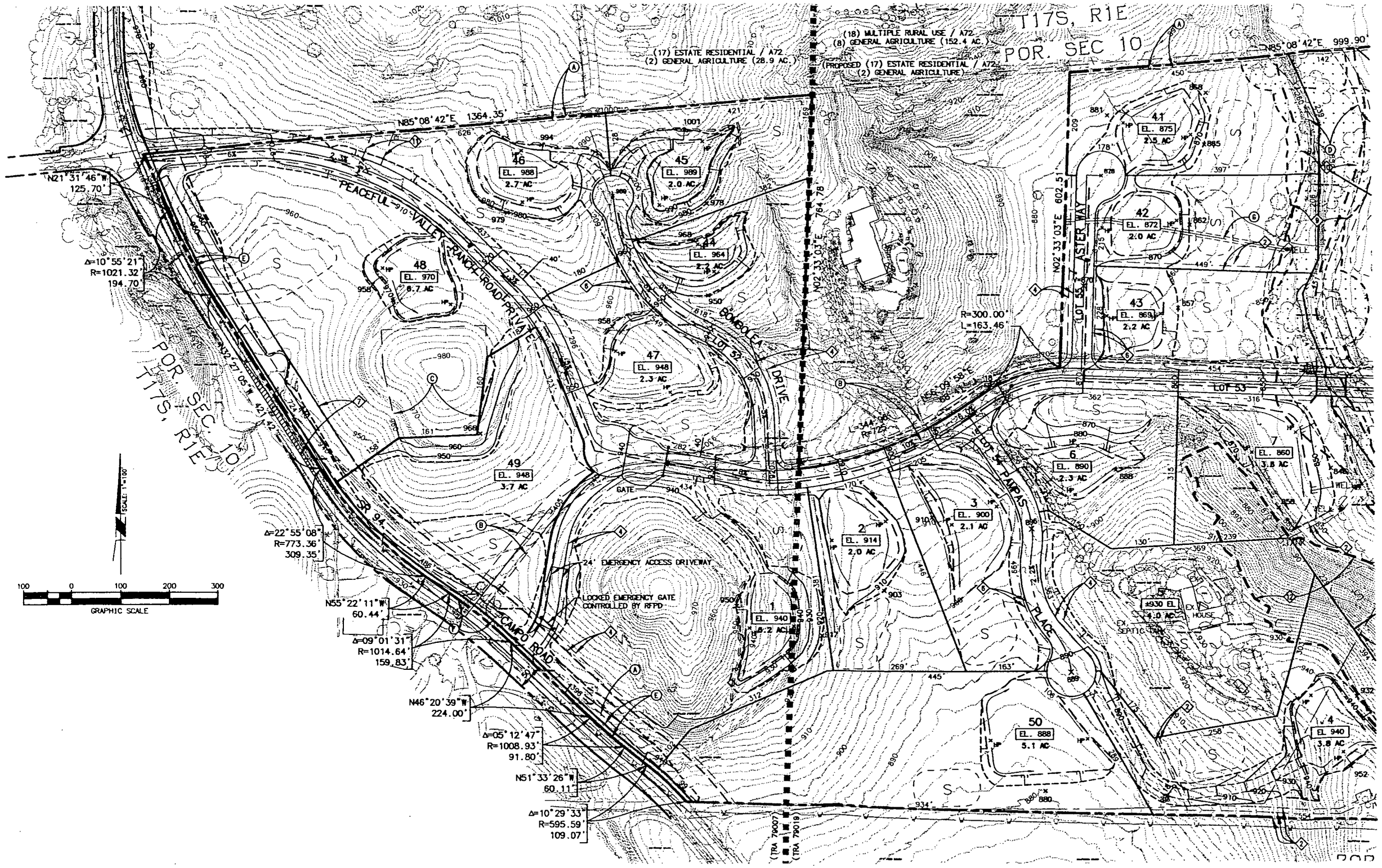
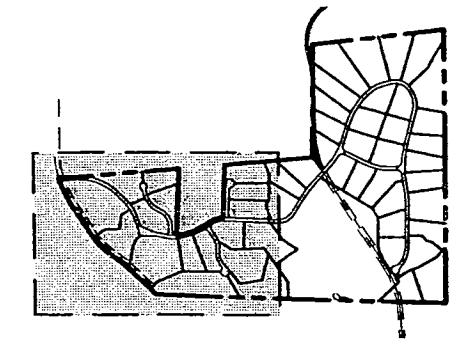
K:\PROJ\12510078\CADD\Planning\TM\7858P001.dwg 01/10/03 - 9:23am @katschosch

COUNTY OF SAN DIEGO TRACT TM5341 RPL2
TENTATIVE MAP AND PRELIMINARY GRADING PLAN





SEE SHEET 3

PEACEFUL VALLEY RANCH

TM 5341RPL2, Log No.88-19-002A, GPA 03-05, R03-015

SHEET 2 OF 4

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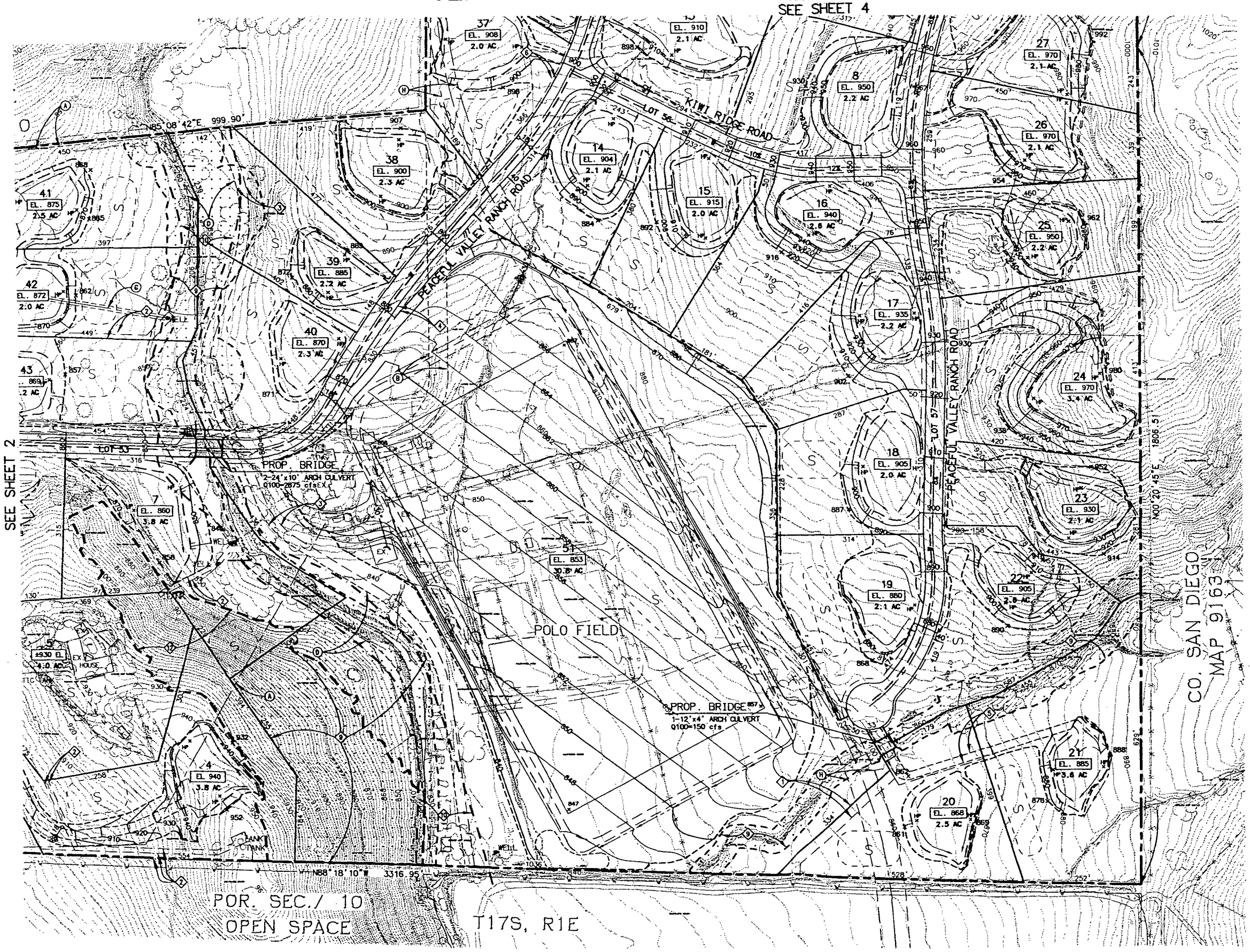
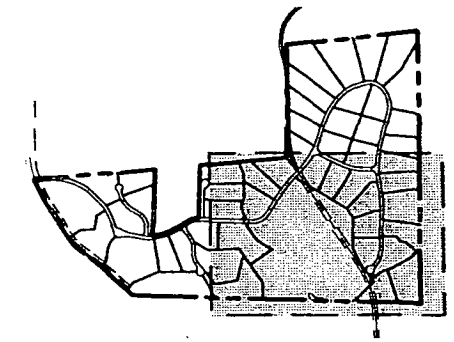
COUNTY OF SAN DIEGO TRACT TM5341 RPL2
TENTATIVE MAP AND PRELIMINARY GRADING PLAN





SCALE 1"=100'

100 0 100 200 300
GRAPHIC SCALE

PEACEFUL VALLEY RANCH

TM 5341RPL2, Log No.88-19-002A, GPA 03-05, R03-015

SHEET 3 OF 4

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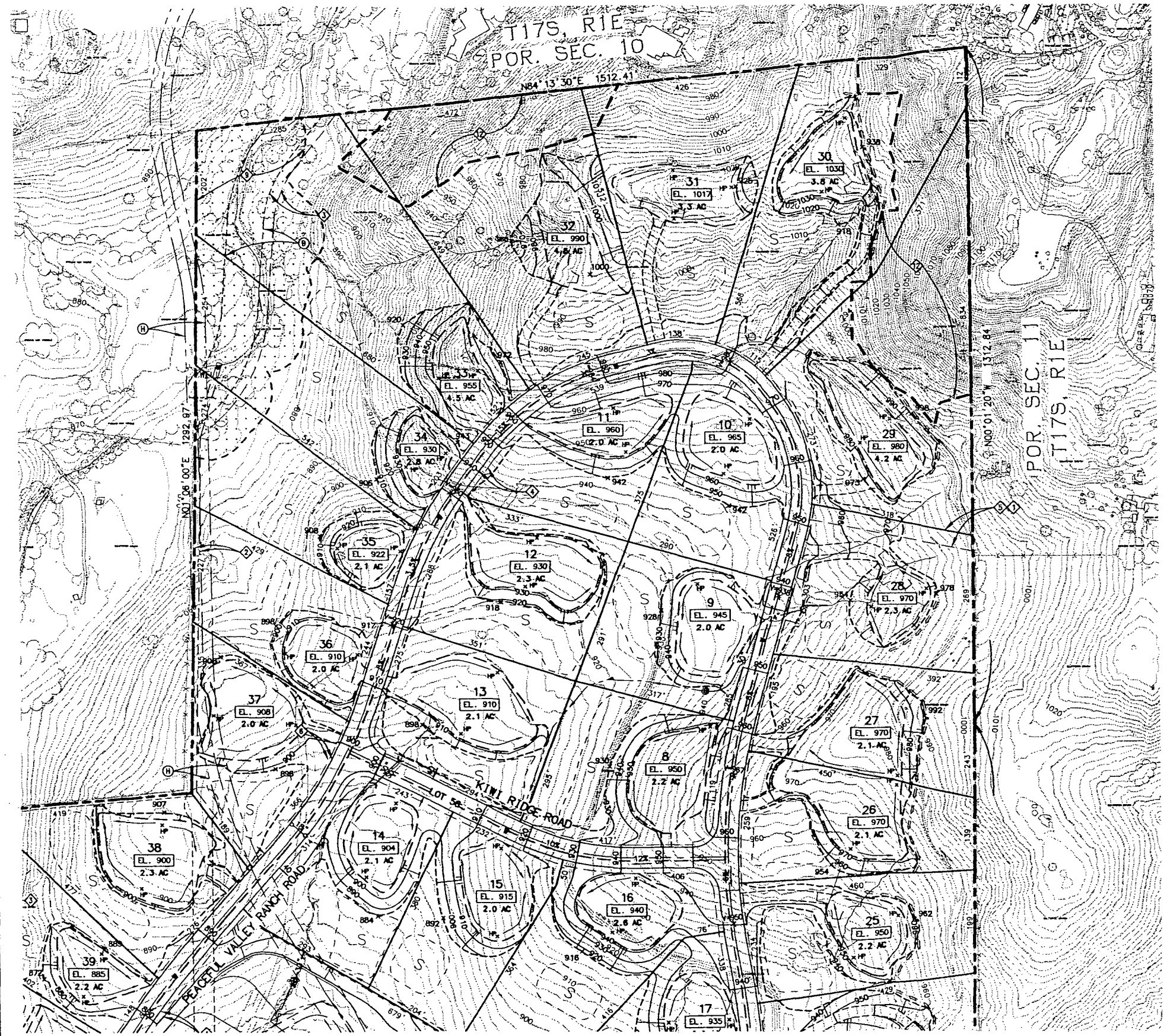
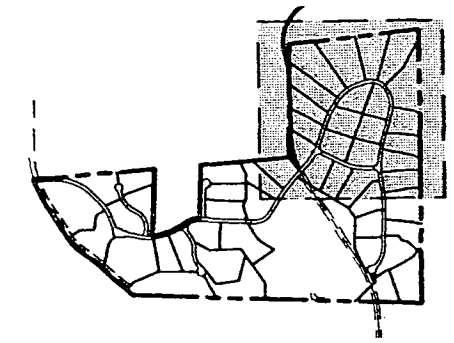
COUNTY OF SAN DIEGO TRACT TM5341 RPL2
TENTATIVE MAP AND PRELIMINARY GRADING PLAN





SHEET INDEX

SCALE: 1"=100'

100 0 100 200 300

GRAPHIC SCALE

SEE SHEET 3

PEACEFUL VALLEY RANCH

TM 5341RPL2, Log No.88-19-002A, GPA 03-05, R03-015

SHEET 4 OF 4

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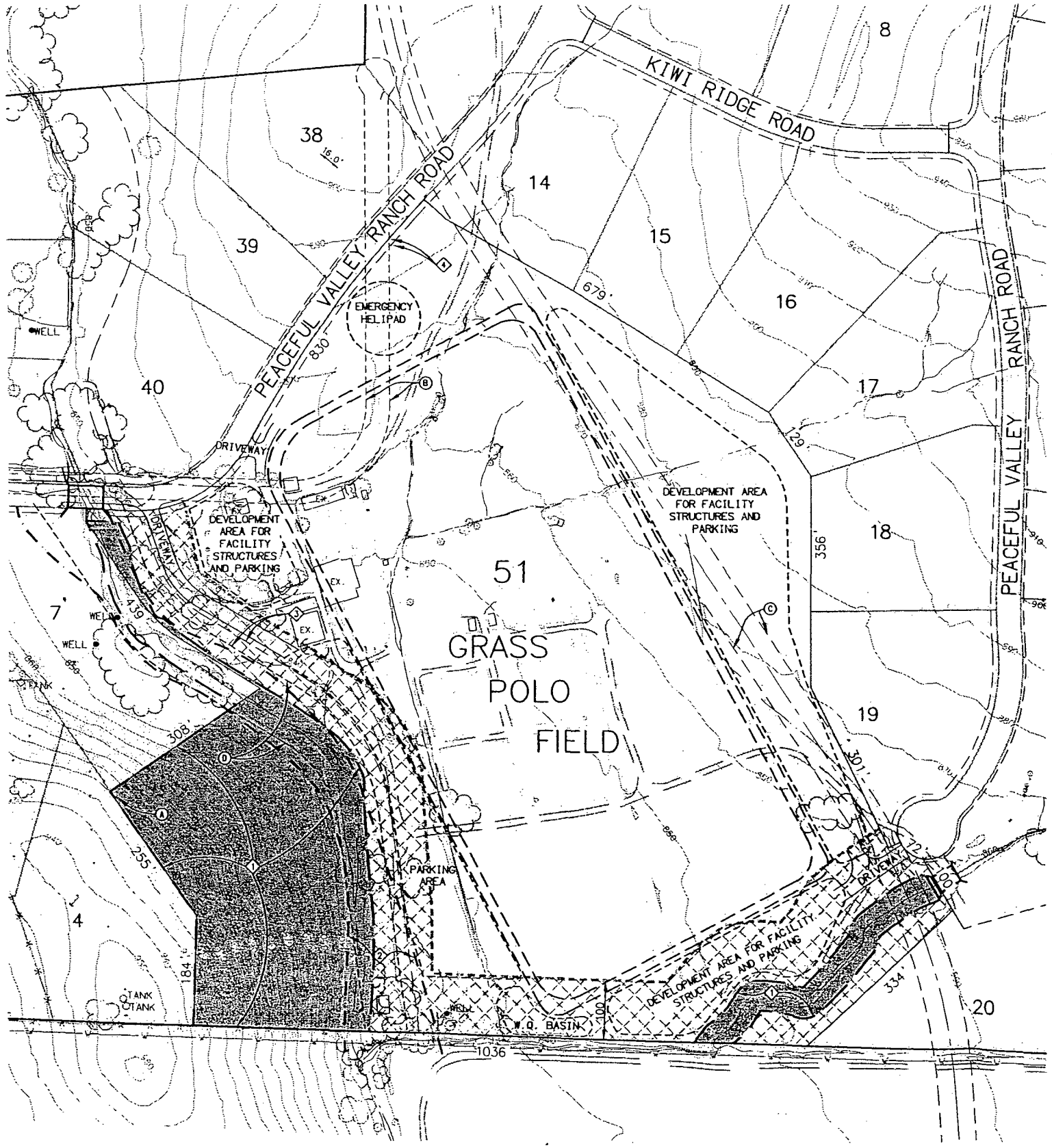
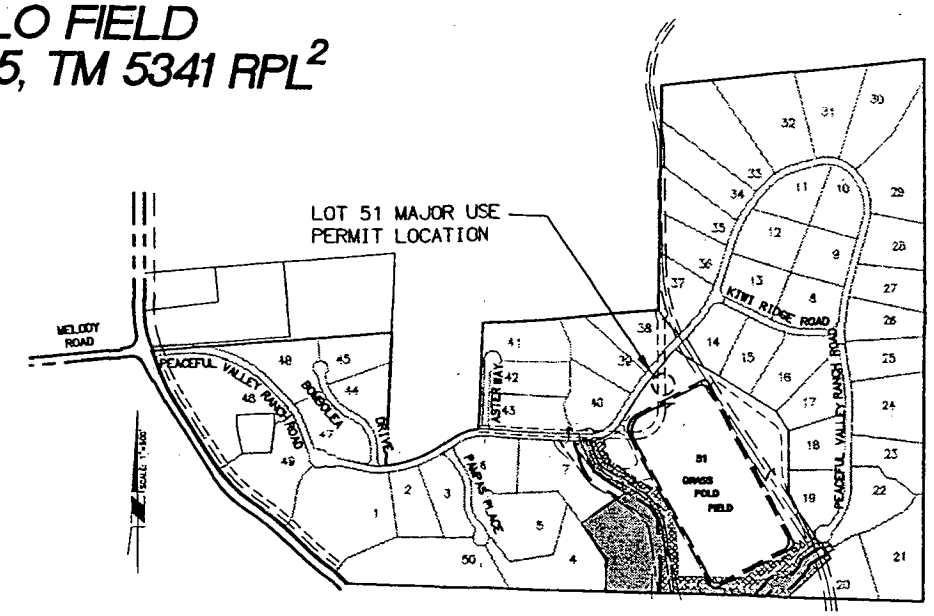
PEACEFUL VALLEY RANCH
MAJOR USE PERMIT FOR EQUESTRIAN/ POLO FIELD
FILED CONCURRENTLY WITH GPA 03-05, RO3-015, TM 5341 RPL^2



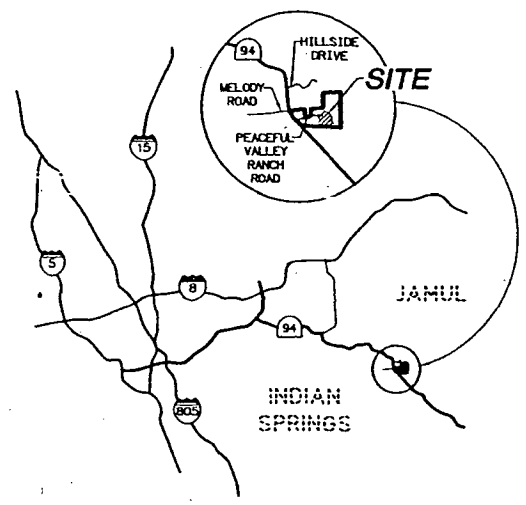


SITE MAP
1"=500'

LEGEND:

SUBDIVISION BOUNDARY	
MUP BOUNDARY	
LOT LINE	
EXISTING CONTOUR	250
LOT NUMBER	1
EXISTING WELL	WELL
EXISTING FLOWAGE EASEMENT	
100 YEAR FLOOD PLAIN	
BIOLOGICAL EASEMENT WITHIN LOT 51	
LIMITED BUILDING ZONE - 100'	

SCALE: NTS



VICINITY MAP
NOT TO SCALE

EASEMENT TABLE

EXISTING EASEMENTS

	DESCRIPTION	DISPOSITION
A	SDGE&E UTILITY EASEMENT	TO BE QUITCLAIMED
B	40' WIDE PRIVATE ROAD EASEMENT	A PORTION TO BE QUITCLAIMED
C	R/W FOR SC760	TO BE REMOVED W/GPA 03-05
D	FLOWAGE EASEMENT	TO BE VACATED AND REDEDICATED

PROPOSED EASEMENTS

	DESCRIPTION
1	BIOLOGICAL EASEMENT
2	FLOWAGE EASEMENT
3	20' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT-I.O.D.
4	10' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT

ASSESSOR'S PARCEL NUMBERS

POR. 579-070-07

SITE AREA

30.8 ACRES

NOTES

1. SEE EASEMENT TABLE FOR STATUS OF EXISTING AND PROPOSED EASEMENTS.
2. ALL STRUCTURES WILL BE LOCATED IN AREAS SHOWN AS DEVELOPMENT AREA.
3. SEE CONCURRENTLY FILED TM 5341 FOR PROPOSED DESIGN DETAILS.

OWNER/SUBDIVIDER

PEACEFUL VALLEY RANCH, LLC.
14131 HILLSIDE DRIVE
JAMUL, CA 91935

PEACEFUL VALLEY RANCH
P04-048, TM 5341RPL2
LOG NO. 88-19-002A
GPA 03-05, R03-015

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LAFCO
San Diego Local Agency Formation Commission

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Executive Officer

Michael D. Ott

Counsel

William D. Smith

February 11, 2005

TO: Gary L. Pryor, Director
Department of Planning and Land Use
Attention: Donna Beddow

FROM: San Diego Local Agency Formation Commission

SUBJECT: Notice of Preparation: GPA 03-05, RO3-015, TM 5341RP, PO4-048, Log No. 04-19-007; Peaceful Valley Ranch

Thank you for the opportunity to comment on the proposed Peaceful Valley Ranch project. The Local Agency Formation Commission (LAFCO) is required to evaluate environmental issues and impacts related to its responsibilities under the Cortese-Knox-Hertzberg Act of 2000 (Government Code § 56000 et seq.) and the following comments regarding the proposed project are offered:

Water Service: The Otay Water District is listed as the water provider for this project. The project area is completely within the boundary of the Otay WD; however, only 28.85 acres of the approximately 181-acre project is within the boundary of the San Diego County Water Authority (CWA) and the Metropolitan Water District of Southern California (MET). Accordingly, the unserved portion of the project area will be required to annex into CWA and MET before the Otay WD would have the authority to extend water service. Proposed annexations to CWA and MET must be approved by LAFCO and should be listed under the discretionary actions that will be required for this project. Annexation to CWA and MET are also discretionary actions, not entitlements as indicated on page 52. The designation of "less than significant impact" apparently does not consider the discretionary nature of water availability to the project area. The Discussion on page 53 should be modified to indicate that, "...the project will have sufficient water supplies available to serve the project *if appropriate annexations are approved*."

Fire Service: The proposed Peaceful Valley Ranch is within the San Diego Rural Fire Protection District (FPD). It is understood that the district will require the project to annex into a funding zone as a condition of providing fire protection and emergency medical services. "A Fire Protection Management Plan was prepared for the project that includes built-in fir protection measures such as fire sprinklers, non-combustible

siding, and class A roof design" [XIII (a) page 46]. Because the project will be developed in a high fire hazard area, and proposes to house a large number of horses, the fire protection management plan should also provide a plan for animal evacuation that considers traffic impacts in the event of fire.

If you have any questions or need additional information, please contact me at 531-5400.

SHIRLEY ANDERSON
Chief, Policy Research

SA:trl

DEPARTMENT OF TRANSPORTATION
DISTRICT 11
P. O. BOX 85406, MS 50
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February 11, 2005

11-SD-94
PM 20.94
Melody Road
NOP SCH# 2005011064
Peaceful Valley Ranch

Ms. Donna Beddow
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Road, Suite B
Mail Station 0650
San Diego, CA 92123-16666

Dear Ms. Beddow:

The California Department of Transportation (Caltrans) appreciates the opportunity to have reviewed the Notice of Preparation SCH# 2005011064 for the proposed Peaceful Valley Ranch residential, equestrian facilities and fire station development, to be located at the State Route 94 (SR-94)/Melody Road intersection. It should be noted that Caltrans has been working with the developer of this proposed project for an extended length of time. This has allowed for our review of the tentative map, draft traffic analysis and a number of other documents, therefore, providing provisional agreement between Caltrans and the applicant regarding the conditioning of the proposed development. However, we would like to reiterate the issues that the applicant has and will need to address before Caltrans will approve an Encroachment Permit.

- Access to SR-94 will be allowed only from an easterly leg of the Melody Road/SR-94 intersection. It should be noted that two 20-foot road and utility easements exist east of the SR-94/Melody Road intersection. These easements are part of proposed Tentative Map 20599. Additionally, we have spoken to the applicant for TM 5341 and they have indicated they will provide an additional 20-foot road easement south of the existing two easements. Caltrans supports the option of using the additional 20-foot road easement, as well as the other existing easements, to allow for the improvement of the easterly leg of the SR-94/Melody Road intersection. Therefore, both the TM 5341 and TM 20599 developers should coordinate to facilitate the improvement of the SR-94/Melody Road intersection.

- The SR-94/Melody Road intersection is proposed to be signalized.

- The proposed emergency access gate will have to be placed on the SR-94 right of way line. The gate will be secured with a lock and will not be installed with an automatic opener. Additionally, the tentative map needs to specifically state that the emergency gate will not be used for daily access, including emergency vehicle call-outs. The proposed emergency access can only be used for situations that threatens existing and future residences of Peaceful Valley Ranch

- A focus traffic study will be required that includes analyzing the SR-94 main lanes and associated intersections to determine impacts and mitigation.

- Caltrans requests that the property owner provide a total half right of way of 86 feet for SR-94 along the frontage of this property. Caltrans' Concept Report for SR-94 shows a future need for a 4-lane conventional highway. Preserving this right of way can be accomplished by obtaining from the County of San Diego an Irrevocable Offer of Dedication (IOD). It should be noted that all proposed development improvements, including equestrian trail easements, must be located outside of the right of way IOD.

- The developer will be required to provide grading for the ultimate SR-94 four-lane facility. The grading will also provide sight distance and a clear recovery zone.

- It must be determined if grading would modify the existing drainage from this proposed project and caused increased runoff to state facilities.

- All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-94.

- All signs visible to traffic on SR-94 need to be constructed in compliance with State regulations.

- Caltrans is not responsible for any noise impacts to this development. If there is a noise impact the developer has the responsibility to provide the mitigation.

- Improvement plans for construction within Caltrans' right of way must include: typical cross sections, adequate structural section, traffic handling plans and signing and striping plans stamped by a professional engineer.

- Any work performed within Caltrans' right of way will require an encroachment permit. For those portions of the project within Caltrans' right of way the permit application must be stated in both English and Metric units (Metric first, with English in parentheses). Information regarding encroachment permits may be obtained by contacting our Permits Office at (619) 688-6158. Early coordination with our agency is strongly advised for all encroachment permits.

- If a developer proposes any work or improvements within Caltrans' right of way, the project's environmental studies must include such work. The developer is responsible for quantifying the environmental impacts of the improvements (project level analysis) and completing all appropriate mitigation measures for the impacts. The developer will also be responsible for procuring any necessary permits or approvals from the regulatory and resource agencies for the improvements.

If you have any questions, please contact Al Cox, Development Review Branch, at (619) 688-6003.

Sincerely,

Al Cox

for MARIO H. ORSO, Chief
Development Review Branch

cc:	BFigge	(MS 50)
	ACox	(MS 50)
	KPloettner	(MS 55)
	BCorbin	(MS 55)
	JMarkey	(MS 48)
	KJohnson	County of San Diego, DPW
	SWragg	RBF Consulting
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January 31, 2005

Ms. Donna Beddow
San Diego County Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Ms. Beddow:

Subject: NOP – Peaceful Valley Ranch

SANDAG would like the opportunity to comment on the above-referenced project. As the Congestion Management Agency for the San Diego region, SANDAG is responsible for preparing and coordinating the implementation of a Congestion Management Program (CMP) for region. One of the requirements of the CMP is that local jurisdictions implement a CMP Land Use Analysis Program requiring enhanced CEQA reviews for large projects. A large project is defined as:

> *a project that upon completion would be expected to generate either an equivalent of 2,400 or more average daily vehicle or 200 or more peak-hour trips.*

Attached for your use are the most current CMP guidelines for implementing the Land Use Analysis Program, including the enhanced CEQA review. SANDAG would request that, when preparing the EIR for the above-referenced project, you address the CMP requirements in the EIR scope.

The CMP also encourages the appropriate mitigation of significant project impacts so as to minimize future congestion on the CMP roadway system. In addition to traditional roadway and signal improvements strategies, the CMP also provides a broad range of other mitigation measures such as transit, pedestrian, and travel demand management strategies. These new strategies can be found in a report titled, *"Congestion Mitigation Strategies Research,"* This report can be downloaded from the SANDAG web site at:

http://www.sandag.org/uploads/projectid/projectid_13_2682.pdf

We encourage you to consider these strategies in the development and review of the project environmental document.

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Del Mar
El Cajon
Encinitas
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Metropolitan Transit System
North San Diego County Transit Development Board
United States Department of Defense
San Diego Unified Port District
San Diego County Water Authority
Baja California/Mexico

Should you have any questions concerning our request or the CMP, please contact me at (619) 699-1954 or mor@sandag.org. We look forward to reviewing a copy of the draft EIR upon completion.

Sincerely,

MARIO R. OROPEZA
Project Manager

MO/ DW/cd

Attachment: CMP Land Use Analysis Program Excerpt

cc: John Duve, SANDAG

CHAPTER 6: LAND USE ANALYSIS PROGRAM

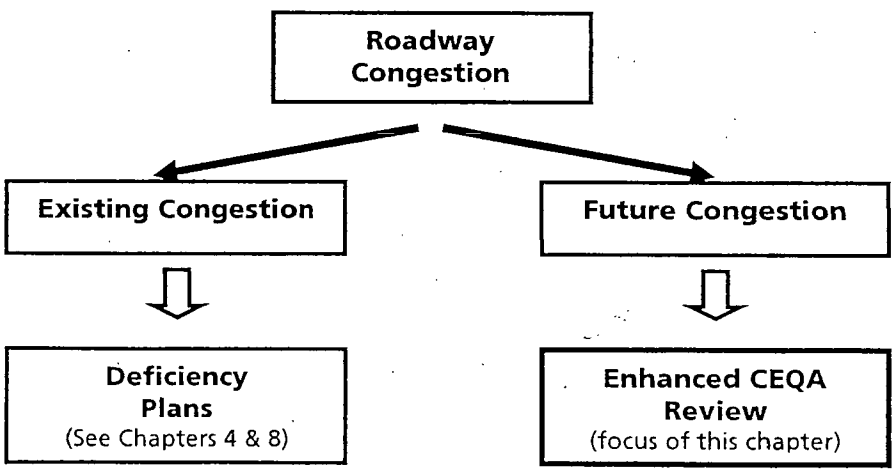
CHAPTER 6: LAND USE ANALYSIS PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA) requires that all jurisdictions in the State of California evaluate the potential environmental impacts caused by new development or projects. If impacts are identified, then potential mitigation measures are evaluated and recommended. While cities and the County routinely examine and mitigate impacts to transportation services and facilities within their jurisdiction, this commitment often does not extend to the CMP system (as defined in Chapter 4). State statute highlights the responsibility of local jurisdictions to consider the impact of new development on the CMP system as part of their decision-making process.

The Land Use Analysis Program is an information sharing process that seeks to improve communication between public agencies, private entities and the general public, regarding the impact of new development on the CMP system. It provides a consistent methodology for examining CMP system impacts in an Environmental Impact Report (EIR). This will aid local jurisdictions in determining when mitigation is recommended, and what mitigation strategies are most appropriate.

As shown in the diagram below, the focus of this chapter is on strategies to identify and to address future congestion resulting from *new* development. Existing congestion is addressed through ongoing roadway monitoring and the preparation of Deficiency Plans as described in Chapters 4 (Transportation System Performance Evaluation) and 8 (Deficiency Plan).



LEGISLATIVE REQUIREMENTS

The requirements for the land use impact element of the CMP can be found in Section 65089(4) of the State of California Government Code (see Appendix F). Those requirements are paraphrased below.

- Develop a program to analyze the impacts of land use decisions made by local jurisdictions on the CMP system;
- Include an estimate of costs associated with mitigating those impacts;
- To the extent possible, use the Performance Element measures developed (see Chapter 4) to measure impacts to the CMP system;
- Exclude the costs of mitigating the impacts of interregional travel;
- Provide credit for local public and private contributions for improvements to the CMP system; and
- Incorporate the requirements and analysis under CEQA.

Related to the land use program requirements, the CMP statute also requires that SANDAG, in consultation with the cities and the County, develop a uniform database to assess traffic impacts of new development and to incorporate the results in a countywide transportation computer model. SANDAG also is to review and approve transportation computer models of specific areas within the region that will be used by local jurisdictions to determine the quantitative impacts of development on the circulation system. These models are to be based on a countywide model and be consistent with the modeling methodology and the databases used by SANDAG.

ISSUES

Under current CEQA practices, full project mitigation may not always be possible due to a number of reasons, including, but not limited to institutional considerations, infeasible nature of the proposed mitigation measures, or cost. Additionally, a project's contribution to cumulative traffic impacts on the CMP system may not be mitigated, which over time may result in unacceptable levels of service where no single project is responsible. Finally, local jurisdictions may make a finding of "overriding considerations" and approve a project without mitigating the project impacts. This unmitigated traffic becomes the responsibility of local jurisdictions or through SANDAG's Regional Transportation Plan. Given these considerations, a better means to maintain the link between new development project impacts and a project sponsor's mitigation responsibilities needs to be pursued.

As discussed in Chapter 5, Transportation Demand Management, SANDAG is working on a number of programs to define and promote "smart growth" as one means to better integrate land use and transportation decisions and to improve the quality of life in the region. Two of the smart growth strategies being investigated include locating higher development densities near transit stations and encouraging compatible mixed land uses. Whereas these strategies support the goals of smart growth, current CMP enhanced land use analysis requirements may discourage these types of development since smart growth developments often generate more peak hour trips within the focus areas than traditional development and thus may require increased project mitigation under the CMP. On the other hand, smart growth has the potential to reduce overall congestion on the larger, regional transportation system.

RECOMMENDED APPROACH

The SANDAG approach in meeting the CMP land use impact element requirements consists of four strategies: enhanced CEQA project review (land use analysis program), project mitigation resources, preparation and dissemination of project design guidelines, and regional modeling consistency. These strategies are further discussed below.

Enhanced CEQA Project Review

An enhanced CEQA review process has been established for use by local jurisdictions and/or project sponsors to conduct traffic impact studies and provide mitigation for *new* large project impacts on the CMP transportation system. Local agencies are required to adopt and continually implement this enhanced CEQA review process. The key features of this process include:

- A large project is defined as generating, upon its completion, an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak-hour vehicle trips.
- The review is to include a traffic impact analysis (Traffic Impact Study - TIS) and mitigation for project impacts to the regional transportation system. Updated Traffic Impact Study guidelines have prepared and are incorporated into this update (refer to Appendix D).
- The traffic impact analysis must identify the project's impacts on the CMP transportation system, their associated costs, and appropriate mitigation.
- Early project coordination with affected public agencies and transportation operators is required.
- Local agencies are to coordinate with NCTD and/or MTDB to ensure that transit operators evaluate the impact of new development on CMP transit performance measures.

State regulation requires that all environmental documents prepared for projects in the San Diego region be submitted to the State Clearinghouse, and the State Clearinghouse in turn advises SANDAG of documents it has received. In many instances projects sponsors also send a copy of environmental documents directly to SANDAG. Under its regional intergovernmental review program, SANDAG reviews and comments on environmental documents submitted by various agencies. As part of that process, the documents are reviewed to ensure that the enhanced CEQA review process is followed for large projects, and the results of the required traffic analyses and identified mitigation measures are adequate. Comments, when appropriate, are submitted to the lead agency for the environmental review.

2002 CMP Update Changes

The following changes in the Enhanced CEQA Project Review process are incorporated into this update.

Updated Traffic Impact Studies Guidelines - As noted earlier, updated Traffic Impact Studies (TIS) guidelines have been incorporated into the CMP (Appendix D). These guidelines were prepared jointly by the San Diego Traffic Engineer Council (SANTEC) and the Institute of Transportation Engineers (ITS – California Border Section) in 2000.

Project Mitigation Resources

Resources currently available to mitigate the impacts of new development include specific project mitigation negotiated between the project sponsor and local jurisdictions, local agency funding, and regional funding made available through the Regional Transportation Improvement Program process. Additional new resources and strategies identified this CMP update are discussed below.

2002 CMP Update Changes

The following changes in project mitigation resources are incorporated into this update.

Promote TDM Project Mitigation Strategies: Develop and disseminate information on alternative transportation strategies for local agency and private developer use in mitigating the impacts of development activity. This information would be based upon the "Toolbox of Mitigation Strategies" and "Model TDM Program/Ordinance" referenced in Chapter 5, Transportation Demand Management. These strategies also could be used in preparing Deficiency Plans (see Chapter 8).

Ensure Appropriate Mitigation of Significant Project Impacts: It is the goal of the CMP to ensure appropriate mitigation of significant new large project impacts on the CMP system through use of congestion management strategies (CMP roadway or transit improvements and/or non-traditional approaches, such as Transportation Demand Management) contained within the CMP, including specific strategies identified in adopted Deficiency Plans. For the purpose of meeting CMP requirements, these guidelines do not apply to mitigation which would necessitate construction of freeway improvements, including interchanges until such time that Deficiency Plans have been prepared and adopted identifying specific improvements necessary to bring the freeway segments into conformance with the CMP LOS standard. Mitigation of project impacts may include demand management strategies and/or fair share contributions toward future improvements to be identified with the Deficiency Plan. The Deficiency Plans will identify potential funding sources to implement the recommended improvements including, but not limited to federal, state, local, and private funding sources. The preceding restriction regarding freeway improvements applies only to the CMP project review process and is not intended to limit a local jurisdiction's responsibility under CEQA for ongoing review and mitigation for projects that would impact freeways.

The following guidelines are provided to assist in meeting this goal.

New Large Project – A new development project generating, upon its completion, an equivalent of 2,400 or more new average daily vehicle trips, or 200 or more new peak-hour vehicle trips.

Significant Impacts – An increase in traffic on the CMP system generated by the project that exceeds the standards summarized below which are provided in the Traffic Impact Studies Guidelines (See Table D-1 in Appendix D for a further explanation on how to use these standards).

Level of Service with Project	Allowable Change due to Project Impact					
	Freeways[1]		Roadway Segments		Intersections	Ramp Metering[1]
	V/C	Speed (mph)	V/C	Speed (mph)	Delay (sec.)	Delay (min.)
D, E, & F (or ramp meter delays above 15 min.)	0.01	1	0.02	1	2	2

[1]These guidelines apply only to freeways with adopted Deficiency Plans.

Project Mitigation – Actions necessary to reduce the project impacts on the CMP system below to or below the standards summarized above and provided in the Traffic Impact Studies Guidelines (Table D-1 in Appendix D).

Available Mitigation Measures - Measures available to mitigate project impacts include, but are not limited, to the measures listed below. The best mix of mitigation measures will vary based on the nature of the development project, nearby land uses and densities, and strategy availability.

- Traditional roadway and/or transit improvements
- Transportation Demand Management or Transportation System Management strategies
- Project Design Guidelines (discussed later in this chapter).
- Additional CMP Toolbox of Mitigation Strategies (to be prepared in 2003)
- Model TDM Program/Ordinance (to be prepared in 2003)

Local jurisdictions have sole responsibility for approving any specific mitigation measures, proposed funding, and/or implementation responsibilities resulting from the enhanced CEQA project review process.

Project Design Guidelines

In support of the CMP and other planning activities, project design guidelines to promote alternative travel modes including walking, bicycle, ridesharing, and public transit have been prepared. The available guidelines are listed below and are available for local agency use in mitigating the impacts of new development projects and in preparing CMP Deficiency Plans.

- "Designing for Transit" (Metropolitan Transit Development Board – July 1993)
- "Land Use Distribution Element of the Regional Growth Management Strategy" (San Diego Association of Governments – February 1995)
- "Tools for Reducing Vehicle Trips Through Land Use Design" (San Diego County Air Pollution Control District – January 1998)
- "Bikeway Planning and Design – California Highway Design Manual" (Caltrans – February 2001)
- "Regional Transit Vision" (San Diego Association of Governments, Metropolitan Transit Development Board, and North San Diego County Transit Development Board – November 2001)
- "Planning and Designing For Pedestrians" (San Diego Association of Governments – June 2002)

Regional Modeling

When evaluating the traffic impacts of any large project, it is SANDAG's goal that a common database and comparable traffic forecast models are used to ensure that all projects are evaluated on a uniform basis. This can be accomplished by local jurisdictions use the most current SANDAG regional or subarea traffic forecasting model, or any other local traffic analysis model that has been approved by SANDAG for use in CMP traffic analysis. Local jurisdictions also are required to use SANDAG's most recent Regional Growth Forecasts as the basic population and land use database.

In addition, local jurisdictions are to provide SANDAG, as part of each Regional Growth Forecast update, information regarding changes to general plan land use designations, major new development approvals, and smaller project information, for use in SANDAG's cumulative traffic forecast analysis. The information is to be provided in the manner, form, and schedule established as part of the Regional Growth Forecast update and review process for local agency information. This information is used to assess the cumulative impacts of all traffic impact analyses completed to date.

RECOMMENDED FOR FURTHER STUDY

In addition to the CMP changes previously noted, the following actions are recommended for further study and potential incorporation into the CMP at a later date:

Reexamine Traffic Impact Studies (TIS) Guidelines: Initiate a study to determine how to incorporate into the TIS guidelines: (1) CMP Performance Element measures; (2) trip generation and distribution rate adjustments for smart growth-supportive land uses; and (3) potential TDM mitigation strategies.

Evaluate Additional Land Use Analysis Program Modifications: Reexamine the CMP Land Use Analysis Program requirements in light of the efforts to develop a Regional Comprehensive Plan and changes in smart growth policies and strategies in the San Diego region. This evaluation would look at potential modifications to be consistent with smart growth including, but not limited to:

- Adjustments in trip generation rates;
- Adjustments in criteria for determining significant impacts;
- Alternative procedures for evaluating/mitigating smart growth projects under the CMP Enhanced CEQA Review

IMPLEMENTATION

Implementation of the preceding land use analyses program recommendations will be the joint responsibility of several agencies, including SANDAG, cities and County, Caltrans, MTDB, NCTD, and the San Diego Air Pollution Control District (APCD). Their respective responsibilities are summarized below in Table 6-1 below.

Table 6-1
Land Use Analysis Program Recommendations Responsibilities

	SANDAG	Cities*/ County*	Caltrans	MTDB/ NCTD	APCD
Enhanced CEQA Review	D / M	R / A	R / M	R / M	R / M
Updated TIS Guidelines	D / M	D / R / A	R	R	R
Promote TDM Measures	D / M	R / A	R	R	R
Full Mitigation Goal	M	R / A	M	M	M
Regional Modeling	D / M	R / A	R	R	R
Project Design Guidelines	D / R	R / A	R	D / R / M	D / R / M
Future Program Modifications	D	R / A	R	R	R

*Including private developers

Key:
D – Develop Initial Proposals
R - Review and Comment
A - Adopt or Implement
M - Monitor

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Main Office (619) 299-1743
Chapter Coordinator (619) 299-1741
Fax (619) 299-1742
Email creiff@sierraclubsandiego.org

San Diego Chapter
Serving the Environment in San Diego and Imperial Counties

February 12, 2005

Donna Beddow
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: Public comments, Peaceful Valley Ranch project

Dear Ms. Beddow:

The San Diego chapter of the Sierra Club wishes to be on record as opposing the Peaceful Valley Ranch development in the Jamul area. Our reasons include the following:

First, infrastructure support for additional residents is lacking in this area, as evidenced by existing traffic congestion problems on State Route 94, which often comes to a standstill during rush hour. Should this area really be adding even a small number of additional residents to the area, who will access homes, work, shopping, and schools all via SR 94?

Second, Sierra Club official policy is that if land is slated for development, the best use is to "cluster" homes in a relatively limited area and leave as much as possible of the area open for wildlife, watershed, and appropriate recreational enjoyment by local residents. In this case, the development represents a relatively non-intensive use of the land, with two-acre home sites and a [illegible] to seven-acre polo field.

[illegible]d, we're concerned with the loss of prime agricultural land, since this plan turns land currently being used for agriculture into a polo field.

Fourth, we're concerned about contamination by runoff. A stream runs through the site next to the polo fields, raising the distinct possibility of stream contamination via pollutants from horses, including feed overflow, washing, and waste products.

Finally, we oppose changes to existing zoning plans that allow additional building, because they fail to consider all of the consequences. This type of incremental change, taken as a whole, tends to whittle away at the intended general plan for an area, often without the attention or permission of local voters.

Sincerely,

Linda L. Briggs
Co-chair, Land Use Committee
Sierra Club, San Diego Chapter

8820 Ray Street, San Diego, CA 92104-3623
http://sandiego.sierraclub.org