



THE CITY OF SAN DIEGO
Date of Notice: February 28, 2011
PUBLIC NOTICE OF PREPARATION
OF A
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
AND
SCOPING MEETING
I.O. No. 23421653

The City of San Diego Entitlements Division will be the Lead Agency and will prepare a Draft Program Environmental Impact Report for the following project. Please note that an NOP was previously issued on June 7, 2004 and a scoping meeting was held on June 22, 2004. However, because of revisions to the proposed project, the City of San Diego is re-issuing the NOP and holding a second scoping meeting. The City of San Diego will be holding the second scoping meeting at 6:00 P.M. on March 14, 2011 at the **Mission Trails Visitor and Interpretive Center** located at One Father Junipero Serra Trail, San Diego, CA 92119-1008 and is inviting your comments regarding the scope and content of the document. **Your comments must be received by 30 days after receipt of this notice.** Please send your written comments to the following address: **Martha Blake, Senior Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to **DSDEAS@sandiego.gov** referencing Project Number (10046) in the subject line.

General Project Information:

- Project No. 10046, SCH No. 2004061029
- Community Plan Area: **East Elliott**
- Council District: 7

SUBJECT: Castlerock: COMMUNITY PLAN AMENDMENT; GENERAL PLAN AMENDMENT; REZONE, PLANNED DEVELOPMENT PERMIT; SITE DEVELOPMENT PERMIT; VESTING TENTATIVE MAP; EASEMENT VACATIONS; to construct one of two possible scenarios: "Annexation Scenario" with future annexation to the City of Santee (with additional discretionary actions of SPHERE OF INFLUENCE (SOI) ADJUSTMENT; ANNEXATION AGREEMENT AND GENERAL PLAN MAP AMENDMENT) and "No Annexation Scenario". The 203.64-acre project site is located on the north side of Mast Boulevard between Medina Drive and West Hills parkway within the East Elliott Community Plan area adjacent to the City of Santee's western boundary.

The "Annexation Scenario" includes the construction of 430 residential units, consisting of 283 detached single-family residences, 147 single-family detached

units clustered on larger lots (referred to as "green court" units), approximately 4.1 acres (gross) of public parks, 0.65 acres (gross) and 0.49 acres (usable) of pocket parks, a pedestrian trail, and public streets and private driveway. A total of 93.20 acres would remain undisturbed as open space, except for small areas needed for brush management. Access would be provided from Mast Boulevard from the south. Subsequent to approval by the City of San Diego, annexation to the City of Santee would require a City of Santee General Plan Amendment; a prezone or vested rights evidence; resolution of initiation; Santee SOI revision; as well as Padre Dam Municipal Water District (PDMWD) actions including: PDMWD support for Santee resolution of initiation; PDMWD service area revision; PDMWD SOI adjustment. Annexation would also require LAFCO actions including: detachment from San Diego and annexation into Santee; City of San Diego SOI adjustment; annexation into the PDMWD Service Area; PDMWD SOI adjustment. Upon approval of the annexation, all public services and utilities would be provided by the City of Santee.

Under the "No Annexation Scenario" the proposed project would remain within the City of San Diego. This Scenario would require the approval of the same City of San Diego discretionary actions as the Annexation Scenario. However, should this scenario be implemented, the City of Santee, PDMWD, and LAFCO actions would not be required. The No Annexation Scenario includes the construction of 422 residential units, consisting of 282 detached single-family residences, 140 single-family detached units clustered on larger lots (referred to as "green court" units), approximately 4.1 acres (gross) of public parks, 0.50 acres (gross) and 0.39 (usable) of pocket parks, a pedestrian trail, and public streets and private driveways and 93.20 acres of open space. Public services and utilities would be provided by the City of San Diego. A water storage tank would be located on-site. The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Pardee Homes

Recommended Finding: The recommended finding that the project may have a significant effect in the environment is based on an Initial Study. The following issue areas that have been identified include:

Land Use, Landform Alteration/Visual Quality/Neighborhood Character, Air Quality/Odor, Biological Resources, Historical Resources, Global Warming/Greenhouse Gases, Human Health/Public Safety/Hazardous Materials, Hydrology, Water Quality, Geology/Soils, Energy Conservation, Noise, Paleontological Resources, Traffic/Circulation, Public Services, and Utilities.

Availability in Alternative Format: To request this Notice, the Scoping Letter, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information contact Martha Blake at (619) 446-5375. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth Floor of the Development Services Center. For information regarding public meetings/hearings on the project, contact Project Manager Jeannette Temple at (619) 557-7908. This notice was published in the San Diego Daily Transcript, placed on the City of San Diego website (<http://cerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>) and distributed on February 28, 2011.

Cecilia Gallardo, AICP
Assistant Deputy Director
Development Services Department

Attachments: Figure 1, Regional Vicinity Map
Figure 2, Project Location on Aerial Photograph

Distribution:

Federal Government

U.S. Environmental Protection Agency (19)
U.S. Army Corps of Engineers (26)
U.S. Fish and Wildlife Service (23)
Commanding General, Marine Corps Air Bases Western Area (461)

State of California

Department of Fish and Game, Don Chadwick (32)
Integrated Waste Management Board (35)
Environmental Protection Agency (37 A)
Department of Parks and Recreation (40)
Regional Water Quality Control Board, Region 9 (44)
Air Resources Board (49)
State Clearinghouse (46)
California Department of Transportation (51)
Public Utilities Commission
Department of Toxic Substance Control, Office of Military Facilities
Native American Heritage Commission (222)

County of San Diego

Air Pollution Control District (65)
Department of Agriculture (64)
Department of Environmental Health, HMMD (75)

City of San Diego

Mayor's Office -Jerry Sanders (MS11A)
Councilmember Emerald, District 7 (MS IOA)
Councilmember De Maio, District 5 (MS IOA)
Development Services
 Environmental Analysis Section (MS 501)
 Engineering Review (MS 501)
 Geology Review (MS 501)

Transportation Development (MS 501)
Local Enforcement Agency (MS 501)
Environmental Services Department (93A)
Historical Resources Board (MS 4A)
Library -Government Documents (MS 17)
Park and Recreation Department
Wetlands Advisory Board (91A)
Planning Department
 Multiple Species Conservation Program (MS SA)
 Long Range Planning (MS 4A)
Real Estate Assessts Department (85)

City of Santee

Development Services Department

Other Organizations and Interested Individuals

Padre Dam Municipal Water District
California Native Plant Society (170)
Citizens Coordinate for Century 3 (179)
East Elliott Planning Advisory Committee (466) Open Space Division
Mission Trails Regional Park -Park Ranger Program (MS 35A)
Endangered Habitats League (182)
Kumeyaay Cultural Repatriation Committee (225)
Louie Guassac (215A)
Murphy Canyon Community Council (463)
Metropolitan Transit Development Board, Chris Kluth (115)
Mission Trails Regional Park -Dorothy Leonard (465)
Mission Trails Regional Park CAC -W. Odenning (341)
Ms. Chris Laidlaw (342)
Native American Distribution (225A-R)
Navajo Community Planning Inc (336)
Ron Christman (215)
SANDAG (108)
San Carlos Area Council (338)
San Diego Audubon Society (167)
San Diego Archaeological Center (212)
San Diego County Archaeological Society (218)
San Diego Gas and Electric Co. (114)
San Diego State University, South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego River Foundation (163)

San Diego Natural History Museum (166)

San Diego Regulatory Alert (174)

Save Our Heritage Organization, (214)

Sierra Club (165)

Bob Allen (460)

Tierrasanta Community Council (462/464)

Preserve Wild Santee -Van Collingsworth, 9222 Lake Canyon Road, Santee, CA 92071

David Dilday, 5046 Sterling Grove Lane, San Diego, CA 92130
Carolyn Juarez, P.O. Box 710418, Santee, CA 92072

Ken Decker, 9738 Settle Road, Santee, CA 92071

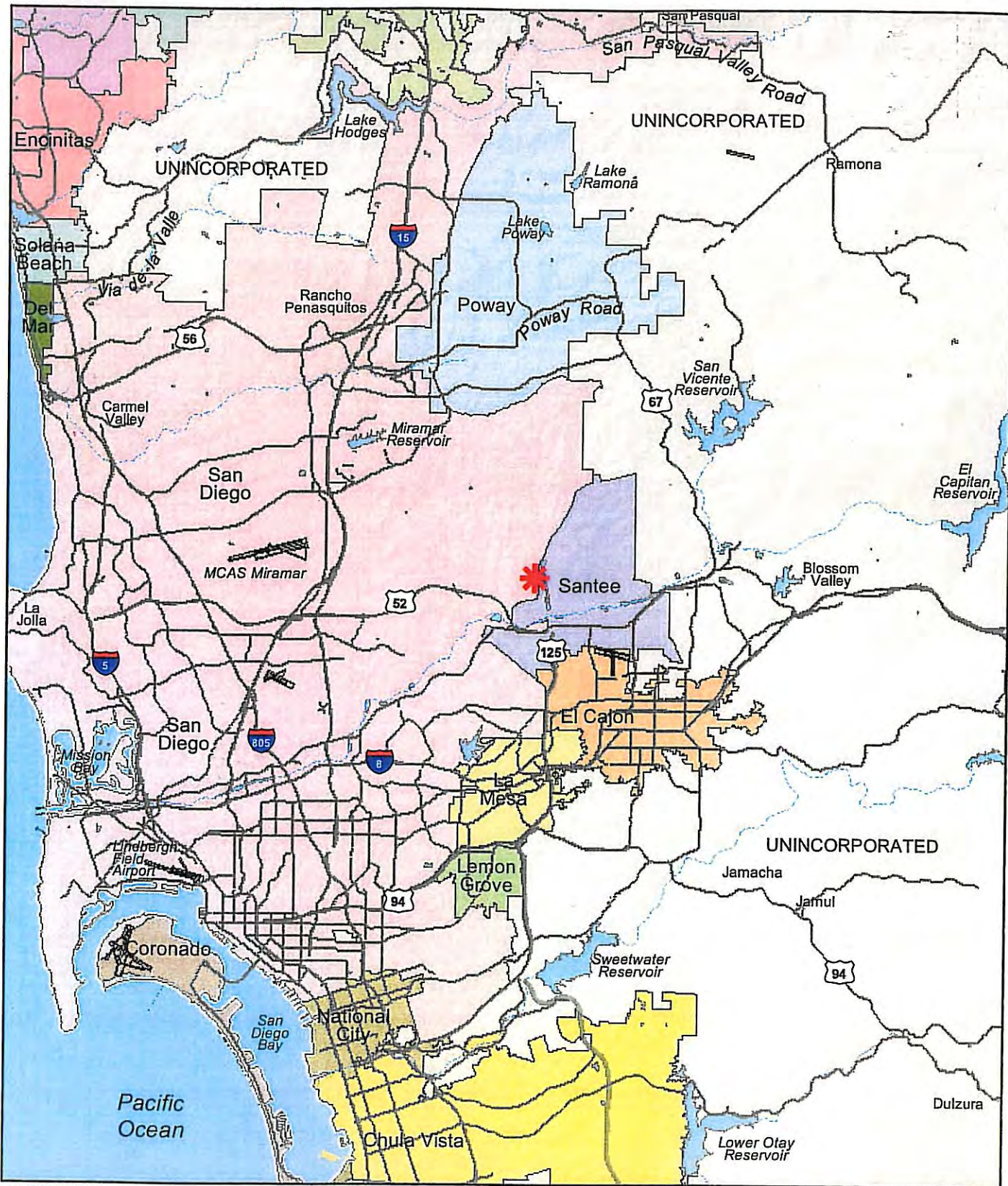
Duncan McFatrach, P.O. Box 475, Descanso, CA 91916

Jimmy Ayala, Pardee Homes

John Ponder, Sheppard Mullin

Ted Shaw, Latitude 33

Bobbi Herdes, RECON



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 Project Location

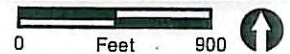




Vicinity Map
Castlerock Project PTS 10046
 City of San Diego – Development Services Department

FIGURE
No. 1



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-  Project Boundary
-  SDG&E Substation



Project Location/Aerial Map

Castlerock Project PTS 10046

City of San Diego – Development Services Department

FIGURE

No. 2



THE CITY OF SAN DIEGO

January 13, 2011

Mr. Jimmy Ayala
Pardee Homes
12626 High Bluff Drive, Suite 100
San Diego, CA 92130

Subject: Scope of Work for a Program Environmental Impact Report for the Castlerock Project (Project No. 10046)

Dear Mr. Ayala:

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental Analysis Section (EAS) of the City of San Diego Development Services Department has determined that the proposed project may have significant effects on the environment, and the preparation of a Program Environmental Impact Report (EIR) is required. Staff has determined that a program EIR is the appropriate environmental document for the Castlerock project.

The purpose of this letter is to identify the specific issues to be addressed in the EIR. The EIR shall be prepared in accordance with the attached "City of San Diego Technical Report and Environmental Impact Guidelines" (Updated December 2005). A Notice of Preparation will be distributed to the Responsible Agencies and others who may have an interest in the project. Changes or additions to the scope of work may be required as a result of input received in response to the Notice of Preparation.

Each section and issue area of the EIR should provide a descriptive analysis of the project followed by a comprehensive evaluation. The EIR should also include sufficient graphics and tables to provide a complete description of all major project features.

The project that would be the subject of the EIR is briefly described as follows:

Castlerock: COMMUNITY PLAN AMENDMENT; REZONE, PLANNED DEVELOPMENT PERMIT; SITE DEVELOPMENT PERMIT; VESTING TENTATIVE MAP; EASEMENT VACATIONS; to construct one of two possible scenarios: "Annexation Scenario" with future

February 28, 2011

Mr. Ayala

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A. INTRODUCTION

Introduce the project with a brief discussion on the intended use and purpose of the EIR. Describe and/or incorporate by reference any previously certified environmental documents that address the project site. Briefly describe areas where the proposed project is in compliance or non-compliance with assumptions and mitigation contained in these previously certified documents.

B. ENVIRONMENTAL SETTING

The EIR shall describe the precise location of the project and present it on a detailed

topographic map and regional map. Provide a local and regional description of the environmental setting of the project, as well as the zoning and land use designations of the site and its contiguous properties, area topography, drainage characteristics and vegetation. Include any applicable jurisdictional boundaries, land use plans and overlay zones that affect the project site, such as the City of San Diego General Plan. This section shall also discuss the provision of emergency services.

C. PROJECT DESCRIPTION

The EIR shall include a detailed discussion of the goals and objectives of the project and a project description. The description of the project shall include an overview of all major project features and phasing, including land use, grading quantities and locations, retaining walls (number of retaining walls and their individual heights and lengths), landscaping, drainage design, improvement plans, including any off-site components, vehicular access points, and parking areas associated with the project. The project description shall provide a discussion of all applicable discretionary actions required for the project (e.g. Site Development Permit), as well as a discussion of all permits and approvals required by federal, state, and other regulatory agencies.

D. HISTORY OF PROJECT CHANGES

This section of the EIR shall outline the history of the project and any physical changes that have been made to the project in response to environmental concerns raised during the City's review of the project.

E. ENVIRONMENTAL ANALYSIS

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any such significant impacts. The EIR must represent the independent analysis of the City of San Diego as Lead Agency; therefore, all impact analysis must be based on the City's current "Guidelines for the Determination of Significance." Below are key environmental issue areas that have been identified for this project, within which the issue statements must be addressed individually. Discussion of each issue statement shall include an explanation of the existing project site conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis shall address potential direct and indirect impacts that could be created through implementation of the proposed project. Impacts of both scenarios shall be addressed in this section of the EIR.

LAND USE

- Issue 1:** Would the proposed project be consistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project?
- Issue 2:** Would the proposed project result in a conflict with the purpose and intent of the ESL regulation of the City of San Diego LDC?
- Issue 3:** Would the proposed project result in a conflict with adopted environmental plans, including the City of San Diego's MSCP Subarea Plan and the MHPA adopted for the purpose of avoiding or mitigating an environmental effect for the area?

The project is located within the Elliott Community Plan area, bounded on the west by open space beyond which is the Sycamore Landfill, on the east by residential development within the City of Santee and on the north by the Marine Corps Miramar Air Station. The EIR shall evaluate the project's compatibility with existing and planned land uses in the vicinity, including adjacent slopes and the residential uses within the City of Santee. The EIR shall analyze the project's consistency with the City of San Diego General Plan (2008), the East Elliott Community Plan, and applicable zoning ordinances. With respect to the Annexation Scenario, the EIR shall also address compatibility with the Santee General Plan.

The EIR should also evaluate the project's conformance with the final MSCP Plan (August 1998) and the City's MSCP Subarea Plan (March 1997), with specific attention to the Land Use Adjacency Guidelines (Section 1.4.3.) in terms of land use, drainage, toxic substances in runoff, lighting, noise, invasive plant species, and brush management requirements for the portions of the proposed development which lie adjacent to the MHPA. A description of measures proposed to reduce any identified MHPA adverse edge effects should be included within this section as well.

Further, because an MHPA boundary adjustment is required, it should be discussed within this section of the EIR, which includes the rationale for the adjustment, an aerial photograph delineating the adjustment boundaries, and a discussion and mapping of the acreages, habitat, and wildlife to be adjusted in and out of the MHPA. Details regarding the MHPA boundary adjustment, such as a functional equivalency analysis related to the adjustment, are to be discussed under Biological Resources.

Additionally, the EIR should include a discussion of the project site location in relation to the Miramar Airport Influence Area, as identified within the Comprehensive Land Use Plan (CLUP) for the Marine Corps Air Station (MCAS) Miramar. Address land use compatibility issues identified in the CLUP, including such issues as aircraft safety, noise, vibration, and the potential for aircraft operations interference in the Land Use section. Similarly, the EIR should discuss land use compatibility issues with the Gillespie Field Airport Influence Area which lies to the southeast.

LANDFORM ALTERATION/VISUAL QUALITY

- Issue 1:** **Would the proposed project result in a substantial change to natural topography or other ground surface relief features, or result in the loss, covering, or modification of any unique physical features such as a natural canyon or hillside slope in excess of 25 percent gradient?**

- Issue 2:** **Would the project affect the visual quality of the area, particularly with respect to views from public viewing areas, vistas, or open spaces as identified in the community plan?**

- Issue 3:** **Would the proposed project be compatible with surrounding development in terms of bulk, scale, materials, or style with the surrounding existing or planned development?**

The EIR shall include an analysis of potential impacts to the community visual character as a result of the proposed development. Due to the pending visual conditions of this project, a visual simulation and analysis is required for the EIR to more accurately assess potential visual impacts and their levels of significance. This section of the EIR shall discuss the height, bulk, and scale of new development, the proposed architectural design and landscaping of the new development, and project consistency with relevant regulations and existing patterns of development in the surrounding area. The EIR should include an evaluation of potential impacts on the natural landforms within the project site due to the proposed grading (both cut and fill) as well as the height of proposed manufactured slopes.

The EIR should also include an analysis of potential impacts to neighborhood character as a result of the proposed project. The City's Significance Determination Guidelines include the following in determining such impacts: exceeds the allowed height or bulk regulations and existing patterns of development in the surrounding area by a significant margin or is located in a highly visible area that would strongly contrast with the surrounding development or natural topography through excessive bulk, signage, or architectural projection.

AIR QUALITY/ODOR

- Issue 1:** Would the proposed project result in a cumulatively considerable net increase of particulate matter with PM10 and PM2.5 or exceed quantitative thresholds for ozone precursors (NOx) and VOC?
- Issue 2:** Would the proposed project expose sensitive receptors to substantial pollutant concentrations or odors?
- Issue 3:** Would the proposed project exceed 100 pounds per day of Particulate Matter 10 (dust)?
- Issue 4:** Would the proposed project conflict with or obstruct the implementation of the applicable air quality plan?

The EIR shall describe the region's climate and the San Diego Air Basin's current attainment levels for state and federal ambient air quality standards. An air quality technical analysis shall be conducted and included as an appendix to the EIR. The air quality analysis shall discuss the proposed project's impact on the ability of the San Diego Air Basin to meet regional air quality strategies and the project's consistency with the California Air Resources Board Air Quality and Land Use Handbook. The section and technical report shall discuss both the potential stationary and non-stationary (i.e., vehicular) air emission sources associated with construction and operation of the proposed project. The technical report and EIR section shall include estimates of total project-generated air pollutant emissions, discussion of potential dust generation during construction, evaluation of carbon monoxide hot spots, and any proposed emissions reduction design features or dust suppression measures that would avoid or lessen emissions or dust-related impacts to sensitive receptors within the area.

Due to proximity of this residential development to the Sycamore Landfill and the potential impacts of nuisance odors associated with the landfill operation, an odor discussion is required. The discussion should identify potential sources of air emissions that would be associated with the landfill operation (including the proposed landfill expansion).

BIOLOGICAL RESOURCES

- Issue 1:** Would the proposed project result in a reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals or result in an impact to a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral?

- Issue 2:** Would the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, including linkages identified in the MSCP, or impede the use of native wildlife nurseries?
- Issue 3:** Would the proposed project result in the introduction of invasive species of plants into the area?
- Issue 4:** Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan (HCP), NCCP, or other approved local, regional, or state habitat conservation plan, either within the MSCP or in the surrounding area?

Upland and wetland vegetation and sensitive wildlife would potentially be directly or indirectly affected by project implementation, and must be fully discussed in this section of the EIR. A biological resources report for the site will be prepared in accordance with the City of San Diego's *Biological Review References* (July 2002) and will be included as an appendix to the EIR. The report must identify any MSCP covered and narrow endemic flora and fauna that exist or have a potential to exist in the area of the project site, and any impacts to sensitive flora and fauna, as well as discuss proposed mitigation measures for any impacts.

A discussion and quantification of all impacts to identifiable wetland habitat must be addressed within this section of the EIR. The wetland habitat types should be graphically delineated, including an adequate buffer to sustain their functionality. If impacts to any wetlands or their buffers are identified, a discussion of the infeasibility of avoiding such impacts with the project should be included.

An MHPA boundary adjustment would be required as part of the current development proposal. Both the biological report and the Biological Resources section of the EIR should provide a detailed discussion and mapping of the proposed MHPA boundary adjustment, and should include a functional equivalency analysis of any habitat areas proposed to be added to the MHPA, in accordance with the MSCP Sub-area Plan.

HISTORICAL RESOURCES

- Issue 1:** Would the proposed project result in the alteration and/or the destruction of a prehistoric or historic building (including an architecturally significant building), structure, or object or site?

- Issue 2:** **Would the proposed project result in any impact to existing religious or sacred uses within the potential impact area?**
- Issue 3:** **Would the proposed project result in the disturbance of any human remains, including those interred outside of formal cemeteries?**

The project site is within proximity of recorded archaeological sites. An archaeological record search shall be conducted for the project area (area of potential effect) to access any recently recorded sites that may be adversely impacted by the development proposal. A report shall be prepared in accordance with the *City of San Diego's Land Development Code Historical Resources Guidelines* (amended April 30, 2001) and shall be summarized within the EIR. This report should assess the project's potential for impacting prehistoric and/or historic resources through grading activities, especially in previously undisturbed soil, and discussed in the EIR. If appropriate, the EIR should identify requirements for archaeological monitoring during grading operations and specify mitigation for any discoveries.

HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS

- Issue 1:** **Would the proposed project expose people or structures to a significant risk of loss, injury, or death due to wildfire?**
- Issue 2:** **Would the project propose the handling, storage, and treatment of hazardous materials or to have them located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?**
- Issue 3:** **Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**
- Issue 4:** **Would the proposed project expose workers or residents to health or safety risks associated with unexploded ordnance?**

Fire hazards exist where highly flammable vegetation and/or litter is located adjacent to development. The EIR should discuss the proposed project in terms of human health/public safety as it relates to fire hazards within and adjacent to the development boundaries. This discussion should include emergency vehicle excess provisions and the incorporation of necessary brush management zones into the project.

The EIR should include an analysis of any future risk of explosion or release of hazardous substances within or adjacent to the project site. The proposed development is located within the former Camp Elliot that included live-fire training and artillery ranges up until the 1960's. As a result, ordnance and explosives (OE), including unexploded ordnance (UXO), may be present in the project area. The site was previously surface cleared of OE and UXO by the Army Corps of Engineers; however, subsurface clearance has not yet been completed. Prior to proceeding with any phase of site work, the applicant is required to prepare a *Removal Action Plan*, to address unexploded ordnance that may be present within the project area. The regulatory review of this activity is conducted through the Office of military Facilities, Department of Toxic Substances Control (DTSC), and the U.S. Army Corps of Engineers.

Also, as new construction occurs in or near areas historically used for industry, commerce, solid waste (e.g., landfills and fuel storage) contaminated soils and groundwater is potentially found. As part of the environmental review process, steps are needed to disclose and address the safe removal, disposal, and/or remediation of hazardous materials. There are Federal and State requirements that are mandated to be incorporated into a project that may have these issues. Due to the proximity of this proposed residential development to the Sycamore Canyon Landfill, a Phase I Environmental Site Assessment (ESA) is required and discussed within this section of the EIR. The assessment should consist of an evaluation of the potential presence of hazardous materials and the expected nature of these materials that may be on the site and within a one-mile radius of the subject site. The assessment should also recommend appropriate mitigation of study if necessary.

HYDROLOGY/WATER QUALITY

Issue 1: **Would the proposed project result in an increase in impervious surfaces and associated increased runoff? Would the proposed project result in an increase in pollutant discharges including downstream sedimentation?**

Issue 2: **Would the proposed project result in an increase in pollutant discharge to receiving waters during or following construction? Would the proposed project discharge identified pollutants to an already impaired water body?**

A hydrology/drainage study consistent with the City's Storm Water Standards (adopted March 2008) will be prepared to address the proposed project's potential for impacting the hydrologic conditions within the project area and downstream and recommend drainage design techniques to reduce runoff volumes and velocities, if appropriate. The report shall include examples of potential best management practices (BMPs) and

outline programs that can be used during and post-construction and discuss the project's compliance with the City's Storm Water Standards. The findings in the report and required mitigation measures shall be reflected within this section of the EIR and the report will be included as an appendix to the EIR.

A water quality technical report consistent with the City's Storm Water Standards (adopted March 2008) will be prepared and included as an appendix to the EIR. Increases in impervious surfaces could potentially result in significant erosion and subsequent sedimentation downstream. Water quality is affected by sedimentation caused by erosion, by runoff carrying contaminants, and by direct discharge of pollutants (point-source pollution). As land is developed, the impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-point source pollution) into adjacent watersheds. Therefore, the EIR shall discuss how the proposed project could affect water quality within the project area and downstream.

GEOLOGIC CONDITIONS

- Issue 1:** **Would the Proposal expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar?**
- Issue 2:** **Would the Proposal result in a substantial increase in wind or water erosion of soils, either on- or off-site?**
- Issue 3:** **Would the Proposal be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

The project site is located in a seismically active region of California where the potential for geologic hazards, such as earthquakes and ground failures exists. Therefore, a geologic technical report will be prepared and included as an appendix. According to the City of San Diego Seismic Safety Study (1995 edition), the project site is located within Geologic Hazard Zones 22, 23, and 53. Zone 22 is characterized by possible or conjectured landslides, Zone 23 is characterized by Slide-Prone Formations consisting of the Friars Formation with neutral or favorable geologic structure, and Zone 53 is characterized by level of sloping terrain, unfavorable geologic structure, and low to moderate risk. The EIR shall be based on the geotechnical study and shall include a description of the geologic and subsurface conditions in the project area and the general setting in terms of existing topography, geology (surface and subsurface), tectonics, and soil types. The constraints discussion should include issues such as the potential for

liquefaction, slope instability, and landslides. Any need for landslide remediation should also be identified, if such measures are anticipated.

GREENHOUSE GAS EMISSIONS

Issue 1: Would the Proposal generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Issue 2: Would the Proposal conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The EIR shall analyze the project's contribution to emissions of greenhouse gasses associated with vehicle trips, the typical energy and water use, and other factors associated with the proposed project. The City of San Diego currently does not yet have adopted greenhouse gases (GHG) Thresholds of Significance for CEQA. Therefore, the City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 as an interim threshold to determine whether a GHG analysis would be required. The CAPCOA report references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation.

Therefore, the proposed project will be analyzed to determine whether it exceeds the 900 metric ton screening threshold. Based on the this screening threshold, the proposed construction may be required to complete a GHG Emission analysis in order to determine what, if any cumulative impacts would result through project implementation. An analysis of existing versus proposed emissions shall be completed. A technical report shall be been prepared and will be included as an appendix to the EIR. The EIR shall summarize the results of the report, including identification of the net GHG emissions identified. In addition, the project may also be required to implement project features to reduce the emission by 28.3 percent (consistent with the 2020 "Business-As-Usual" model from the California Air Resources Board [CARB]). Therefore, the following two issues shall be addressed:

NOISE

Issue 1: Would the proposed project result in a significant increase in the existing ambient noise levels that would expose sensitive receptors to noise levels which exceed the City's adopted Noise Ordinance?

Issue 2: Would the proposed project result in the exposure of people to current or future transportation noise levels, which exceed standards established in the Transportation Element of the General Plan?

A noise technical study will be prepared and included as an appendix to the EIR. The analysis in this section of the EIR shall identify the potential for operational noise impacts. The analysis must also calculate the traffic noise levels on adjacent roadways in the build-out condition and identify mitigation measures, as appropriate. Discuss the project's potential impacts to existing ambient noise levels within the project area, and state whether implementation would expose people to noise levels that exceed the City's adopted noise ordinance.

PALEONTOLOGICAL RESOURCES

Issue 1: Would the Proposal require over 1,000 cubic yards of excavation in a high resource potential formation that would result in the loss of significant paleontological resources?

According to the *Geology of the San Diego Metropolitan Area, California* (Kennedy 1975), published by the California Division of Mines and Geology, the project site is underlain by the Friars, Mission Valley, and Stadium Conglomerate formations which have been assigned a high paleontological resource potential. These formations are known to contain well-preserved, rare, and significant paleontological fossil materials that could provide important information about the evolutionary history of our area. There is a potential for future grading operations to impact previously undisturbed portions of these formations and impact unknown fossil deposits. The EIR shall discuss the planning area's geologic composition as it relates to fossiliferous potential and include paleontological monitoring as a mitigation measure, if determined to be required.

TRANSPORTATION/CIRCULATION/PARKING

Issue 1: Would the Proposal result in an increase in projected traffic that is substantial in relation to the capacity of the street system?

Issue 2: Would the Proposal project result in an increase in traffic hazards to motor vehicles, bicycles or pedestrians?

The analysis in this section of the EIR shall identify potential impacts to the traffic and circulation system. A traffic study, consistent with the City's Traffic Impact Study Manual and approved by City staff, will be prepared and included as an appendix to the EIR. A summary of the approved traffic study shall be included in the body of the EIR. It shall address the project traffic volumes and the effects this traffic has on the existing

and future surrounding circulation system. The analysis shall focus on segment and intersection conditions for near term and future conditions, with or without the project. Quantified volumes will be provided for existing, existing plus cumulative projects, existing plus cumulative projects plus project and horizon year without and with project traffic conditions. The traffic section shall also discuss proposed methods for avoiding potential hazards to motor vehicles, pedestrians and bicycles.

PUBLIC SERVICES

Issue 1: Would the proposed project have an effect upon, or result in a need for new or modified governmental services. These public services include fire protection, police protection, schools, maintenance of public facilities (including road), parks or other recreational facilities, and libraries?

The EIR shall include a discussion of potential impacts to public services as a result of implementation of the proposed project. Public services to be analyzed within this section include fire protection, police protection, parks/recreation, schools, and libraries. The discussion of fire and police protection services shall discuss the impacts associated with provision of these public services from both the City of San Diego and the City of Santee.

The discussion of parks and recreational facilities shall discuss any affects related to the Public Facilities Financing Plan, including possible amendment to include population-based park and recreational facilities needed to serve the new residents associated with the redevelopment. This section shall also include a discussion of Senate Bill (SB) 50, as it relates to impacts on public schools.

PUBLIC UTILITIES

Issue 1: Would the proposed project result in a need for new systems, or require substantial alteration to existing utilities, the construction of which would create physical impacts?

The EIR shall include discussions of potential impacts to City of San Diego or City of Santee public utilities (depending on which scenario is implemented) as a result of implementation of the proposed project. Public utilities to be analyzed within this section include water, sewer and landfills. This section shall discuss water supplies as well as existing public water and sewer facilities and any public improvements, upgrades, or relocations needed to serve the proposed project. This section should also discuss the project's construction and operational effects on the City's ability to handle solid waste.

ENERGY CONSERVATION

Issue 1: Would the proposed project result in the use of excessive amount of electric power, fuel, or other forms of energy (e.g., natural gas, oil) during the construction phase of the project?

Issue 2: Would the proposed project result in the use of excessive amount of electric power, fuel, or other forms of energy (e.g., natural gas, oil) during the long-term operation of the project?

In an effort to avoid or reduce inefficient, wasteful, and unnecessary consumption of energy, the draft EIR should consider the potentially significant energy implications of the proposed project, pursuant to CEQA Guidelines (Appendix F). This discussion should include a description of the energy consuming equipment and processes that would be used during project construction and operation. The EIR should also discuss the total energy requirements of the project by fuel and end use.

The impact analysis should determine the effects of the project on local and regional energy supplies and on the requirements for additional capacity, as well as the effects on peak and base period demands for electricity and other forms of energy. This section should include the project's projected transportation energy use requirements and its overall use of efficient transportation alternatives. If appropriate, mitigation recommendations could include ways to reduce peak energy demand, the use of energy efficient equipment, the use of alternative/renewable energy systems, and recycling.

F. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall describe the significant unavoidable impacts of the projects, including those significant impacts that can be mitigated but not reduced to below a level of significance.

G. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In conformance with CEQA Section 15126.2(b) and (c), the EIR shall discuss the significant environmental effects which cannot be avoided if the proposed project is implemented; and the significant irreversible changes that would result from the implementation of the proposed project. Address the use of nonrenewable resources during the construction and life of the project.

H. GROWTH INDUCEMENT

The EIR shall address the potential for growth inducement through implementation of the proposed project. The EIR shall discuss the ways in which the proposed project could foster economic or population growth, or construction of additional housing either directly or indirectly. Accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment. This section need not conclude that growth-inducing impacts, if any, are significant unless the project would induce substantial growth or concentration of population.

I. CUMULATIVE IMPACTS

When the proposed project is considered with other past, present, and reasonably foreseeable projects in the project area, implementation could result in significant environmental changes which are individually limited but cumulatively considerable (i.e., substantially contribute to global climate change due to emissions of greenhouse gasses). Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts shall be discussed in a separate section of the EIR.

J. EFFECTS FOUND NOT TO BE SIGNIFICANT

The City of San Diego as Lead Agency has determined that the following issue areas are not potentially significant with the proposed project and do not require analysis in this EIR: Agricultural Resources, Mineral Resources, and Population and Housing. However, if these or other potentially significant issue areas arise during the detailed environmental investigation of the project, consultation with EAS staff is required to determine if these or other issue areas need to be addressed within the EIR.

Additionally, as supplementary information is submitted, the EIR may need to be expanded to include additional areas.

K. ALTERNATIVES

The EIR shall place major attention on reasonable alternatives which avoid or reduce the project's significant environmental impacts. These alternatives shall be identified and discussed in detail, and shall address all significant impacts. The alternatives analysis shall be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. At a minimum, the following alternatives shall be considered:

No Project (No Development) Alternative: The No Project Alternative should discuss the existing conditions of the site at the time of the Notice of Preparation is published. Therefore, this alternative would consist of the maintenance of the site in its current undeveloped condition and would be equivalent to the existing environmental setting. Should the No Project Alternative prove to be the environmentally preferred alternative, then according to CEQA, another environmentally preferred alternative must be identified for the project.

No Project (Development Consistent with the Adopted East Elliott Community Plan) Alternative: This Alternative would examine what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. Development in accordance with the Community Plan would consider development in accordance with the existing land use designation and zoning. How would development be permitted to proceed based on the policies of the East Elliott Community Plan? What is the potential for impacts based on development under the existing regulations and currently planned infrastructure improvements that would occur regardless of project approval?

Reducing Grading Alternative: The Reduced Grading Alternative should analyze a project which substantially reduces the project's development footprint. This alternative would reduce the landform alteration/visual quality and biological impacts by reducing the development footprint and preserving more undisturbed open space. Reducing the development footprint would avoid encroachment into steep slopes by implementing a grading design that would conform more closely to existing natural contours. It is anticipated that the reduced development footprint would also substantially lessen impacts to sensitive vegetation communities. It is also anticipated that this alternative would incrementally decrease significant traffic, air, noise, and GHG impacts by reducing the number of dwelling units to approximately 200 dwelling units.

Densification Alternative: The Densification Alternative would reduce the development footprint, but retain nearly the same number of dwelling units (approximately 400 units)

by replacing some of the “green court” and single family units with multi-family dwelling units. By reducing the development footprint and preserving more undisturbed open space, biological impacts would be reduced. This alternative should analyze the extent to which the reduced grading would reduce landform alteration and biological impacts. In addition, this alternative should discuss whether the reduced number of units would incrementally decrease significant traffic, air, noise, and GHG impacts and whether the multi-family units would increase visual impacts compared to the proposed project.

If, through the environmental analysis process, other alternatives become apparent which would mitigate potential impacts, these options should be discussed with EAS staff before including them in the EIR. It is important to emphasize that the alternatives section of the EIR should constitute a major part of the report. The timely processing of the environmental review will likely be dependent on the thoroughness of effort exhibited in the alternatives analysis.

L. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)

For each of the issue areas discussed above, mitigation measures should be clearly identified, discussed, and their effectiveness assessed in each issue section of the EIR. A Mitigation, Monitoring and Reporting Program (MMRP) for each mitigation measure must be included. At a minimum, the program should identify: 1) the city department or other entity responsible for the monitoring; 2) the monitoring and reporting schedule; and 3) the completion requirements. The separate MMRP should also be contained (verbatim) as a separate chapter within the EIR.

M. OTHER

The EIR shall include the references, individuals and agencies consulted, and certification page.

February 28, 2011

Mr. Ayala

Page 18 of 18

Until the screencheck EIR is submitted, which addresses all of the above issues, the environmental processing timeline will be held in abeyance. Contact Martha Blake, Senior Planner at (619) 446-5375 if you have any questions.

Sincerely,



Cecilia Gallardo, AICP

Assistant Deputy Director

Development Services Department

Enclosures: City of San Diego Technical Report and Environmental Impact Report Guidelines

cc: Jeannette Temple, DSD
Martha Blake, EAS

SIGN IN SHEET
for the
CASTLEROCK/PROJECT No. 10064
Environmental Impact Report Scoping Meeting
Monday, March 14, 2011

Name (please print)	Address/Email (please print)
Dave Dilday	dave@daveampac.com
Janet Enright	ZOOMZOOMSANTEE@CFL.NET
DANNA SMITH	dssmith@ucsd.edu
Steven Bartholow	Steven.bartholow@patch.com
GARDNER GRADY	gggraphx@cox.net
Everett Neuman	erneuman@yahoo.com
SHAWN HERTZ	shawn.hagen@ebbkia.com
Rosalie Kraam	rosalie@kraam.com
John Thomas	jcthomas@ucsd.edu
Harold Goularte	ANNIE.NET@COX.NET
Russ Boggs	RTBOGGS@GMAIL.COM
Rob Carsonson	rob.carsonson@gmail.com
Steven Bartholow	Steven.bartholow@patch.com



CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT No. 10046

MONDAY, MARCH 14, 2011

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project to be described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting. Thank You.

Comments:

- 1) In the event of annexation. What area is considered for annexation? Only the Castlerock project, or adjacent properties.
- 2) With regard to easements. Specifically which easements are targeted for vacation? Many of these easements are appurtenant and run with land. How does developer handle these vacations?

Name Dave Dilday Signature [Handwritten Signature]
Please print

Address 5046 Sterling Grove Ln. S.D. Ca 92130



Preserve Wild Santee



March 14, 2011

Ms. Martha Blake
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

RE: Project No. 10046, SCH No. 2004061029, "Castlerock" at East Elliot

Dear Ms. Blake,

On behalf of Preserve Wild Santee, The California Chaparral Institute and the Center for Biological Diversity, please accept the following comments in response to the NOP for the "Castlerock" project and include us in the distribution of the DEIR.

East Elliot, including the proposed project site, contains valuable public resources that would be destroyed or adversely impacted by grading for development. Endangered plants and wildlife thrive on these lands that provide flood protection, clean air and water and scenic views that benefit adjacent parklands and neighborhoods. These lands provide an essential buffer from the public health hazard created by the growing Sycamore Landfill and they provide important linkage to Mission Trails Regional Park.

The project has the potential for significant adverse impacts to biological resources, public health and safety, air and water quality, visual quality, historical resources, recreation, public services, noise, traffic circulation and climate change. Please analyze and consider ways to avoid these expected adverse impacts with a diverse set of alternatives.

Please include an alternative within the DEIR that conserves 80% of the project site, reduces the number of units and the amount of infrastructure that must be maintained over the long-term **and confines development to the most southeast portion of the site**. This alternative could avoid impacts upon fire services/public safety, avoid vernal pools and all other expected adverse impact categories.

Please include an alternative that avoids all vernal pools on site (reference the blue squares on the Google Earth aerial image provided below).



Avoid vernal pools and creeks. Locations are denoted by the blue square pop-up photos found by using "Google Earth" at the "Castlerock" project site.

Please include an alternative that avoids all listed species on site. Species such as the California gnatcatcher, Quino checkerspot butterfly, Hermes copper butterfly and San Diego fairy shrimp among others are expected to still be utilizing the site.

Thank you for consideration of these comments,

Van K. Collinsworth, M.A.
Natural Resource Geographer
Resource Analyst/Executive Director
Preserve Wild Santee
Coordinator, California Chaparral Institute Vernal Pool Conservation Program

From: [Blake, Martha](#)
To: [Blake, Martha](#); [Temple, Jeannette](#)
Subject: FW: Project No. 10046, SCH No. 2004061029
Date: Thursday, March 03, 2011 11:40:31 AM

From: THERESA ACERRO [mailto:thacerro@yahoo.com]
Sent: Tuesday, March 01, 2011 4:33 PM
To: DSD EAS
Subject: Project No. 10046, SCH No. 2004061029

This property clearly needs to be preserved as mitigation land. It is not clear why it has not been preserved as mitigation for the Sycamore Landfill expansions. There are vernal pools here and endangered species that need to be protected. Also this is a popular bicycle trail. This property is important for fire protection as well. Homes here would stretch already very stretched fire suppression resources past the breaking point.

Please include these concerns in scoping and put me on the list.
Theresa Acerro, thacerro@yahoo.com

From: [Blake, Martha](#)
To: [Blake, Martha](#); [Temple, Jeannette](#)
Subject: FW: Project No. 10046, SCH No. 2004061029
Date: Thursday, March 03, 2011 11:39:56 AM

FYI.

-----Original Message-----

From: Gardner Grady [<mailto:gggraphx@cox.net>]
Sent: Tuesday, March 01, 2011 4:31 PM
To: DSD EAS
Subject: Project No. 10046, SCH No. 2004061029

Ms. Blake,
I would like the San Diego Mountain Biking Association to be added to the list of "other organizations" concerned with the Castle Rock development plan.
Thank you for your consideration,
Gardner Grady

President, San Diego Mountain Biking Association
SDMBA Liaison Sycamore Canyon/Goodan Ranch Open Space Preserves
Board Member: Friends of Goodan Ranch
619-448-7313

San Diego Mountain Biking Association
Trail Design, Building and Maintenance * Education * Land Access *
Patrol
www.sdmba.com

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has."
-Margaret Mead



UNITED STATES MARINE CORPS

MARINE CORPS AIR STATION
P.O. BOX 452001
SAN DIEGO, CA 92145-2001

11103
CP&L/10046
March 8, 2011

CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SUBMITTED PLANS PROCESSING
ATTN: MARTHA BLAKE
1222 FIRST AVENUE MS 501
SAN DIEGO, CA 92101-4154

RE: EAST ELLIOTT COMMUNITY PLAN; CASTLEROCK SCOPE OF WORK FOR A
PROGRAM EIR AND ANNEXATION SCENARIOS, PN 10046, SCH NO.
2004061029, APN 366-050-17 to 19, 366-080-21 to 22, 366-081-07 to
10, AND 366-090-21 to 29

Dear Ms. Blake,

This is in response to the public notice for the Castlerock scope of work for a Program EIR and two LAFCO annexation scenarios which propose construction of residential units within the East Elliott Community Planning area. This proposed project was previously reviewed by Marine Corps Air Station (MCAS) Miramar staff in August 2003 and the response letter is provided as an enclosure. The findings in this letter supersede all previous findings.

On October 2, 2008, the Airport Land Use Commission (ALUC) approved the adoption of a revised MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) that is consistent with the 2005 MCAS Miramar Air Installations Compatible Use Zones (AICUZ) Update. As a result, any future development on this site is subject to new guidelines and recommendations consistent with the 2005 AICUZ Update, and will be examined using these safety, height and noise and overflight standards.

The proposed site is contained within the "MCAS Miramar AICUZ Study Area" identified in the 2005 AICUZ Update for MCAS Miramar. To determine if the proposed project is compatible with AICUZ guidelines, it has been determined that this project is: 1) within the adopted 2008 MCAS Miramar ALUCP Airport Influence Area (AIA) Review Area II, 2) outside the 60+ dB Community Noise Equivalent Level (CNEL) noise contours, 3) outside all Accident Potential Zones, 4) beneath the Outer Horizontal Surface of MCAS Miramar (Federal Aviation Regulation Part 77), and 5) beneath and/or near

11103
CP&L/10046
March 8, 2011

established fixed and rotary-wing flight corridors for aircraft transiting to and from MCAS Miramar.

It has been determined that the proposed project is consistent with AICUZ noise and safety compatibility guidelines. Since no information was provided regarding the proposed height of structures on the site, MCAS Miramar reserves the right to comment on this issue at a later date to ensure that no structures penetrate the Federal Aviation Administration (FAA) Part 77 Outer Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces that could potential impact our operations. However, please note that the FAA is the only agency that can officially determine if a structure exceeds an airspace surface and/or what impact it would have on air navigation.

This location will experience noise impacts from the Field Carrier Landing Practice (FCLP) and Ground Controlled Approach (GCA) Box Pattern Flight Corridors, as well as all arriving aircraft for fixed-wing operations. The site will also experience noise impacts from the GCA Box and Yuma Flight Corridors for helicopter operations and all standard day and night training activities in East Miramar.

Occupants will routinely see and hear military aircraft and experience varying degrees of noise and vibration. Consequently, we are recommending full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants.

Since the project is within the AIA for the MCAS Miramar ALUCP, and to ensure that the project is consistent with ALUCP guidelines, we recommend that the project manager contact ALUC staff to determine if an official consistency determination needs to be submitted for review.

Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday	7:00 a.m. to 12:00 midnight
Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday, Holidays	8:00 a.m. to 6:00 p.m.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impacts of our operations

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March 8, 2011

on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Mr. Juan Lias at (858) 577-6603.

Sincerely,



C. L. THORNTON

Community Plans and Liaison Officer

By direction of the Commanding Officer

Copy to:

San Diego County Regional Airport Authority, Ed Gowens

Enclosure: (1) MCAS Miramar Letter 20 AUG 2003



UNITED STATES MARINE CORPS
MARINE CORPS AIR BASES WESTERN AREA MIRAMAR
P.O. BOX 452001
SAN DIEGO, CA 92145-2001

11103
G-5/10046
August 20, 2003

CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW
ATTN PAUL SCHLITT
1222 FIRST AVENUE MS 302
SAN DIEGO CA 92101

RE: EAST ELLIOTT COMMUNITY PLAN; CASTLEROCK, PD/SDP/RZ/TM, JOB
ORDER NO. 42-1653, PTS NO. 10046

Dear Mr. Schlitt,

This is in response to your project submittal of August 14, 2003, which addresses residential construction within the East Elliott Community Planning area.

The proposed project will be affected by operations of military fixed and rotary-wing aircraft transiting to and from Marine Corps Air Station (MCAS) Miramar. The project is located outside the adopted and projected 60-65 dB Community Noise Equivalent Level (CNEL) noise contours and is consistent with the land use compatibility guidelines for Miramar operations. However, the location is affected by the down wind landing pattern and Field Carrier Landing Practice (FCLP) Flight Corridors for fixed-wing operations. In addition, this location is affected by the Yuma Flight Corridors for helicopter operations. Occupants will both see and hear military aircraft and experience varying degrees of noise and vibration. Consequently, we are recommending full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants.

Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday	7:00 a.m. to 12:00 midnight
Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday, Holidays	8:00 a.m. to 6:00 p.m.

Enclosure (1)

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impact of our operations on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Ms. Rhonda Benally at (858)577-6603.

Sincerely,



P. S. PARKHURST
Colonel, U.S. Marine Corps
Community Plans and Liaison Officer
By direction of the Commander



San Diego County Archaeological Society, Inc.
Environmental Review Committee

10 March 2011

To: Ms. Martha Blake
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Notice of Preparation of a Draft Program Environmental Impact Report
Castlerock
Project No. 10046

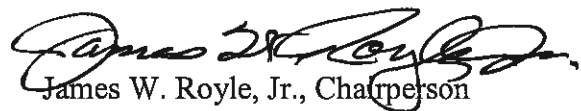
Dear Ms. Blake:

Thank you for the revised Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of historical resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File



CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT NO. 10046

MONDAY, MARCH 14, 2011

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project to be described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting. Thank You.

Comments:

First off, it would have been nice to receive notice of the meeting prior to the Thursday following the meeting!!

Second - Building 400 homes that no one can buy is an affair.

Third - Traffic and noise - possible flooding to homes on Medina because natural drainage is gone - Displacing the existing wild life - NOISE from 400 more families.

When we bought here we were told NO ONE could build on that hill - what can be done to conserve that land. Really not a good place to build ~~on~~ a nest to mention cost to flatten the hill.

Place for homes. ~~Over~~ you guys CRAZY! of the worst

Name _____
Please print

Signature _____

Address _____

City of San Diego, Development Services Department
Attn: Martha Blake, Senior Planner
1222 First Avenue, MS 501
San Diego, CA 92101

We have business ~~going~~ closing because
of lack of work and the economy. That
would be a better thing to look at. Not
some contractor's idea that would
do the city no good and cause more
problems to our economy. _____

From: [Blake, Martha](#)
To: [Lance Unverzagt](#)
Subject: FW: IRT Castlerock EIR, Project Number 10046, SCH No. 2004061029
Date: Monday, March 14, 2011 3:15:41 PM
Attachments: [image003.jpg](#)

From: Bill Cooper [mailto:bcooper@cox.net]
Sent: Monday, March 14, 2011 8:06 AM
To: DSD EAS
Subject: IRT Castlerock EIR, Project Number 10046, SCH No. 2004061029

To the Development Services Department, City of San Diego,

Please add me (bcooper@cox.net) to any notification list associated with the Castlerock (#10046) development project. I am a Santee home owner, who lives very close to this proposed development, and very concerned with the impacts that would be created by this proposed project.

The density of the project does not correspond with the Santee City General Plan, and will create many resource demands that already challenge Santee. The Environmental Impact Report (EIR) should address, and completely mitigate, any issues associated with the following impacts:

1. Firestorm dangers from a hillside development, and diminished firefighting resources
2. Additional traffic on adjacent streets, including the already over-burdened Mast Blvd.
3. Reduced availability of important public services
4. Noise created by hillside traffic and additional residents
5. Energy consumption in Santee that already struggles with 'summer black-outs'
6. Water consumption in an area that is already tasked with conserving resources
7. Impact on endangered species that live in that area
8. Impact wildlife habitat and unique natural formations such as vernal pools
9. Visual blight created by consuming natural hillside land
10. Air quality reduction by additional traffic and housing
11. Soil erosion that accompanies a steep hillside development, such as this
12. Reduced access to public resources such as recreational trails to Goodan Ranch

Adding 430 housing units to this isolated hillside will increase existing resident's vulnerability to wildfire due to diversion of fire suppression resources during wind-driven firestorms already experienced in Santee—including this proposed location (see below). Firestorm 2003 swept through that area taking everything in its path, a reoccurrence could take 430 homes and people's lives.

Traffic on Mast Blvd in the morning has backed up from SR-52 to Fanita Road on a daily basis. The project will create additional havoc by forcing additional traffic on this already overburdened roadway, among others. The noise and air quality from increased traffic will also diminish the quality of life for all of the current residents.

Ongoing issues with essential services that include water and electricity will be further burdened by additional housing. We have experienced many rolling blackouts and voluntary water rationing periods in the past, how much more can we expect with 430 additional homes sharing our limited resources and services?

All current and potential issues should be addressed and resolved prior to creating any additional impact in our town.

Respectfully,

Bill Cooper
8960 New Seabury Dr.
Santee, CA 92071





CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT No. 10046

MONDAY, MARCH 14, 2011

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project to be described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting. Thank You.

Comments:

I HAVE LIVED ON PEBBLE BCH DR. SINCE 1988 & I LIVE HERE ONLY BECAUSE OF THE PEACE, QUIET & BEAUTY OF THE HILLS JUST WEST OF MY HOME. I HAVE BEEN HEARING ABOUT CASTLEROCK FOR YRS. BUT HAVE ASSUMED IT WOULD NEVER HAPPEN BECAUSE IT WOULD BE A CRIME TO DESTROY THAT BEAUTIFUL, RARE WILDLIFE HABITAT FOREVER. NOW I AM HEARING ABOUT IT AGAIN THROUGH MY FRIEND WHO TELLS ME THAT THE CITY OF SANTEE IS BEING COMPLETELY SECRETIVE ABOUT IT & THEIR MEETINGS BECAUSE, AS USUAL, OUR MAYOR ONLY CARES ABOUT DEVELOPMENT AND HIS OWN EGO AND POCKETBOOK. WHY DID THE CITY OF SANTEE NOT TELL THE SANTEE RESIDENTS ABOUT THE PUBLIC SCOPE MEETING ON MARCH 14, 2010 OR THE MEETING REGARDING ANNEXATION OF THE PROPERTY TO SANTEE? THE REASON IS OBVIOUS. THIS PROJECT IS GOING TO DO NOTHING BUT HARM SANTEE RESIDENTS. I CANNOT THINK OF ONE POSITIVE ASPECT OF THIS PROJECT FROM MY STANDPOINT OR THAT OF ANY OF MY FELLOW NEIGHBORS. MY COMMENTS & QUESTIONS REGARDING THIS PROJECT ARE AS FOLLOWS:

1. 800+ MORE CARS ENTERING ONTO MAST IN THE MORNING DIRECTLY ACROSS FROM THE HIGHSCHOOL WHERE KIDS ARE WALKING AND RIDING THEIR BIKES. REALLY?
2. 800+ MORE CARS ENTERING ONTO MAST IN THE MORNING WHEN EVERYONE IS ALREADY STUCK IN TRAFFIC ON MAST TRYING TO GET TO WORK. SERIOUSLY?
3. HOUSES WILL BE BUILT DIRECTLY IN THE PATH OF FIRESTORM WHEN (NOT IF) IT HAPPENS AGAIN. SANTEE FIRE DEPT. TOLD US TO EVACUATE IN 2003 FIRESTORM BECAUSE THEY COULD NOT HELP US. WE SAVED OUR OWN HOMES. WHO IS GOING TO SAVE THE CASTLEROCK HOMES WHEN WE DON'T EVEN HAVE THE MANPOWER TO SAVE OUR OWN?

Name
Please print

Amy Finnegan

Signature

Amy Finnegan

OVER →

Address

9827 Pebble Beach Dr., Santee, Ca 92071

Use back of sheet if additional space is necessary.

OVER →

continued from front page:

4. WHEN IT RAINS THE WATER UP THERE HAS NOWHERE TO GO – A HUGE SINK-HOLE OCCURRED AT THE NORTH END OF PEBBLE BEACH DR. SEVERAL MONTHS AGO AFTER A BIG RAIN EVENT. ARE DEVELOPERS GOING TO FIGURE OUT HOW TO DIVERT THE WATER WHEN IT RAINS AND WHO IS GOING TO SUFFER BECAUSE OF IT?
5. WE SMELL THE DUMP FROM HERE ON PEBBLE BEACH DR. ARE THE RESIDENTS OF CASTLEROCK GOING TO ENJOY THAT SICKENING, PUNGENT SMELL EVERY DAY FOR THE REST OF THEIR TENANCY IN THEIR CASTLEROCK HOMES?
6. THE MARINE'S HUGE NOISY HELICOPTERS FLY DIRECTLY OVER US DAY AND NIGHT LONG. HOW WILL THE CASTELROCK RESIDENTS LIKE THAT? WE HAVE LEARNED TO DEAL WITH IT BECAUSE WE LOVE THE PEACE & QUIET THOSE HILLS BRING US THE REST OF THE TIME. WITH CASTELROCK WE WILL HAVE THE HELICOPTERS AND THE SOUND OF 800+ CARS DRIVING UP AND DOWN THEIR ENTRY/EXIT STREET PARALLELLING MEDINA DR.
7. WHERE WILL THEY GO TO SCHOOL? WHO WILL THEY CALL WHEN THEY NEED A SHERIFF, AMBULANCE OR FIRETRUCK?
8. WHERE ARE THEY GOING TO SHOP? AT HENRY'S AND VON'S ON MISSION GORGE RD. IN SANTEE WHICH IS ALREADY UNBEARABLY CONGESTED?

THIS IS ALL ABOUT MONEY FOR THE CITY OF SANTEE, THE DEVELOPERS & THE PEOPLE WHO PURCHASED THE PROPERTY MANY YEARS AGO. NEVER MIND THAT THEY ARE GOING TO DESTROY SOME OF THE LAST REMAINING OPEN SPACE IN SOUTHERN CALIFORNIA FOREVER. SHAME ON ALL OF YOU.



CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT No. 10046

No!

MONDAY, MARCH 14, 2011

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project to be described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting. Thank You.

Comments:

Not only does the city keep the refuse dump open, now it wants to cram homes against the hillside adjacent to the dump.

The dump smells awful. No amount of phone calls change this. It is now being strongly considered for a major expansion. It will tower over these homes.

Who will benefit? Santee or the City of San Diego? Santee will have the burden of more vehicles, overcrowded schools and the City of San Diego gets the property taxes?

Leave the hills open! Close the dump!

Name
Please print

James Pierce

Signature

Address

9909 Pebble Beach Drive, Santee, CA 92071



CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT No. 10046

MONDAY, MARCH 14, 2011

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project to be described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting. Thank You.

Comments: What has been done to mitigate
the following:

- 1) Traffic congestion on Mast, onto state Hwy 52, and Mission Borge. I have lived in Santee since 1978 and the Traffic is already at severe levels; I can't see emergency response vehicles making progress during some periods of congestion.
- 2) The developer want to dig into the hill that isolates the Sycamore Landfill; what's being done to ensure no HAZMAT "bleeds" or leeches into neighbor hoods.
- 3) Who gets tax revenue - not Santee!

Name MARC RASMUSSEN Signature Marc Rasmussen
Please print

Address 8942 New Seabury Dr, SANTEE, CA 92071



CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT NO. 10046

MONDAY, MARCH 14, 2011

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Comments: First of all, funny this was placed at my door after the meeting had taken place - and so interesting that there is nothing but a date on this notice; not the time or the place of this important meeting.

My questions as a concerned citizen are as follows:

① Who will pay for fire/police/emergency services, San Diego or Santee?

② Where ~~will~~ will the children attend school?

③ traffic?

④ water?

⑤ Really?

* Oh, and be sure to let the folks know about the stench of your land fill.

Name
Please print

Carol D. Walker

Signature

Address

914 Peddie Beach Dr. Santee CA 92071



CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ANALYSIS SECTION (EAS)

PUBLIC SCOPING MEETING

CASTLEROCK/PROJECT NO. 10046

MONDAY, MARCH 14, 2011

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project to be described at this meeting. Please record your comments in the space provided below and submit this form to City staff at the conclusion of the meeting. Thank You.

Comments: 1. Where would these houses get their water and sewer service from? Would Santee streets be torn up?

2. Would their electric service be underground?

3. Would their streets connect to Medina Drive? IF so why? Don't need more traffic Medina Dr.

4. Would their street access to Highway 52 be on the West side of Sycamore Dump? or would Mast Blvd. get the added traffic?

5. Would there be any shopping centers as part of development?

6. Are there any schools planned? IF they go to Santee Schools how much more traffic would be created?

7. Are there parks or recreation areas planned or they going to use Santee facilities? We understand this property is San Diego City Property not Santee property.

8. Is this a low income housing project?

9. Where would fire protection come from?

10. Where would law enforcement come from?

11. Is this development going to add to the ^{Highway} 52 extension to Highway 67 traffic mess (this new section just opening

Sharon C. Wilson

Sharon C. Wilson

Name
Please print

Freddy Wilson

Signature

Freddy Wilson

Address

9769 Medina Drive, Santee, CA 92071

and already want more people to use it.) It is only 4 lanes which is already presenting backups on workdays. Adding traffic at this time only magnifies traffic problems. Does anyone care?

**City of San Diego, Development Services Department
Attn: Martha Blake, Senior Planner
1222 First Avenue, MS 501
San Diego, CA 92101**

From: [Gloria Gerak](#)
To: [DSD EAS](#)
Subject: Project #10046
Date: Wednesday, March 16, 2011 3:02:43 PM

In the EIR, please study

How will traffic impacts will be avoided?

What funding sources are available to conserve the land permanently and who will pay for flood damages to our homes once natural drainages have been paved?

Who will pay to exterminate the rodents that flee their habitat and overrun neighborhood homes?"

What will happen to the animals, vernal pools, etc that are home to this native, natural area?

Other issues appropriate for study in the Environmental Impact Report include impacts to RECREATION (These hills are used by hikers and bikers) VIEWS(our hills are lovely whether they are brown or green), FIRE (we have lived her 30 years and these hills have caught on fire all the way down to Media 3X), WATER (exactly where will this water come from - San Diego or Santee?), POLICE andSCHOOL SERVICES(again, Santee or San Diego), NOISE (Santee has enough noise from traffic without adding to it with more car trips - just as the 52 is finished to take vehicles off Mast Blvd, this would add to it)

Thank You,

Gloria Valenti Gerak
Ronald Gerak
David Gerak
Alex Gerak

9605 St. Andrews Drive
Santee, Ca 92071
619.562.6622 (fax) 596.1216
If Urgent : Mobile 619.300.6623

Please consider the environment before printing this e-mail. Thank you.

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From: [Gloria Gerak](#)
To: [DSD EAS](#)
Subject: project 10046
Date: Thursday, March 17, 2011 6:46:00 AM

A major concern about this project is still the economy.

We have homes in upscale areas (places where people who have money can afford to buy) sitting empty.

Brand New LOVELY homes which boast views of the ocean ... sitting empty. SKY RANCH in Santee on Rattlesnake Mountain.

We are concerned that the same thing will happen to our lovely hills. They will become dotted with houses that no one buys ... Everyone says "who knew", yet the damage is irreversible.

Thank You,

Gloria Valenti Gerak
Media Planning & Placement
9605 St. Andrews Drive
Santee, Ca 92071
619.562.6622 (fax) 596.1216
If Urgent : Mobile 619.300.6623

Please consider the environment before printing this e-mail. Thank you.

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From: [Blake, Martha](#)
To: [Temple, Jeannette](#); [Lance Unverzagt](#)
Cc: [Blake, Martha](#)
Subject: FW: Project #10046 Castlerock Housing Project
Date: Thursday, March 17, 2011 1:59:42 PM

From: Dazzlin [mailto:santeetrust@aol.com]
Sent: Thursday, March 17, 2011 1:12 PM
To: DSD EAS; gina1894@aol.com
Subject: Project #10046 Castlerock Housing Project

Dear Sirs/Madams
Please keep us advised as to meeting and progress for this project.
Thank you,
The trustees of the Preservation Trust

From: [Mary Farson-collier](#)
To: [DSD EAS](#)
Subject: Project 10046
Date: Friday, March 18, 2011 8:26:44 PM

I have lived on Medina Drive since 1986. Project 10046 will increase traffic flow and congestion across from West Hills High School. It will also destroy a natural habitat that has been in place for years. We have a large number of owls that hunt the field along with coyote.

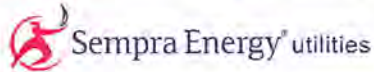
San Diego has no fire or water service in this area. It will be an isolated area and I have concerns regarding police/fire protection.

Being so close to the land fill should concern future home buyers. It will be extended and so will the smell. We often have smells from the dump. If the hill is graded and homes built the smell will increase. We should not be subjected to the developers plans.

Building project 10046 should be stopped. It is a mistake and will have lasting impact on the environment of Santee.

Thank you,
Mary Farson Collier

Sent from my iPad



Molly Dana
Land Management Rep.

CP11D
8335 Century Park Court
San Diego, CA 92123-1569

Tel: 858 654-1238
Fax: 858 654-1263
MDana@semprautilities.com

March 18, 2011

City of San Diego Development Services Center
1222 First Avenue, MS501
San Diego, Ca 92101
ATTN: Martha Blake, Senior Planner

Re: Project No. 10046, SCH No. 2004061029 Red Flag Letter
Community Plan Area: East Elliott, Council District 7

Ms. Martha Blake:

This letter is to inform you that San Diego Gas & Electric Company (SDG&E) is interested in the above referenced development by virtue of existing electric transmission easements and a Substation within and adjacent to the subject development. A preliminary review of the draft Program Environmental Impact Report indicates that our transmission and distribution lines, facilities, easements, and access roads could be impacted.

Due to the restrictive nature of the easements, existing infrastructure, facilities, and the critical nature of these facilities, any grading or other improvements within the easements, or that affect access to and along the easement, will require written consent from SDG&E. Since there is potential for unacceptable impacts to our easements and facilities, SDG&E requests that you **red flag** this project and not issue building permits, grading permits or approve the map until we review the plans for the proposed development with the developer to resolve any conflicts. Once negative impacts to our easements/access have been eliminated, SDG&E will issue a "Letter of Permission for Grading and Construction of Improvements" to be administered to the final grading and improvement plans for sign off prior to construction release. This letter could also be contingent to other consent of use agreements if approved and we will rescind the red flag after all contingencies and approvals are met accordingly.

Thank you for your cooperation in this matter. Should you have any questions, please call me at (858) 654-1238.

Sincerely,

Molly Dana

Land Management Representative

mdana@semprautilities.com

619 843-9598m (cell)

858 654-9598 (office)

From: [Mary Jo Martin](#)
To: [DSD EAS](#)
Subject: Project \$10046
Date: Sunday, March 20, 2011 3:40:22 PM

As a homeowner 2 blocks from the proposed Castlerock subdivision, but a resident of the City of Santee, I would like to know what impact this subdivision will have on me and my neighbors. Our City of Santee has made cutbacks on services to us residents, and now I'm afraid our budget will be highly impacted by this subdivision to be built. Why didn't our City of Santee make us aware of these meeting especially the Environmental Impact Scoping Meeting last Monday at the Mission Trails Visitor's Center so we could comment at that meeting on the impacts of this development on our homes and our lives?

Mary Jo Martin.
Pebble Beach Drive, Santee, CA 92071

From: [Robert](#)
To: [DSD EAS](#)
Subject: Castlerock
Date: Monday, March 21, 2011 8:08:49 AM

AKA Fanita Ranch.

This project was unsuited for Santee under it's old name and that hasn't changed. The city cannot sustained a growth of 25%. Traffic, of course, has been a problem for Santee since day one and this population increase would bring traffic to a standstill. Additionally, with the current state of the housing market, more new housing will hurt anyone who is trying to sell their current residence. I am not among that number, but this isn't about me. All the alleged amenities (parks, a fire house, "open space", etc) do not constitute an enhancement to Santee. It is almost as though Castlerock will be a community unto itself, not a good thing for the rest of Santee.

Back on the traffic issue. The current flow of traffic on Rte 52 is bad, even with the additional lanes, but it is getting worse each day. Adding 2000+ cars from the west end of Santee would completely block the rest of Santee from access in any kind of expeditious way. Mast Blvd would be backed up to Lakeside, a virtual parking lot. In a way, it almost discriminates against the current residents since the Castlerock folks would have first shot.

Robert Berhalter
10848 Susie Lane
Santee, 92071

DEPARTMENT OF TRANSPORTATION

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST. M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

*Flex your power!
Be energy efficient!*

March 21, 2011

11-SD-52

PM 13.27

Castlerock

NOP /SCH # 2004061029

Ms. Martha Blake
City of San Diego
Development Services
1222 First Avenue
San Diego, CA 92101

Dear Ms. Blake:

The California Department of Transportation (Caltrans) received a copy of the Notice of Preparation (NOP) for the proposed Castlerock Development project located near State Route 52 (SR-52). Caltrans has the following comments:

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*. Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

The Level of Service (LOS) for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".

All State-owned signalized intersections affected by this project should be analyzed using the intersecting lane vehicle (ILV) procedure from the Caltrans Highway Design Manual, Topic 406, page 400-21.

The geographic area examined in the TIS should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the TIS for projects that add 50 to 100 peak hour trips.

A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacities. A focused analysis may also be necessary if there is an increased risk of a potential traffic accident.

All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the TIS. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

The data used in the TIS should not be more than 2 years old.

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the TIS, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.

Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

Based on the outcome of the project's traffic analysis, if the project identifies impacts at the SR-52/Mast Boulevard interchange, the following improvements (see attached) are recommended if consistent with the traffic impacts. The exhibit attached outlines improvements and alternatives to widen Mast Boulevard and the SR-52 ramps.

If you have any questions on the comments Caltrans has provided, please contact Marisa Hampton of the Development Review Branch at (619) 688-6954.

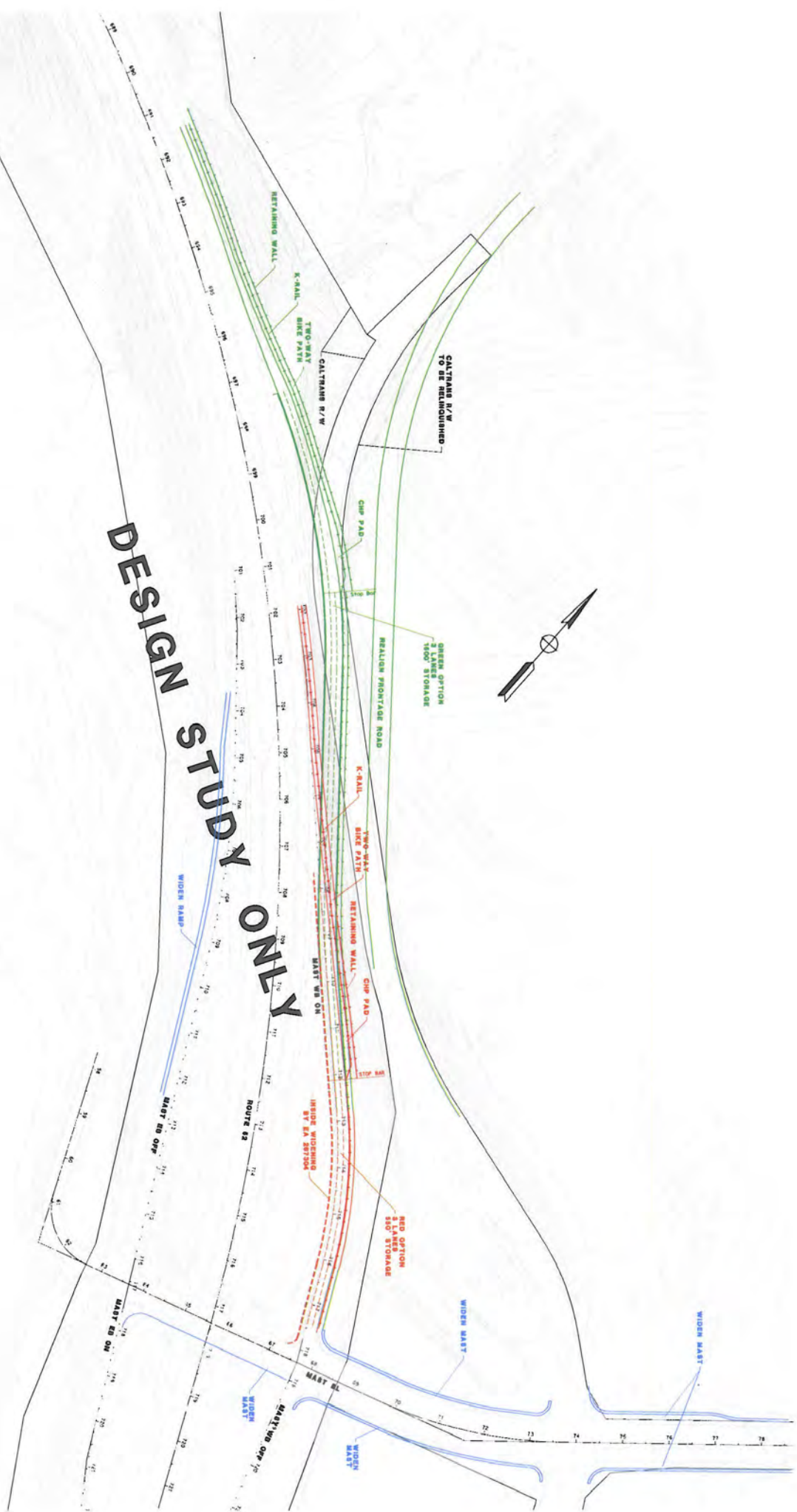
Sincerely,



JACOB M. ARMSTRONG, Chief
Development Review Branch

MAST WB ON RAMP WIDENING

DESIGN STUDY ONLY



CALTAN R/W
TO BE RELINQUISHED

GREEN OPTION
FOOD STORAGE

REALIGN FRONTAGE ROAD

K-RAIL
TWO-WAY
SIDE PATH

RETAINING WALL
CHIP PAD

RED OPTION
FOOD STORAGE

WIDER MAST

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From: fergusonfour@gmail.com on behalf of [Angela Ferguson](#)
To: [DSD EAS](#)
Subject: project #10046
Date: Monday, March 21, 2011 9:03:12 AM

Ms. Blake,

As a resident of Pebble Beach Drive I'd like to express my deep concerns over the Castlerock subdivision project. There is much confusion, speculation, rumors, etc surrounding this project. Due to our proximity to the project site, I believe that my neighbors and I are entitled to information and the opportunity to comment at each step of the process. The obvious impact on traffic, local services, environmental impact, etc. are all issues that of course should be addressed, and I'm sure they are, but I want to know what's going on. This project has a DIRECT impact on my family, lifestyle, safety, finances and I appreciate and deserve a voice. Please let me know who will be managing this project, what the next steps are and how you are planning to include the local residents in this planning process.

Thank you.

Angela Ferguson
9928 Pebble Beach Drive
Santee, CA 92071
H) 619.562.0404

From: [Joey Matthews](#)
To: [DSD EAS](#)
Subject: Project Reference #10046
Date: Monday, March 21, 2011 4:08:01 PM

Dear, DSDEAS

I am writing to you about my concern over your proposed "Landfill Castles" project in Santee along the dump. My concerns are is one how will the dump affect property values and second how are you going to mitigate run off, third who will buy these house, and fourth what will be the overall environmental impact of destorying this delicate ecosystem. First off is the dumps smell seeps deep into Santee. Im at Stoyer and C. Hills and I can smell it and see it, those new landfill castle will not only smell and see it but they will also hear and receive lots of dust that comes from this already over full landfill, who will buy a house next to a dump and how little will you have to charge before people realistically will buy them. Probably not enough to cover over head I assume. My second point is the first storm of 2011 washed out a storm drain pipe on Pebble Beach Dr right below this project area not only will you have to mitigate the project areas run off but you will have to make sure that it isn't destroying property down stream for your held reliable in that situation. So what are the plans for down stream mitigation? Third point is there are houses already for sale in Santee and they have been sitting vacant for months now. If these already built homes aren't selling then who do you plan on moving into these new landfill castles? Fourth is there's a very delicate ecosystem that will be destroyed if this project moves through and all the polluted run off will dump in to the remaining ecosystem. How do you plan to keep the pollution from the project site from affecting down stream ecosystems and how will replace the ecosystem that's being taken away to minimize erosion and other impacts of destroying an irreplaceable ecosystem.

Im eagerly awaiting your reply to my questions and would like to thank you for your time.

Condolences,
Joey Matthews

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



March 21, 2011

Ms. Martha Blake

City of San Diego**City Planning & Investment**

1222 First Avenue, MS-501
San Diego, CA 92101-4155

Re: SCH#2004061029; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR), Community and General Plan Amendments, Rezone, PD and Site Development Permits for the: "Castlerock Project," located inear Mast Boulevard/Medina Drive and State Route 52; San Diego County, California

Dear Ms. Blake:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted in; **Native American cultural resources were not identified within 1.2 mile of the 'area of potential effect (APE), based on the USGS coordinates you provided for the project location. The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254.10. The absence of evidence of archaeological items does not indicate that they do not exist at the subsurface and/or when groundbreaking activity occurs.**

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural

significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy a Native American cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,
Dave Singleton, Program Analyst

Native American Contact List
San Diego County
March 21, 2011

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno/Kumeyaay
Boulevard , CA 91905
gparada@lapostacasino.
(619) 478-2113
619-478-2125

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jrothau@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center, CA 92082
allenl@sanpasqualband.com
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

lipay Nation of Santa Ysabel
Virgil Perez, Spokesman
PO Box 130 Diegueno
Santa Ysabel, CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Campo Kumeyaay Nation
Monique LaChappa, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
(619) 478-9046
miachappa@campo-nsn.gov
(619) 478-5818 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004061029; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) and General Plan Amendment, REzone for the Castlerock Community Plan; located in the City of San Diego; San Diego County, California.

Native American Contact List
San Diego County
March 21, 2011

Jamul Indian Village
Kenneth Meza, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul, CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
2005 S. Escondido Blvd. Diegueno
Escondido, CA 92025
(760) 737-7628
(760) 747-8568 Fax

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel, CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside, CA 92040
(619) 742-5587 - cell
(619) 742-5587
(619) 443-0681 FAX

Kumeyaay Cultural Heritage Preservation
Paul Cuero
36190 Church Road, Suite 5 Diegueno/ Kumeyaay
Campo, CA 91906
(619) 478-9046
(619) 478-9505
(619) 478-5818 Fax

Ewiiapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road Diegueno/Kumeyaay
Alpine, CA 91901
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno
Pine Valley, CA 91962
(619) 709-4207

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine, CA 91901
michaelg@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004061029; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) and General Plan Amendment, REzone for the Castlerock Community Plan; located in the City of San Diego; San Diego County, California.

Native American Contact List
San Diego County
March 21, 2011

Ipai Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
cjlinton73@aol.com
(760) 803-5694
cjlinton73@aol.com

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. Box 1120 Diegueno/Kumeyaay
Boulevard, CA 91905
(619) 478-2113

Manzanita Band of the Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard, CA 91905
(619) 766-4930
(619) 766-4957 - FAX

Kumeyaay Diegueno Land Conservancy
M. Louis Guassac, Executive Director
P.O. Box 1992 Diegueno/Kumeyaay
Alpine, CA 91903
guassacl@onebox.com
(619) 952-8430

Viejas Kumeyaay Indian Reservation
Frank Brown
240 Brown Road Diegueno/Kumeyaay
Alpine, CA 91901
FIREFIGHTER69TFF@AOL
619) 884-6437

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004061029; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) and General Plan Amendment, REzone for the Castlerock Community Plan; located in the City of San Diego; San Diego County, California.

From: [Rodrigues, Mike](#)
To: [DSD EAS](#)
Subject: Project #10046
Date: Monday, March 21, 2011 12:41:59 PM

City of San Diego Development Service Department:

Our family and neighbors would like to express some concerns we have regarding the proposed Castlerock subdivision project in the Westhills of Santee.

We reside at 9934 Pebble Beach Drive, North of Mast Blvd and would be greatly impacted by traffic and increased density in this quiet and quaint established neighborhood. The only access in and out of Pebble Beach Drive is via Mast Blvd and it currently shows traffic impacts during peak times. An additional 430 units will not make things any better.

In addition, these hills are directly adjacent to our neighborhood. Development may lead to increased runoff without natural drainages in place which could potentially cause damage to local existing residences. These hills are suitable for the existing use which is the site for SDGE power plant and fire access roads.

If you were to allow this development, please explain where the native habitat will travel to? I would guess three options: 1) Local neighborhoods and adjacent High School (where we have already seen an increase in rodents, possums, tarantulas, raccoons and coyotes) 2) Highway 52 (where we have seen increase in road kill of deer & coyotes) and/or 3) Sycamore Landfill (what a better place for wild animals to live).

For many years this area served as an effective buffer between the landfill and residential neighborhood. I specifically remember my real estate agent in 1996 disclosing the landfill to me when I purchased my house and he specifically stated that this hillside will never be developed. I purchase with peace of mind hoping the landfill would not expanded. Well, now City of San Diego has approved the plan and to expand the landfill as well as considering the residential development of the hills. This is a very easy decision for the City of San Diego because there are no City of San Diego voting residents that live anywhere near these two planned projects. Ask yourselves, would you appreciate it if a neighboring City with no vested interest, except revenue from property taxes, decided to build and destroy sensitive habitat without first seeing what the impacted residents and business had to say. The City of San Diego will not benefit from other revenue sources, since there are no City of San Diego owned businesses East of Mission Trails Natural Reserve, which this proposed location is.

I am not opposed to new development of additional living units for families as long as there is a need and they are done in a manner with and mitigation of impacts to others around the project area. I am curious what the plan is?

Thank you for your time.

Mike Rodrigues

15 year Santee resident
(619) 258-7250

From: [Gregg Park](#)
To: [DSD EAS](#)
Subject: referencing Project #10046
Date: Tuesday, March 22, 2011 9:01:08 AM

I'm writing to make known my objection to the Castlerock Development in Santee. The city of San Diego is acting like a bully, creating a development that will obviously impact Santee negatively. I will be joining whatever local groups form to promote organized resistance, and contact Congressman Hunter.

Sincerely
Gregg Park



Linda S. Adams
Acting Secretary for
Environmental Protection



Department of Toxic Substances Control

Leonard E. Robinson
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

March 23, 2011

Ms. Martha Blake
City of San Diego Development Service Center
1222 First Avenue, MS-501
San Diego, California 92101-4155

NOTICE OF PREPARATION (NOP) OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CASTLEROCK: COMMUNITY PLAN AMENDMENT PROJECT NUMBER (10046) (SCH# 2004061029), SAN DIEGO COUNTY

Dear Ms. Blake:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation for a draft Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "General Plan Amendment; Rezone, Planned Development Permit; Site Development Permit; Vesting Tentative Map; Easement vacations; to construct one of the two possible scenarios: "Annexation Scenario" with future annexation to the City of Santee and "No Annexation Scenario" the proposed project would remain within the City of San Diego. The project will subdivide the 191.8-acre property into 314 lots, including 287 lots (39.9 acres) for single-family residences, 9 lots (14.3 acres) for multi-family dwellings, 13 lots (36.0 acres) for the homeowner's association open space, and one lot (3.5 acres) for a San Diego Gas and Electric substation. The project is located within the Elliot Community Plan area, bounded on the west by open space beyond which is the Sycamore Landfill, on the east by residential development within the City of Santee and on the north by the Marine Corps Miramar Air Station. The project site is located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway within the East Elliot Community Plan area adjacent to the City of Santee's western boundary".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be

clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

Ms. Martha Blake
March 22, 2011
Page 4

- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
ADelacr1@dtsc.ca.gov

CEQA # 3166

From: crystalnieman@cox.net
To: [DSD EAS](#)
Subject: Project #10046
Date: Wednesday, March 23, 2011 9:41:09 AM

Dear Martha,

I want to write you, and voice my concerns for the Castlerock Project PTS 10046. My husband and I recently purchased our first home on Medina Dr about a year ago. We chose Santee because of it's quiet natural setting. The land directly behind our home is the Sycamore Canyon. The beauty of this canyon is beyond words. This canyon provides vernal pools which some species rely on to survive. It is my understanding that these pools are shrinking in existence in the San Diego area. Please think carefully about the destruction of this natural habitat. Once it's gone, it's gone for good.

There are plenty of homes for sale in Santee and San Diego, there is no need for added inventory. The newly developed Sky Ranch community in Santee still has many homes for sale. At this time in our economy, I don't think it's a wise decision to build more homes when there are others to be bought, this will only lower the current homes values. Personally, we would not have bought our home on this street if we had known that this project was in existence. We value the wildlife and serenity of the land behind our house and would like to see it continue as such.

One other issue that concerns me about this proposed project is the increase of traffic that it will create. Mast Blvd is already very congested during rush hrs in the morning and evening. It takes me 10-15 minutes just to get from Medina Dr to Hwy 52 in the morning. I cannot even imagine how much more congestion this project will create.

Thank you for your time, I hope the right decision is made.

Very Respectfully,

Crystal Nieman
9656 Medina Dr
Santee, CA 92071

From: [Luansing-Aguilar, Tara](#)
To: [Emerald, Councilmember Marti](#)
Cc: [DSD EAS](#)
Subject: Project No. 10046, SCH No. 2004061029
Date: Friday, March 25, 2011 1:59:49 PM

Dear Martha Blake,

I am writing in opposition to the proposed Castlerock development located across from West Hills High School and adjacent to Santee Lakes. This land is a valuable recreation and habitat corridor. Additionally, the City of San Diego can not afford to provide services that these 430 new homes would require (such as fire, police, trash, and schools) in such an isolated section of the City. The land should be preserved as open space and incorporated into Mission Trail Regional Park.

With the dwindling outdoor recreational areas for hikers, equestrians, and bikers alike, it should be imperative that we keep what we have, rather than destroying it.

Thank you,
Tara Luansing-Aguilar
3961 Hortensia Street, H6
San Diego, CA 92110

From: Chsue@aol.com
To: [DSD EAS](#)
Subject: Project 10046
Date: Friday, March 25, 2011 9:27:20 AM

When Mast Blvd was connected to Route 52, the environmental impact reported that "the corner of Mast and Pebble Beach would be a hot spot". This report did not take into account the open space above Medina Drive being developed. This will greatly increase the traffic on Mast and make the corner of Mast and Pebble Beach an even "hotter" spot. What are the plans for mitigation of this problem. Sincerely yours, Sue Christopher 9602 Pebble Beach Drive Santee, Ca 619 448 9223

From: [Mark Kruzel](#)
To: [DSD EAS](#)
Subject: Pardee Homes Project # 10046 (CastleRock) concerns
Date: Friday, March 25, 2011 11:48:22 AM

Martha Blake, Senior Planner, City of
San Diego Development Services

As residential homeowners on the west side of the street @ 9826 Medina Drive in Santee, CA; we would like to address Pardee Homes Project # 10046 (CastleRock) on their future plans to build 450 homes. We have a few concerns that we would like to have on record and addressed.

- 1. How does Pardee Homes plan on dealing with any water run off during heavy rains (El Nino) or any water runoff from their new subdivision during construction and once the new homes are built? Currently there is a small culvert style *brow ditch* that runs behind the homes on the west side of street. This culvert drains into a main open drainage ditch just south east of the SDG&E Carlton Hills Substation.**
- 1. What kind of noise suppression wall or walls will be installed by Pardee Homes between my backyard and the new subdivision?**
- 1. During the grading and construction process, how does Pardee Homes plan to deal with any damage to our fences, walls or any of our personal property; including dust and gravel, or any other materials from the construction process that may end up in our yard or home? We recently completed a major home remodel, which included stuccoing and painting the trim of the exterior of our home. We also had a new fence installed.**

Sincerely,

Mark and Janine Kruzel

From: [Cali Linfor](#)
To: [DSD EAS](#)
Cc: [Andrew Peck](#)
Subject: Project #10046
Date: Friday, March 25, 2011 7:38:19 PM

Dear Ms. Blake,

Thank you for your oversight of the very importance issues surrounding the development of the Castlerock property and its proposal for development by Pardree Homes. I have reviewed your communications on the matter with Padree Homes and found them detailed and informative.

I am disappointed the communication to community members impacted by the project was not as carefully attended. While I am a resident of Santee and not a resident of San Diego, it is clear that the project will alter the city of Santee much more than it would San Diego. In addition, the issue of annexation makes Santee central to any plans being made. I learned of the meeting related to the project via a flier placed on my door by a citizen group 10 days after the meeting was held. The meeting location itself with the parking was also problematic. I work in San Diego and am a great supporter of Mission Trails Park which will be impacted by the development as well. I was surprised I had not seen any notices of the meeting or project at the park or in elsewhere in the surrounding neighborhoods which I frequently recently having moved to Santee from Allied Gardens.

My initial reaction: The project does not make any common sense to me located in an undesirable area so near the landfill which has recently been permitted to expand its operations. Annexing the land to Santee would worsen the governing issues between the landfill and the community of Santee.

I am concerned with all of the issues the EIR will detail. There is a very long list of potential problems. I am waiting for the report to see if my premises are valid. At this time, I support the first resolution to annex the land to Santee and then deny development. I think the community would be better served by an open space park and a pedestrian bridge starting at West Hills Park and arching over Mast.

I do have a few questions . When will the EIR report be available?
Where can I view Padree Homes exact plans and answers to your queries?

Please make a much greater effort to involve the community in every step of this process.

Sincerely,

Cali Andria Linfor

From: [Paul Micheletti](#)
To: [DSD EAS](#)
Cc: [Emerald, Councilmember Marti](#)
Subject: Project No. 10046, SCH No. 2004061029
Date: Friday, March 25, 2011 1:03:26 PM

Dear Martha Blake,

I am writing in opposition to the proposed Castlerock development located across from West Hills High School and adjacent to Santee Lakes. This land is a valuable recreation and habitat corridor. Additionally, the City of San Diego can not afford to provide services that these 430 new homes would require (such as fire, police, trash, and schools) in such an isolated section of the City. The land should be preserved as open space and incorporated into Mission Trail Regional Park.

thank you,
Paul Micheletti
9419 Filago Ct
San Diego, CA 92129

From: [Jenny Miller](#)
To: [DSD EAS](#)
Subject: castlerock project santee
Date: Friday, March 25, 2011 8:26:18 AM

I received a map and notice for a meeting 3/14. (someone was a bit behind on delivering the notice)

Do you start-completing dates on the project?

How many streets added?

Will this cause a supplemental tax for the existing residences on medina and pebble beach?

Are there to be homes on mast across from high school?

What type of homes are these? \$900 up, \$500 up?

Sq footage, 1500 or 3500? Three car garage? Tile roofs?

Acre lots? Will this be an HOA project?

How close to the north end of homes will the home on new street be? Will their front yard face our rear or their rear face our rear?

Currently there is a HUGE water issue from the run off of the mountain. The original track drainage is old and no longer deep enough to dam up water, causing a deluge of muddy water to fall into our pools and onto the street and into the gutters and causing that water main to burst and the sink hole.

Will the new track build any type of drainage to protect the existing homes on pebble beach and medina?

Jenny C. Miller

jennym@scripps.edu

From: [Brian Nixon](#)
To: [DSD EAS](#)
Cc: [DeMaio, Councilmember Carl](#); [Emerald, Councilmember Marti](#)
Subject: Project No. 10046, SCH No. 2004061029
Date: Friday, March 25, 2011 12:19:53 PM

Dear Martha Blake,

I am writing in opposition to the proposed Castlerock development located across from West Hills High School and adjacent to Santee Lakes. This land is a valuable recreation and habitat corridor. Additionally, the City of San Diego can not afford to provide services that these 430 new homes would require (such as fire, police, trash, and schools) to such an isolated section of the City.

The land should be preserved as open space and incorporated into Mission Trail Regional Park.

thank you,
Brian Nixon
11894 Cypress Canyon Road
San Diego, CA 92131

From: [Carlos Orosco](#)
To: [DSD EAS](#)
Subject: Project No. 10046, SCH No. 2004061029
Date: Friday, March 25, 2011 12:42:10 PM
Attachments: [image001.jpg](#)

Dear Martha Blake,

I am writing in opposition to the proposed Castlerock development located across from West Hills High School and adjacent to Santee Lakes. This land is a valuable recreation and habitat corridor. Additionally, the City of San Diego can not afford to provide services that these 430 new homes would require (such as fire, police, trash, and schools) in such an isolated section of the City. The land should be preserved as open space and incorporated into Mission Trail Regional Park.

thank you,
Carlos Orosco
6712 Maury Drive
San Diego, CA 92119

Carlos Orosco | Dispatch
Sunstate Equipment Co. | San Diego
5590 Eastgate Mall | CA 92121
Phone (858) 546-1010 | Fax (858) 546-1077
COrosco@sunstateequip.com
www.sunstateequip.com

From: [Tammy](#)
To: [DSD EAS](#)
Subject: Project #10046
Date: Friday, March 25, 2011 6:59:57 PM

<http://santee.patch.com/articles/castlerock-housing-project-meeting-santeeans-dismayed-at-lack-of-communication>

This proposed project is absolutely absurd..... I ride the trails and love santee for all it's nature and beuty, I cannot believe people who do not live in santee are threatening to take away the reason we go to and live in santee.

This project cannot go through. It would be devastating.

Tammy S.
Bookkeeping and Accounting
San Diego Ca

From: [Steve Mancini](#)
To: [DSD EAS](#)
Cc: [Emerald, Councilmember Marti](#)
Subject: Project No. 10046, SCH No. 2004061029
Date: Saturday, March 26, 2011 12:16:38 AM

Dear Martha Blake,

I am writing in opposition to the proposed Castlerock development located across from West Hills High School and adjacent to Santee Lakes. This land is a valuable recreation and habitat corridor. Additionally, the City of San Diego can not afford to provide services that these 430 new homes would require (such as fire, police, trash, and schools) in such an isolated section of the City. The land should be preserved as open space and incorporated into Mission Trail Regional Park.

thank you,
Steven Mancini
12854 Mapleview St 32
Lakeside, Ca. 92040

From: [beth_jab](#)
To: [DSD EAS](#)
Subject: Pardee Homes Castlerock Project #10046
Date: Sunday, March 27, 2011 1:57:28 PM
Importance: High

Dear Martha Blake,

I took time this week to read over the Pardee Homes-Castlerock Project paperwork and researched information about environmental impact statements. I am very concerned about this project, whether it is an annexed or non-annexed project and the fact that both options might embrace multi-family houses is very scary. Hopefully the project will never be approved due to the extremely negative impact it will have on everything from immediate to long term environmental factors, the negative impact it will have on the already horrible housing market here in the immediate area, the opportunity for crime to increase, traffic and the loss to all of San Diego County for destroying one of the best biking trails in the county. The impact to the students at the high school will be a huge negative- the increased traffic directly in front of the school is simply asking for trouble, let alone taking away a positive recreational outlet for the students. Active students = better education, grades and less crime.

I found that the Castlerock Project has been publicly considered since about 2004, but was dropped for reasons of the economy and environment, and is now being taken back up by Pardee Homes. The economy is far worse than it was in 2004 and the environmental factors have certainly not decreased, if anything they will have increased.

I found this statement also and agree with the concerns raised:

"Potential impact issues raised by the public included many environmental issues, including vernal pools and area use by hikers and bikers; fire safety; change to the character of the neighborhood, increase of traffic on the already congested Mast Boulevard; air quality near the Sycamore Landfill; water runoff from the new, higher elevation houses, to the lower elevation neighborhoods, especially an issue due to the [Pebble Beach sinkhole](#) last winter; and one Santee an raised concerns about Santee's school system being flooded with more students." "The DSD acknowledges that "the project may have a significant effect on the environment," and have identified at least 16 potential issues. This meeting was geared toward identifying potential *environmental* hazards, not necessarily non-environmental concerns, and it is unclear when these types of concerns will be officially heard."

Other items to keep in mind are:

The medical concerns of family dwellings being built and inhabited within a 2 miles area of landfills. Will this be a factor, in addition to the economy that will keep these dwellings vacant? Vacant homes drive down the housing market and create a ripe environment for crime.

California has 289 threatened and endangered plant and animal species. The area that the Castlerock Project encompasses is a great environment-teeming with life. Extensive studies need to be conducted to insure that none of these plants or animal species live within the area.

Pardee Homes, the City of San Diego, City of Santee, Mission Hills HS and all the residents of San Diego County would be better off financially and politically if the land upon which the Castlerock Project includes was donated to Mission Hills Park for recreational use and land preservation. This donation of land would be a very lucrative tax write-off and in today's economy and housing market, that is a huge positive.

As a resident of Santee and someone who hikes in the area of the Castlerock Project, I ask to be kept up to date with the Castlerock project proceedings.

Thank you for your time and efforts.

Have a good day,
Bethany Jablonsky

619-794-7888

From: [Van Collinsworth](#)
To: [DSD EAS; Blake, Martha](#)
Subject: Castlerock Project #10046
Date: Sunday, March 27, 2011 10:56:36 PM
Attachments: [CastlerockSupComPWS&CCI.pdf](#)
[Sycamore Canyon Field Guide.pdf](#)

Dear Ms. Blake,

Please consider the attached comments for the scope of the Castlerock DEIR.

Thanks,

Van



Preserve Wild Santee



March 27, 2011

Ms. Martha Blake
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

RE: Project No. 10046, SCH No. 2004061029, “Castlerock” at East Elliot

Dear Ms. Blake,

Please consider these supplemental comments on the scope of the Castlerock DEIR.

Preservation Alternative:

Please consider a 100% site conservation alternative (different from a no project alternative) that identifies and discusses public funding sources (regional, state and federal) for the type of habitats on site.

Stowe Millennium Scenic Trail:

The proposed subdivision would destroy or adversely impact approximately one-mile of the historic Stowe Trail through Sycamore Canyon. What state and federal regulations govern development proposals for scenic and historic trail corridors? An analysis should be included in the DEIR.

A history of Stowe and the Sycamore Canyon is attached for reference.¹

Public Input:

Please notice Santee residents within 500-feet of the project and hold a public scope hearing in the City of Santee. Since there are only Santee residents close to the project site they should be notified. There should be a second scope hearing to comply with CEQA because the closed gate to the meeting site at Mission Trails Interpretive Center turned people away. Holding the meeting in Santee makes because Santee would be most impacted by the project.

¹ Carol Crafts & Kathy Young, “Goodan Ranch Sycamore Canyon Field Guide”, January 2002.



Closed gate to the parking lot and Mission Trails Interpretive Center for the March 14, 2011 Castlerock EIR Scope hearing that turned away the public.



Credit Steven Bartholow

Vernal Pools:

Please avoid vernal pools and in the following locations:

Latitude: 32° 51' 23.8" N
Longitude: 117° 0' 38.87" W

Latitude: 32° 51' 30.79" N
Longitude: 117° 0' 38.09" W

Latitude: 32° 51' 39.88" N
Longitude: 117° 0' 38.5" W

Latitude: 32° 51' 40.56" N
Longitude: 117° 0' 41.29" W

Latitude: 32° 51' 41.4" N
Longitude: 117° 0' 42.6" W

Latitude: 32° 51' 41.95" N
Longitude: 117° 0' 42.44" W

Latitude: 32° 51' 42.6" N
Longitude: 117° 0' 42.6" W

Latitude: 32° 51' 42.92" N
Longitude: 117° 0' 41.76" W

Latitude: 32° 51' 43.55" N
Longitude: 117° 0' 43.21" W

Avoid Creeks:

Latitude: 32° 51' 28.21" N
Longitude: 117° 0' 39.15" W

Latitude: 32° 51' 46.29" N
Longitude: 117° 0' 40.06" W

Thank you,



Van K. Collinsworth, M.A.
Natural Resource Geographer
Resource Analyst/Executive Director
Preserve Wild Santee
Coordinator, California Chaparral Institute Vernal Pool Conservation Program

Attachment: "Goodan Ranch Sycamore Canyon Field Guide"

**GOODAN RANCH
SYCAMORE CANYON
FIELD GUIDE**

Compiled By Carol Crafts & Kathy C.Young
January 2002

WITH SPECIAL THANKS TO:

The Friends of Goodan Ranch and Sycamore Canyon Open Space, Karen Larsen Gordon, Dave Kiser, Lorraine Baumann, and Cecilia Burr; County of San Diego Department of Parks and Recreation, Open Space Management; the City of Poway Community Services Department, the City of Santee Community Services Department, and the California Department of Fish and Game.

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CULTURAL HISTORY

Archaeological sites, both historic and prehistoric, are non-renewable resources. Evidence can be found of Indian camps and milling.

Please leave all artifacts in the ground. Help us protect the past!

San Dieguito

21,000 – 8000 years ago: Paleo-Indian San Dieguito people

La Jolla-Pauma

7000 years ago, LaJolla-Pauma

Kumeyaay/Northern Diegueno - Luiseno

2000 years ago

Protohistoric Period

1769-1822 Hispanic Intrusion into Native-American tribes

1822-1848 Mexican Period

A CHRONOLOGICAL HISTORY of San Diego County

- 00-00-1859 Philip Crossthwaite settled in Poway.
- 00-00-1870 Poway Post Office opened.
- 00-00-1871 Poway School District was organized.
- 00-00-1877 George Cowles founded Cowleston in the heart of what is now Santee.
- 00-00-1880 Land boom occurred in San Diego
- 00-00-1887 Santa Fe Railroad established a terminal at National City.
The assurance of an early railroad connection from San Diego through Poway and on to Ramona gave an impetus to development.
- 05-07-1888 A plat for the Town of Poway was filed.
- 00-00-1889 The Santa Fe Railroad decided to move its main offices to Los Angeles and to develop that city rather than San Diego.
- 10-02-1889 Stowe Post Office was opened.
- 00-00-1890 Collapse of the boom.
- 09-00-1890 Stowe School opened.
- 09-00-1891 Cowles School opened.
- 00-00-1891 Santee Post Office opened.

- 00-00-1891 Heavy rains.
- 00-00-1892 Oil discovered in Los Angeles and the Klondike Gold Rush emptied San Diego.
A national bank panic and recession occurred.
- 00-00-1893 Name changed from Cowleston to Santee.
- 00-00-1893 Riverside County was formed.
- 00-00-1895 Torrential rain.
- 00-00-1896 The railroad decided not to build the spur to Poway, Stowe and Ramona.
- 02-22-1897 United States Navy became interested in San Diego as a potential base.
- 00-00-1898 The Scripps family purchased the Fanita Ranch.
- 05-00-1901 California Development Company brought water into Imperial Valley
by diverting water from the Colorado River. This caused an influx of
settlers to the now irrigated desert.
- 05-00-1903 Stowe school closed. Children went to Poway schools.
- 00-00-1904 Torrential rains.
- 02-28-1905 Stowe Post Office was discontinued.
- 00-00-1906 Colorado River flooded, making a lake of Imperial Valley, known as the Salton Sea.
- 00-00-1908 The national financial panic caused another recession.
- 00-00-1913 A severe freeze damaged the citrus crop.
- 08-04-1914 The First World War started.

00-00-1914 Extreme drought.

00-00-1915 AAA Map showed the town of Stowe and Sycamore Canyon Road leading down to Santee.

01-00-1916 Torrential rains washed out 110 of 112 bridges in S.D. County.

00-00-1922 AAA map no longer showed Stowe. Sycamore Canyon Road no longer connected to Santee.

05-10-1927 Charles Lindbergh took off for New York from Rockwell Field on North Island. Electricity came to Poway.

08-16-1928 Lindbergh Field, San Diego Airport, dedicated

00-00-1940 Period of economic boom followed the Great Depression.

12-07-1941 The United States entered World War II.

00-00-1952 A committee on Water Supply was formed in Poway.

06-22-1954 Poway has Aqueduct water.

02-15-1956 “Two other old roads, no longer usable, are those that led out of this valley to Santee and to San Pasqual. The former is still discernible”. (Kirkpatrick).

00-00-1961 Santee Lakes Park was dedicated by the Padre Dam Municipal Water District.

11-00-1971 The dam was built forming Lake Poway.

12-00-1980 Poway and Santee incorporated as cities.

STOWE - HISTORY

In spite of droughts and transportation problems, the 1880s saw a prosperous and well-populated valley around Poway. Families were settling on farms, planting orchards and vineyards, and raising grain. Wells were dug. Dairying was profitable, as was beekeeping. The products of these farms were hauled by wagon to the thriving city of San Diego. After an overnight stay, farmers from Stowe would return with building supplies, seeds and other items.

The Poway and Escondido Stage Line provided transportation from San Diego via Poway to Escondido daily, except Sunday. This trip started at 8:20 a.m. at 5th Avenue and "F" street and arrived at Poway about 1 p.m. After lunch for the passengers, a fresh team of horses took the stage up to Escondido, arriving there at 4 p.m. The trip from Escondido left at 8:30a.m. and arrived at Poway about 11a.m. The trip cost \$1.00 from San Diego to Escondido but \$2.00 to continue on to Valley Center. The route went along the old Highway 395, east of I-15, and along what is now Pomerado Road and up the "Poway Grade" into the Scripps Ranch area. (Poway Progress, July 6, 1895).

To get to the stage line, if you lived in the Stowe area, you walked or took a horse-drawn wagon approximately five miles down Beeler (misspelled from the family name Buehler) Canyon to the area of the Big Stone Lodge on Old Pomerado road.

Mail was brought out to Stowe down Sycamore Canyon each Tuesday, Thursday, and Saturday. It was a two-hour trip and would arrive at 4 p.m. with an immediate turnaround.

Throughout the 1880s, the assurance by the Pacific Beach and La Jolla Railroad of an early railroad connection from San Diego to Poway and on to Ramona gave an impetus to development.(San Diego Illustrated, 1887). Until the floods of 1916, when 110 of 112 bridges in the county washed out, the nearest rail station was at Foster. This was approximately an hour's walk from Stowe. Foster was 3 miles north of Lakeside near the present day San Vicente Dam. The fare to Lakeside from San Diego was 85 cents to \$1.50 round trip. There were two daily trains running regularly. The Kirkham's, residents of the Stowe area, would leave home on foot at 5 a.m. and walk to be on the 6 a.m. train to San Diego. This train arrived at 7:30 a.m. before the stores even opened. Once a week there was a late train arriving back at the Foster Station at 1 a.m. (Lakeside Historical Society).

Another important route was down Sycamore Canyon. Besides being the mail route from Poway, it was also the most direct route to El Cajon, passing through the Fanita Ranch and Santee. Grapes raised in the Poway and Stowe areas went to the raisin house in El Cajon on this route.(Kirkham Diary).

Activities for the families in the Stowe area would include picnics, trips to the beach, spelling bees, debates, meetings of the Literary Society and dances at the Templars Hall in Poway.

The automobile became a way of transportation for many about 1910.

STOWE - THE HOMESTEAD ACT

May 20, 1862

The Homestead Law was enacted by Congress in 1862. It provided that anyone who was either the head of a family, 21 years old, or a veteran of 14 days of active service in the U.S. armed forces, and who was a citizen or had filed a declaration of intent to become a citizen, could acquire a tract of land in the public domain not exceeding 65 hectares (160 acres, equal to a quarter section). (Encarta Encyclopedia). The cost for 160 acres was \$15. The homesteader had to put a house on the claim, and was supposed to make his home on the land for five years. If the claim holder left the land to work in any other town he was taking the chance of having his claim contested or “jumped”. (Stuart).

Stowe is located 6 miles northwest of Lakeside in Sycamore Canyon (3)
(lat.32*55'35"N.long.118*59'10"W; near E line sec.28,T14S, R 1 W). Named on Cuyamaca
(1903) 30" quadrangle. (Durham).

HOMESTEAD CLAIMS

Jan. 13, 1894	Mortimer McIlhaney	For the NE $\frac{1}{4}$, section 9, T14S, R1W SBM
Mar. 10, 1894	A. Leppert	For the SW $\frac{1}{4}$, of SE $\frac{1}{4}$, sec. 17; w $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, sec. 20, T14S, R1E, SBM
Mar. 31, 1894	Cornelius Butler	For the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and N $\frac{1}{2}$ of NE $\frac{1}{4}$ of sec. 28, T14S, R1W SBM
Apr. 7, 1894	M. Sweeney	For the W $\frac{1}{2}$ of NE $\frac{1}{4}$, sec. 12, T14S, R1W, SBM
Apr. 7, 1894	George Warner Eckhardt	For the E $\frac{1}{2}$ of SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$, sec. 15, T14S, R1W, SBM
Apr. 7, 1894	Solomon Z. Eckhardt	For the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of sec. 15, and SW $\frac{1}{4}$ of NW $\frac{1}{4}$, NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of sec. 15 T14S, R1W, SBM

May 15, 1894 Martin O'Neill For the S ½ of SE ¼, and S ½ of SW ¼ of
sec. 34, T14S, R1W, SBM

May 16, 1896 Joseph Fischer For the NW¼ of NW¼, sec.27; SW ¼
of SW ¼ and N1/2 of SW¼, sec 22, T14S, range 1 west, S.B.M.

May 16, 1896 Fredrick Reetzke For the SW ¼ of SW ¼ sec. 14; the SE ¼
of SE ¼ sec.15 and the N ½ of NE ¼ sec 22, T14S, R1W, SBM.

(Notices from Poway Progress).

STOWE POST OFFICE – est. 1889

The Stowe, CA Post Office was located in NE ¼ section 28, Township 14S, Range 1W. Mail was delivered on the San Diego to Escondido route and served about 75 patrons in 1889. In 1903 it was on route #76597 from Poway to Stowe and was delivered on Tuesday, Thursday, and Saturday, serving 32 patrons.

Anyone could request a post office in the early days. The applicant merely had to show a need (population), fill out an application, obtain certification from another postmaster in the area, and explain how the mail would be delivered to the office. A postmaster's salary was predicated upon the amount of revenue received. You can see by their yearly salary on the next page that the business was declining. (Frakes).

Year	Postmaster	Salary
10-02-1889	Walter Harrison Holmes	\$20.12
00-00-1893	Walter Harrison Holmes	\$12.16
05-01-1893	Lucinda Keyes	unknown
07-03-1893	Emma Fischer	unknown
00-00-1895	Emma Fischer	\$11.67
00-00-1897	Emma Fischer	\$12.84
01-13-1899	Mollie McCellan	\$12.49
12-05-1900	Frederick Reatzke	unknown
01-01-1901	Frederick Reatzke	\$6.46
09-14-1901	David P. Bottroff	unknown
02-11-1903	Alice V. Holmes	unknown
05-25-1903	Bion W. Maxfield	\$8.78
10-24-1903	Margaret Bottroff	unknown
02-28-1905	The Stowe post office was discontinued.	

STOWE - School

An ungraded school, built at the north end of Sycamore Canyon, was opened Sept. 15, 1890 with one student. By Oct. 6th, fifteen students were attending. Louise E. Knecht, a nineteen year old born in Chicago, Il., was the first teacher. She was paid \$65 monthly. There was a new teacher nearly every year. According to the year-end report, the school room was 16 by 20 feet with a 10 foot ceiling. There were 2 water closets but not an ample supply of good water. There were sufficient grounds but they were not suitably improved. Louise Knecht, the teacher, had 15 volumes in the school library. (S.D.H.S..Stowe School file). State Series books were used for most subjects. The school was closed in 1903 and auctioned off for \$25. Dismantled, the materials were used to build a new home.

Dates	Teacher	Salary
Sept. 1890	Miss Louise Knecht, age, 19	\$65
Sept. 1891	Miss Estella Murdoc	\$60
Sept. 1892	Miss Eva M. Keyes	\$60
Sept. 1893	Mrs. Charlotte Keyes	\$60
Sept. 1894	Miss Smith	\$60
Sept. 1895	Miss Miltona Keith	\$55
Sept. 1896	Miss Miltona Keith	unknown
Sept. 1897	Mr. Roberts	unknown
Sept. 1898	Mr. Robert Woodburn	\$55
Sept. 1899	Mr. Robert Woodburn	unknown
Sept. 1900	Miss Alice Fields	unknown
Sept. 1901	Miss Alice Fields	unknown
Sept. 1902	Miss Margaret Woods	\$55

STUDENTS - STOWE SCHOOL
SCHOOL CENSUS MARSHAL'S REPORT

YEAR	FAMILY NAMES
1893	Butler, Danielson, Fischer, Kirkham, Shmith.
1895	Danielson, Fischer, Kirkham, Soltau, Tinkham.
1896	Danielson, Fischer, Hoyt, Kirkham, Soltau, Toy.
1897	Danielson, Fischer, Hoyt, Keith, Kirkham, Toy, Soltau.
1898	Danielson, Fischer, Hoyt, Keith, Kirkham.
1899	Bidal, Bottroff, Danielson, Hoyt, Keith, Kirkham, McClellan, Soltau.
1900	Bidal, Bottroff, Danielson, Hoyt, Keith, Kirkham, McClellan, Soltau, Adams.
1901	Bottroff, Danielson, Holmes, Hoyt, Keith, Kirkham, Soltau.

GOODAN RANCH HISTORY

Between 1885 and 1894 Homestead claims in Section 28 were made by M. Toy, C. Butler, and A. F. Holmes.

In 1911-1912 the area now known as Goodan Ranch was owned by A.F. Holmes, James Doyle and M. Toy.

In 1922 Amy F. Koch (formerly Holmes) and Herbert Koch deeded land to Charles Bookprinter. In 1931 he mortgaged the land with Security Trust Savings Bank and died in 1934. (Jacques & Quillen).

In 1938, while residing in Los Angeles, May and Roger Goodan bought land in the Sycamore Canyon area from B.B. and Iris M. Margolis who had been granted title from the bank.

In 1943, Roger and May Goodan added more acreage. With a hundred head of cattle and many horses, their ranch became a haven for friends and family on weekends and summer vacations. For the family, riding out to the area now known as Martha's Grove for a picnic, was a popular adventure.

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Wood from several old structures was used for concrete molds for the main stone house and barn. A piece of the San Diego Union, dated Friday, December 13, 1872, was found in one of the old buildings and preserved in the outside entry wall of the main house.

Formerly on the fireplace was a redwood mantle with copper inlay in the letters. It began "Que bueno estas Dios." Sue Adams, a daughter of Ruth, says the translation was "How good is God to have the night for sleeping and the day for resting."

Written in the hearth of the big fireplace is the date "8-13-39" and the following names: Roger Goodan, May Chandler Goodan, Ruth Goodan Staver, Bill Goodan, Doug Goodan, Jean Goodan, Harry Kirkpatrick, Marian Kirkpatrick, Ralph Staver and Oscar Baer. Ruth now lives in Indio, Doug in Los Angeles and Jean in Auburn, WA. Bill is deceased.

Girls visiting the ranch slept in the Catalpa Cottage (now torn down), and boys slept in the room beneath the tank in the water tower.

GOODAN FAMILY

May Goodan was a step-daughter of General Harrison Gray Otis, the first publisher of the Los Angeles Times (1884).

In 1885 Harry Chandler moved from New Hampshire and obtained a job at a walnut orchard owned by Mr. Van Nuys. Harry also got a job as a paper delivery boy at the Los Angeles Times. Later, he married and had two children; one was May. May's mother died in childbirth.

Harry then married Gen. H. G. Otis's daughter, Marian, and had 6 more children, the first of which was Norman. Harry eventually took over the Los Angeles Times.

May Chandler married Roger Goodan in 1914. He owned the Los Angeles Furniture Company in downtown Los Angeles. (Goodan).

PHYSICAL RESOURCES

1. Martha's Grove
2. Stowe location
3. Amphitheater - north side of house
4. Olive Grove - water fountain
5. Stone House
6. 3 bay open garage - "Rancho Ruidosa" sign in bottle caps
7. 2 bay garage
8. Water tower
9. 6 bay and tack room barn
10. Oak Grove
11. Dam - "In memory of Roger Goodan Oct. 20, 1944
Oct. 20, 1944 And..." (difficult to read)
12. Windmill
13. Milking Barn
14. Equipment storage shed
15. Port-a-potties
16. Caretakers Cottage

17. Creeks
18. Old buggy donated in 2000 by Mr.& Mrs. Russell Sheldon of Poway
19. 3 point hitch tractor
20. Rock rake
21. Circular saw for cutting wood
22. Bucksaw
23. Blade for grading roads
24. Hay dump rake
25. Horse-drawn sickle bar for cutting hay
26. 2 spike tooth harrows
27. WWII Jeep engine with attached centrifugal pump

PLACARDS

Kevin Shiltz, Boy Scout Troop 625, Poway

WINDMILL

Built in the late 1940s, the windmill provided one of the few ways that ranchers could get clean water directly out of the ground. The well under the windmill is one of six wells found at the Goodan Ranch, and one of two operating with the aid of a machine. The gasoline engine in the Jenson Jack pump enabled it to pump water when the wind was not strong enough to draw water. The pump and associated machinery have recently been detached, as the well is no longer a water source for the ranch.

CARETAKER'S HOUSE

This small house across from the ranch house served as the home of caretaker, Fred Allbee, from 1941 to 1993. It is made of redwood, one of the few materials imported to the area. A major addition of the porch and left side of the house was made in the 1940s. Although this increased the space, it is still very compact inside. On a visit in 2001, Doug Goodan added: "When the Goodans purchased the property, what is now the caretaker's house, then painted red, was located where the stone house presently sits. They were told that it once had been the

Stowe schoolhouse, relocated to the site. The Goodans and Charlie Bauer jacked it up, and with timbers and pipe rollers, rolled it downhill to its present location. The southerly part of the house was added later.” The ranch caretaker, Fred Allbee, was hired in 1941 and lived there more than 50 years. He died in 1998 at the age of 101.

THE MILKING BARN

Built in 1939, the milking barn mainly served as an enclosure for the milking cows of the ranch. Charlie Bauer and Ike Kirkham built it with inexpensive sheet metal and local lumber. The Goodans also kept pigs and the hay that had been harvested in the fields in the barn.

THE STONE HOUSE

This house was built by the Goodan Family, Charlie Bauer and Ike Kirkham in 1938-1939. The Goodans used the ranch as a weekend retreat and rarely lived here for any extended period of time. The materials used to build the house were found around the Sycamore Canyon area. Sand and rocks from the nearby creek bed, along with wood from many oak and sycamore trees indigenous to the area, made the building much as you see it today. It wasn't until the mid 1950s that electricity and telephone service were added. 22

RECENT MILESTONES

1. After the Goodan ownership, the ranch came close to being the site of a state prison.
2. In 1983, first an all-terrain vehicle park was proposed for the site. Then developers began eyeing the property for a 460-unit mobile home park and for estate-style homes.
3. An archaeological and historical impact report was prepared for the State of California Department of Parks and Recreation and published in May 1983 identifying the site of the school house, the Joseph Fischer homestead, and the Goodan Ranch, as well as several prehistoric sites.
4. The owner, Signal Landmark Development Inc., subsequently approached the cities of Santee and Poway in 1990 with the offer to sell all 321 acres.
5. In 1991 the county paid \$2 million, the State Wildlife Conservation Board \$900,000, and the cities of Santee and Poway about \$337,500 each to cover the \$3,575,000 million price.

A Joint Powers Agreement (JPA) runs the new 321-acre preserve. The preserve and JPA along with other local, State and Federal agencies and jurisdictions ties together 25,000 acres of contiguous natural wilderness.

6. Since 1996, the U.S. Fish and Wildlife Service and the California Department of Fish and Game, together with the county and several local cities, have created a comprehensive preserve system known as the Multiple Species Conservation Program (MSCP). The MSCP safeguards native and endangered habitat for future generations while working side by side with land developers allowing compatible land development to proceed.
7. Rancho Encantada, a development of 934 homes with 1,568 contiguous acres of open space on the west side of the ranch, is slated for development.
8. Plans for the Emergency Supply Pipeline, a San Vicente Reservoir tunnel connector through the Goodan Ranch, continue to develop.

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9. Plans for State Route 125 through Sycamore Canyon to Scripps Poway Parkway are still a concern and are as yet unfinalized.
10. Designation of the The Stowe Millenium Trail occurred in 2001.
11. Negotiations are underway to transfer ownership of 300 acres of Camp Elliot from the military to the county open space program which includes part of the 16 mile Stowe Millenium Trail that runs from Santee to Goodan Ranch.

PROGRAMS AND PURPOSE

Many organizations and individuals support and use the area now known as Sycamore Canyon/Goodan Ranch Open Space Preserves. It is common to find hikers, bikers and equestrian riders on the trails at the same time. Guided hikes and educational programs on the flora and fauna are held frequently. The county ranger maintains an office and a display of artifacts and animals in the stone house.

1. The Friends of Goodan Ranch & Sycamore Canyon Open Space was formed in 1999.
2. Boy Scout Eagle Scout candidates have completed several maintenance and service projects in the Preserve.
3. The San Diego Tracking Team voluntarily documents the ongoing wildlife usage of the open space areas.
4. The National Charity League, Rotary, Kiwanis and other groups have done many projects for the Preserve.

ENDANGERED/THREATENED/SPECIES OF CONCERN

1. Orange-throated whiptail lizard – *Cnemidophorus hypergthrus*
2. Hermes copper butterfly on 15 year old redberry stands
3. The California gnatcatcher nests in coastal sage scrub – *Polioptila californica*
4. Poway Mint- thorn mint-*Acanthomintha ilicifolia*
5. Willowy Monardella-*Monardella linoides ssp. viminea*
6. San Diego Coast Horned lizard-*Phrynosoma coronatum blainvillei*
7. Mission manzanita - *Arclostaphylos*
8. Vernal pools
9. All raptors
10. Least Bell's Vireo – *Vireo hellii pusillus*
11. Large blotched salamander – *Ensatima eschscholtzi klauberi*
12. Western spadefoot – *Scaphiopus hammondii*
13. Barefoot Banded Gecko – *Coleonyx switaki*
14. Coastal Western Whiptail – *Cnemidophorus tigris multiscutattni*

27

HABITATS

1. Diegan coastal sage scrub
2. Chaparral – southern, mixed
3. Native grassland
4. Disturbed –nonnative grasslands, olive grove
5. Riparian
6. Scrub oak chaparral
7. Oak woodland

ARTHROPODS & INSECTS

Alfalfa Looper Moth	-	<i>Autographa californica</i>
Alkali Bee (Solitary)	-	<i>Nomia species</i>
Antlion	-	<i>Myrmeleon species</i>
Assassin Bug	-	<i>Apiomerus species</i>
Bee Fly	-	<i>Albicapillus family</i>
Behr's Metalmark	-	<i>Apodemia mormo virgulti</i>
Black Fly	-	<i>Simulium species</i>
Black Widow Spider	-	<i>Latrodectus hesperus</i>
Black-winged Bee Fly	-	<i>Hemipenthes sinuosa jaennickiana</i>
Blister Beetle	-	<i>Meloidae family</i>
CA Harvester Ant	-	<i>Pogonomyrmex californicus</i>
CA Mantid	-	<i>Stagmomantis californica</i>
CA Oak Gall Wasp	-	<i>Andricus californicus</i>
CA Ringlet Butterfly	-	<i>Coenonympha californica</i>
CA Sister Butterfly	-	<i>Adelpha bredowii californica</i>
Carpenter Bee	-	<i>Xylocopinae subfamily</i>
Centipede	-	<i>Chilopoda</i>

Cicada -	<i>Platypedia species</i>
Common White Butterfly -	<i>Pieris protodice</i>
Comstock's Fritillary -	<i>Bpeyeria callippe comstocki</i>
Digger Bee -	<i>Anthophorinae subfamily</i>
Field Cricket -	<i>Gryllus species</i>
Fiery Skipper -	<i>Hylephila phyleus</i>
Flower Fly -	<i>Syrphid family</i>
Gray Hairstreak Butterfly -	<i>Strymon melinus</i>
Harbison's Dun Skipper -	<i>Euphyes vestris harbisoni</i>
Honey Bee -	<i>Apini mellifera</i>
Millipede -	<i>Diploda species</i>
Mountain Mahogany Hairstreak -	<i>Satyrium tetra</i>
9-spot Ladybird Beetle -	<i>Coccinella novemnotata</i>
Oak Leaf Blotchminer Moth -	<i>Cameraria agrifoliella</i>
Omnivorous Looper Moth -	<i>Sabulodes aegrotata</i>
Pacific Coast Tick -	<i>Dermacentor occidentalis</i>
Painted Lady Butterfly -	<i>Vanessa cardui</i>
Pallid Band-wing Grasshopper -	<i>Trimeotropis palli dipennis</i>
Pastel Skimmer (dragonfly) -	<i>Sympetrum corrptum</i>

Sara Orangetip Butterfly -	<i>Anthocharus sara</i>
Solpugid -	<i>Eremobates spp.</i>
Sphecid Wasp -	<i>Sphecidae family</i>
Spider Mite -	<i>Tetranychidae family</i>
Stella Form Sara Orangetip -	<i>Anthocharis sara form stella</i>
Stink Beetle -	<i>Eleodes species</i>
Sow Bug (Pill Bug) -	<i>Armadillidum vulgare</i>
Tarantula -	<i>Aphonopelma eutylenum</i>
Tiger Moth (caterpillar) -	<i>Artiidae species</i>
Tumbling Flower Beetle -	<i>Mordella atrata</i>
Vanduzee's Cicada -	<i>Okanagana vanduzeei</i>
Western Tiger Swallowtail -	<i>Papilio rutulus</i>
Wolf Spider -	<i>Lycosa species</i>

BIRDS

American Crow -	<i>Corvus brachyrhynchos</i>
American Kestrel -	<i>Falco sparverius</i>
Anna's Hummingbird -	<i>Calypte anna</i>
Ash-throated Flycatcher -	<i>Myiarchus cinerascens</i>
Barn Owl -	<i>Tyto alba</i>
Bewick's Wren -	<i>Thryomanes bewickii</i>
Black-chinned Hummingbird-	<i>Archilochus alexandri</i>
Black-headed Grosbeak -	<i>Pheucticus melanocephalus</i>
Blue Grosbeak -	<i>Guiraca caerulea</i>
Bullock's Oriole -	<i>Icterus galbula bullockii</i>
Bushtit -	<i>Psaltriparus minimus</i>
CA. Gnatcatcher -	<i>Polioptila californica</i>
CA. Quail -	<i>Callipepla californica</i>
CA. Towhee -	<i>Pipilo crissalis</i>
Cliff Swallow -	<i>Hirundo pyrrhonota</i>
Common Raven -	<i>Corvus corax</i>

Cooper's Hawk -	<i>Accipiter cooperii</i>
European Starling -	<i>Sturnus vulgaris</i>
Golden Eagle -	<i>Aquila chrysaetos</i>
Great Horned Owl -	<i>Bubo virginianus</i>
House Finch -	<i>Carpodacus mexicanus</i>
House Wren -	<i>Troglodytes aedon</i>
Lazuli Bunting -	<i>Passerina amoena</i>
Lesser Goldfinch -	<i>Carduelis psaltria</i>
Mourning Dove -	<i>Zenaida macroura</i>
Northern Flicker -	<i>Colaptes auratus</i>
N. Rough-winged Swallow -	<i>Stelgidopteryx serripennis</i>
N. Mockingbird -	<i>Mimus polyglottos</i>
Nuttall's Woodpecker -	<i>Picoides nuttallii</i>
Pacific-slope Flycatcher -	<i>Empidonax difficilis</i>
Phainopepla -	<i>Phainopeplanitens</i>
Red-shouldered Hawk -	<i>Buteo lineatus</i>
Red-tailed Hawk -	<i>Buteo jamaicensis</i>
Screech Owl -	<i>Otis kennicottii</i>
Spotted Towhee -	<i>Pipilo erythrophthalmus</i>

Turkey Vulture -
Western Scrub Jay -
White-tailed Kite -
Wrentit -

Cathartes aura
Aphelocoma coerulescens
Elanus leucurus
Chamaea fasciata

MAMMALS

Bobcat -	<i>Lynx rufus</i>
Brush Rabbit -	<i>Sylvilagus bachmani</i>
California Leaf-nosed Bat -	<i>Macrotus californicus</i>
Coyote -	<i>Canis latrans</i>
Desert Cottontail -	<i>Sylvilagus auduboni sanctidiegi</i>
Dusky-footed Wood Rat -	<i>Neotoma fuscipes</i>
Gray Fox -	<i>Urocyon cinereoargenteus</i>
Longtail Weasel -	<i>Mustela frenata laritostri</i>
Mountain Lion -	<i>Felis concolor</i>
Mule Deer -	<i>Odocoileus hemionus</i>
Northwestern San Diego Pocket Mouse -	<i>Perognathus fallux fallux</i>
Pacific Kangaroo Rat -	<i>Dipodomys agilis simulans</i>

Raccoon -	<i>Procyon lotor</i>
Ringtail -	<i>Bassariscus astutus</i>
San Diego Black-tailed Jackrabbit -	<i>Lepus californicus</i>
Striped Skunk -	<i>Mephitis mephitis</i>
Virginia Opossum -	<i>Didelphis virginiana</i>
Western Gray Squirrel -	<i>Sciurus griseus</i>
Western Spotted Skunk -	<i>Spilogale gracilis</i>

PLANTS

Black Mustard-	<i>Brassica nigra</i>
Black Sage-	<i>Salvia mellifera</i>
Blue Eyed Grass-	<i>Sisyrinchium bellum</i>
Bunch Grass	
California Dodder –Witches Hair-	<i>Cuscuta californica</i>
California Flat-topped Buckwheat –	<i>Eriogonum fasciculatum</i>
California Lilac-	<i>Ceanothus tomentosus</i>
California Mountain Mahogany –	<i>Cercocarpus betuloides</i>
California Wild Rose -	<i>Rosa californica</i>
Chamise-	<i>Adenostoma fasciculatum</i>
Chapparal (Winter) Currant –	<i>Ribes malvaceum</i>
China Berry	
Chocolate Lily-	<i>Fritillaria biflora Lindl</i>
Coastal Sagebrush-	<i>Artemisia californica</i>
Curly Dock-	<i>Rumex crispus</i>
Deer Weed -	<i>Lotus scoparius</i>

Edible Cherry -	<i>Prunus ilisifolia</i>
Elderberry -	<i>Sambucus mexicana</i>
Eucalyptus -	<i>Myrtaceae</i>
Fuchsia-Flowered Gooseberry -	<i>Ribes speciosum</i>
Laurel Sumac -	<i>Rhus laurina</i>
Lemonadeberry -	<i>Rhus integrifolia</i>
Many Fruited Meadow Rue -	<i>Thalictrum polycarpum</i>
Miner's Lettuce -	<i>Claytonia perfoliata</i>
Mission Manzanita -	<i>Xylococcus bicolor</i>
Monkey Flower -	<i>Mimulus brevipes</i>
Mule Fat -	<i>Baccharis glutinosa</i>
Native Honeysuckle -	<i>Lonicera hispidula</i>
Oak – Coast Live -	<i>Quercus agrifolia</i>
Oak - Engelman's -	<i>Quercus engelmannii</i>
Oak – Scrub -	<i>Quercus dumosa</i>
Olive Tree -	<i>Olea europaena</i>
Our Lord's Candle -	<i>Yucca Whipplei</i>
Oxalis -	<i>Oxadaceae</i>

Peruvian Pepper Tree -	<i>Schinus molle</i>
Poison Oak -	<i>Toxicodendron diversilobum</i>
Poway Mint -	<i>Acanthomintha ilicifolia</i>
Prickly Pear -	<i>Opuntia littoralis</i>
Purple Night Shade -	<i>Solanum xantii</i>
Red Berry -	<i>Rhamnus crocea</i>
Red-stem Filaree -	<i>Erodium cicutarium</i>
Sanicle -	<i>Sanicula bipinnatifida</i>
Slender Cattail-	<i>Typha domingensis</i>
Stinging Nettle -	<i>Lupinus hirsutissimus</i>
Sugar Bush -	<i>Rhus ovata</i>
Toyon (Christmas Berry) -	<i>Heteromeles arbutifolia</i>
Western Spice Bush -	<i>Calycanthus occidentalis</i>
Western Sycamore -	<i>Platanus racemosa</i>
White Sage -	<i>Salvia apiana</i>
Wild Cucumber -(Manroot) -	<i>Marah macrocarpus</i>
Wild Peony -	<i>Paeonia californica</i>
Willow Tree – Arroyo -	<i>Salix lasiolepis</i>

Willow Tree - Black -
Willowy Monardella-
Yerba Santa -

Salix laevigata
Monardella linoides
Eriodictyon crassifolium

REPTILES

Alligator Lizard -	<i>Gerrhonotus multicarinatus webbi</i>
California Kingsnake -	<i>Lampropeltis getulus californiae</i>
Coastal Rosy Boa -	<i>Lichanura trivirgata roseofusca</i>
Coronado Skink -	<i>Eumeces skiltonianus interparietalis</i>
Gopher Snake -	<i>Pituophis melanoleucus annectens</i>
Mojave Rattlesnake -	<i>Crotalus scutulatus scutulatus</i>
Orange-throated Whiptail Lizard -	<i>Cnemidophorus hyperythrus beldingi</i>
Red Diamond Rattlesnake -	<i>Crotalus ruber ruber</i>
San Diego Coast Horned Lizard -	<i>Phrynosoma coronatum blainvillei</i>
Side-blotched Lizard -	<i>Uta stansburiana</i>
Southern Pacific Rattlesnake -	<i>Crotalus viridis helleri</i>
Speckled Rattlesnake -	<i>Crotalus mitchelli</i>
Western Fence Lizard -	<i>Sceloporus occidentalis</i>
Western Rattlesnake -	<i>Crotalus atrox atrox</i>

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From: [Baja Bill](#)
To: [DSD EAS](#)
Subject: Castlerock Project PTS 10046 Environmental Impact Report
Date: Monday, March 28, 2011 6:55:07 AM

I am a Santee resident concerned with the impact that would be created by the proposed Castlerock 430 unit housing development west of Medina and Pebble Beach Dr. Also, since the land is actually within San Diego city limits, the housing tax dollars that would help mitigate long term issues will not go to Santee. The following is a partial list of my concerns that should be addressed in the Environmental Impact Report.

1. Additional traffic on streets, including already over-burdened Mast Blvd. Residents are aware of traffic being backed up every weekday on Mast from Fanita Dr. to SR-52. Castlerock will increase traffic congestion, and increase necessary road maintenance without providing Santee with the necessary tax dollars to address the situation.
2. Educational resources are already pushed to the limit in Santee, West Hills High School is over-loaded and has a waiting list for students. Where will all the additional children go to school?
3. Reduced availability of important and vital public services including Sheriffs, Firefighters, paramedics, and other county services. The current resources will be further burdened by Santee tax dollars that will not increase with this development.
4. Energy resources that are already pushed to the limit in our county. Santee currently experiences "rolling black-outs" during the summer, this project will only compound this issue.
5. Water resources are also very limited in our area. This development will create additional consumption in an area that is already tasked with water conservation.
6. Soil erosion that accompanies a steep hillside development. The proposed development borders Pebble Beach that was completely closed off in 2010 due to a sinkhole that spanned the width of the street, and prevented residents from driving to work and necessary tasks. Thankfully emergency medical services were not needed during this time.
7. Destruction of wildlife and endangered species that live in the area. There are endangered species and irreplaceable vernal pools that will be destroyed if this project moves forward.
8. Firestorm dangers created by a hillside development and Santee's already reduced firefighting resources. The area slated for development is susceptible to Santa Ana winds during fire season, and completely burned in 2003.
9. Visual blight to the entire surrounding community that will be created by consuming natural hillside land.
10. Water and air quality reduction from additional traffic and housing created by this project. We are already at risk from landfill seepage that is above the elevation of most of Santee.
11. Noise created by hillside homes that will echo throughout the surrounding valleys.
12. Reduced public access to recreational resources, including trails in Sycamore Hills, and access to Goodan Ranch.

Please add my email address to any distribution lists concerning this project, and thank you for your help.

From: [Keli Balo](#)
To: [DSD EAS](#)
Subject: castlerock-Project #10046
Date: Monday, March 28, 2011 9:10:40 PM
Attachments: [L-castelrockmarch 2011.pdf](#)

Please see attached comment letter.

K. Balo



ACSD
P.O. Box 17411
San Diego, CA 92177
Web: www.AlliedClimbers.org

Martha Blake
City of San Diego, Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92109

March 28, 2011

Subject: Castlerock Development, Project # 10046

Allied Climbers of San Diego

The Allied Climbers of San Diego (ACSD) is a 501(c)3 California Non-Profit Public Benefit Corporation representing rock climbers' interests in promoting responsible use and sound management of climbing resources. We encourage an ethic of personal responsibility, self-regulation, conservation, and minimum impact practices. ACSD represents the collective interests of thousands of Southern California climbers in working to educate parties involved in access issues that climbing resources are valuable recreational resources to the public and that climbing is a legitimate recreational activity.

Santee Boulders and the Castlerock Development

Thank you for the opportunity to comment on the proposed Castlerock development off Mast Blvd. Significant recreational resources for the community are present within and adjacent to the Castlerock development footprint. Most significant for ACSD are the large rock outcroppings located west and northwest of the development commonly referred to as "Santee boulders". It is important that the community retains access to these valuable resources

Please ensure that the Castlerock development will preserve and maintain access to open space and the rock formations surrounding the development for future generations to enjoy

Rock climbing is a passive, human powered, low-intensity, environmentally clean recreation activity that has not been justifiably linked to negative effects on sensitive resources and is compatible with the MSCP's MHPA. Rock climbing is enjoyed by many San Diegans and their families at Santee Boulders as a way to experience the outdoors.

Thank You and Best Wishes,

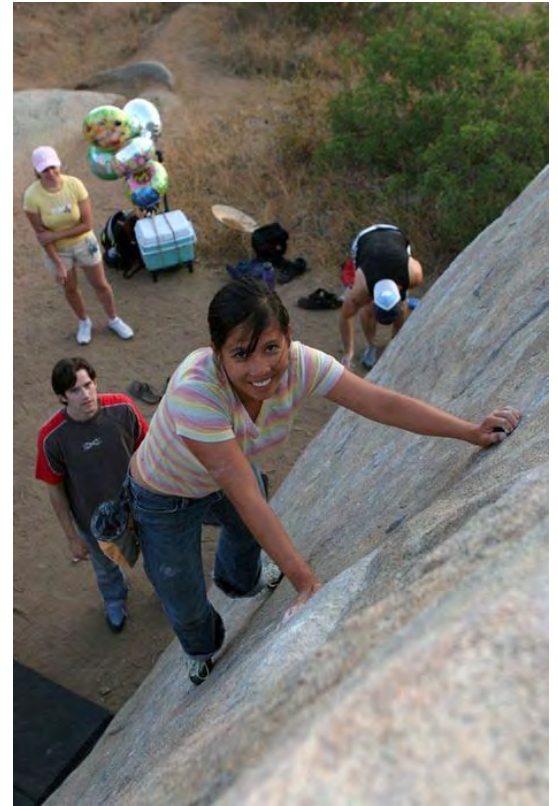
Keli Balo

Keli Balo
Environmental Director
Allied Climbers of San Diego
www.alliedclimbers.org

Pictures of Santee Boulders



Western Santee Boulders



Rock Climbers Enjoying the Rock



Trash Pick-up Volunteer Event at Santee Boulders



Santee Boulders

From: [Russell Boggs](#)
To: [DSD EAS](#)
Subject: Comments Regarding Project Number 10046
Date: Monday, March 28, 2011 3:31:56 PM

Project No. 10046, SCH No. 2004061029

Community Plan Area: East Elliott

To Whom It May Concern:

Thank you in advance for considering the following comments with regard to preparing the EIR for Project No. 10046 (referred to herein as the Castlerock project).

Please consider the following issues.

(1) I would expect that the impact of construction and the design would be different if done under City of San Diego codes & regulations and the City of Santee codes & regulations. The EIR should analyze the different effect on the environment depending on whether the development proceeds as part of San Diego or as part of Santee.

(2) If the Castlerock Development is incorporated into Santee, its Open Space would presumably be integrated into the Santee regional portion of the MSCP. If the Plan for the Santee Regional Portion of the MSCP is not yet completed, then that Plan should be completed before preparing a draft EIR for the current project so that the draft EIR can be considered in its proper context.

(3) In particular, my understanding is that Santee has exceeded its allowable take of Coastal Sage during the Sky Ranch development. This should be confirmed (or corrected), and the draft EIR should address this issue.

(4) Additionally, since the historical Stowe Road runs through, or near, this property, the EIR should address how it will be preserved and maintained as a right of way. In a similar vein, the EIR should address how the proposed CR development should integrate into the Santee Trail Plan and/or the San Diego Trail Plan. To minimize the impact on the environment, I suggest that any trails within the development should use a natural surface and follow the contours of the land.

(5) The existing conditions and uses of the land should also be considered as they exist today and not in reliance on the earlier EIR.

(6) The draft EIR should discuss the local increase in air pollution brought about by the projected increase in local traffic. This increase in local traffic will probably lead to increased traffic on Mast Blvd, exacerbating or creating traffic jams. In addition to the expected increase in private automobiles, the effect of the projected increase in traffic on truck traffic accessing and leaving the landfill should also be addressed. The effect of this traffic and pollution should also be considered with regard to greenhouse gas emissions.

(7) If the Castlerock development remains within the City of San Diego, the draft EIR should address the expected increase in both air pollution and greenhouse gas

emissions caused by providing services from a City of San Diego base. For example, an increase in the miles driven by the police providing services to the new development, school busing services, especially if the occupants of the new development are within the City of San Diego's school district. A similar analysis should address trash collection and connecting to the City of San Diego's water supply compared and contrasted to obtaining the same services from Santee.

Thank you for your time.

--Russell Boggs, Ph.D., J.D.

SDMBA Board Member

From: [Barry Brooder](#)
To: [DSD EAS](#)
Subject: Project #10046
Date: Monday, March 28, 2011 6:43:30 PM

San Diego Development Services,

I am a resident of Medina Drive in Santee concerned about the negative impact that the 400 housing units of the Castlerock Project will have on our neighborhood and community.

We will be impacted by increased noise levels, destruction of views, recreation trails and open space. There will be increased traffic burden on already crowded roads. These impacts lessen the quality of life for those of us living in the vicinity.

Though not able to speak for themselves, also negatively affected will be the wildlife displaced from the project area.

I strongly urge that approval for this project be denied.

Respectfully,
Barry Brooder

From: [tom donnelly](mailto:tom.donnelly)
To: [DSD EAS](#)
Subject: Project # 10046, SCH 2004061029 Castlerock Development -
Date: Monday, March 28, 2011 3:41:46 PM

I have a few comments regarding the Castlerock proposal, project #10046. The Santee boulders climbing area lies partly on the westernmost part of Castlerock, parcel 3660811000. The boulders are on the northern third of this parcel. Climbing on all the boulders needs to be preserved and access to it. People have been climbing and hiking here for over 40 years, so recreational prescriptive easement is granted by California code, predating 1972 limits.

Mission Trails Regional park tried to get the boulder parcels added to the park at one point and still wants to preserve the area. Former city councilman Jim Madaffer sent a letter to one of the boulder parcel owners strongly discouraging attempts to develop the boulders.

Also the Castlerock development needs to preserve access to mountain biking trails to the north.

sincerely,
Tom Donnelly
-Allied Climbers of San Diego
-Access Fund

Send your photos by email in seconds...
TRY FREE IM TOOLPACK at <http://www.imtoolpack.com/default.aspx?rc=if3>
Works in all emails, instant messengers, blogs, forums and social networks.

From: j.naggar@sbcglobal.net
To: [DSD EAS](#)
Subject: Project # 10046 Castlerock subdivision
Date: Monday, March 28, 2011 12:31:30 AM

My husband and I reside on Pebble Beach Dr and have been Santee residents for 8 years now. We are extremely opposed to the Castlerock Development which would affect the hillside paralleling Medina, one street north of where we live. Every year I have watched helicopters scoop water out of Lake 6 of Santee Lakes and put out fires in those hills. The 2003 fires burnt all the way to the edge of Mast Blvd opposite West Hills High School. Another huge concern would be water run off and flooding in our neighborhood along with all the wildlife that would be run off during construction. Those hills have been enjoyed for decades by hikers and mountain bikers. We, along with many other Santee residents will do whatever we can to protect our neighborhood and to prevent the destruction of the environment.

We are extremely upset that our neighborhood, which is within 1/4 mi of the proposed project, was not notified of the meeting that was held in early March regarding this.

Sincerely,
Julie & Claude Naggar
10069 Pebble Beach Dr
Santee, CA 92071

From: [Mark Schoonover](#)
To: [DSD EAS](#)
Subject: Project #10046
Date: Monday, March 28, 2011 10:40:19 AM

Martha Blake
Senior City Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Mark & Rebecca Schoonover
9802 Medina Dr
Santee, CA 92071

Dear Miss Blake,

I'm writing this email in reference to project #10046. My property line borders the proposed Castlerock project and I have several concerns regarding development of this area for a large scale, high density housing project:

- Traffic is a huge concern on Mast leading to the 52. Even today traffic is backed up every day past Santee Lakes. It's even worse when there's fog or rain at the Fortuna Summit. What are the plans to mitigate the additional traffic on this route? With most families today having a minimum of two cars, some with three, more than a 1000 vehicles will be added to Mast Blvd to the 52. The distance Medina Drive and Mast Blvd is half a mile, which would greatly increase the density of traffic over this half mile of roadway.
- The Mast Blvd to 52 route passes by Westhills High School, which also has its own traffic issues. The biggest one is speeding on Mast Blvd to the 52. With only one crosswalk left between Mast and 52 for kids to cross, how will their safety be improved with this greatly increased traffic?
- Water drainage is significant during even light rains. The hillside drains onto Pecan Valley, past my home heading north on Medina. When we have heavy rains, the hillside can drain for days, we've even had water above the curb up onto the sidewalk. All this water brings a significant amount of soil deposited on Pecan Valley and Medina Dr. How will man made draining impact this situation? We've already had a sinkhole appear on the north end of Pebble Beach in December 2010 due to significant rains and very old drainage system that couldn't handle the volume of water. Manufactured slopes shed much more water than natural slopes, how will the increased potential for mudslides, flooding, and sinkholes be mitigated? Man made draining will increase the volume of water entering these older sewer systems.
- The open space behind our home is important to many animals and birds. The ecosystem behind our home really helps keep bugs and rodents at bay nicely. Removing all this open space will force many animals to flee and end up in our yards. We've lived on Medina Dr since 1996 and have had our share of animals getting stuck in our backyard. Since construction will remove this habitat, how will wildlife getting into our yard be handled? Well we have an animal control company to call?
- The hillside in the proposed area has many, some old, landslides. This will require extensive geotechnical investigation to determine if the hillside can

support grading and the final construction of the project. How will dust, noise, water & mud flow, the potential for fire, and slope failures be handled?

- Access to some of the hills will require using Medina Dr. This is an old street that can't handle the routine driving of heavy equipment such as drill rigs or other grading equipment. How will our street be protected and maintained during construction, and repaired after construction?
- Concerning all the natural landslides that have occurred over the years, it's clear that the geology is already unstable, but has reached a safe equilibrium. In order to build on the proposed Castlerock property will require significant geotechnical investigation. This has the serious, life-threatening possibility of finding and triggering 65 year old ammunition from as far back as World War II. The US Army Corps of Engineers has "swept" the area for ordinance several times since 1996. This will find the smaller ammunition less than a foot in depth, but will not find the larger, deeper ordinance that was dropped from the air. What are the plans to safely handle and dispose of this ordinance? If old ordinance should wash out onto Pecan Valley or Medina, how will Pardee Homes keep us safe?
- With this significant grading that will need to be done as well as the site requiring tie-backs, or soil nails to "shore up" the hillside. What will Pardee Homes do to protect homeowners that could be impacted by a slope failure, mudslides, or flooding directly caused by the Castlerock project?
- Westhills High School is one of the largest schools in the Grossmont Unified High School District. Families that move into Castlerock could be zoned for this school which would lead to overcrowding. How will Pardee Homes assist GUHSD in the expansion of Westhills? This won't be an issue if Castlerock students are to attend San Diego Unified but the additional traffic of school buses may be an issue.
- The local Elementary school is Carlton Oaks, which is one of the most popular schools in the Santee School District. With the same or greater impact on the Santee School District with a large influx of students, how will Pardee Homes work with the Santee School District to handle the increase in students? Of course this is not an issue if students are to attend San Diego Unified.
- Emergency services in Santee are critical to our community. We know from experience that the area Castlerock is will occupy is in the city of San Diego and not well patrolled from San Diego Police. What are the plans to improve response from San Diego Police?
- What improvements for utilities are planned? How will this impact the residents on Medina Dr?
- Wildfire safety is priority for families living on Medina Dr. Pecan Valley is used as an access for California Dept of Forestry and United States Forestry Service for fire protection. Ingress routes off Mast Blvd are also used. How will these fire protection routes be replaced? Medina Dr was greatly impacted by wild fires in the past that have come from Sycamore Canyon due north. There are no other fire road access to the north except from the points mentioned.

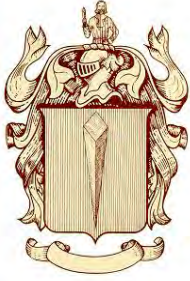
Thank you for your time and consideration with this matter. Castlerock development is of great importance to me and my family and we look forward to your continuing communication concerning when and where public meetings will be held.

Regards,

Mark Schoonover

From: [Michael Silbernagel](#)
To: [DSD EAS](#)
Subject: Project No. 10046 (Castlerock)
Date: Monday, March 28, 2011 2:00:41 AM
Attachments: [Clark_110320.pdf](#)

Please see attached document for comment



Silbernagel

MICHAEL SILBERNAGEL
9616 MEDINA DRIVE
SANTEE, CA 92071-2030

March 26, 2011

Martha Blake, Senior Planner
Development Services Center
City of San Diego
1222 First Avenue MS 501
Dan Diego, CA 92101-4101

Ref: Project 10046 – Castlerock

Dear Martha:

Is it time for Castlerock again? I hadn't realized that so many years had passed. I'm also sorry to hear that you're high enough on someone's feces list that they assigned the project to you. Hopefully you'll find some way to salvage your career and retire while you can still get defined benefits.

First I'd like to say that holding an open forum and not inviting everyone potentially affected by the project just isn't right. While neglecting to notify the people whose houses about the property referenced in your forum is in poor taste, failure to notify Santee's Mayor and Council, or Padre Dam officials is, plain out, a major transgression. Whoops!

I'm sure that by now every local tree hugger has made you aware of negative environmental impacts of building in the Castlerock project area so I'd just like to point out the practical issues.

Assuming that Castlerock is going to continue to be in the City of San Diego where are the residents going to get water? I'm guessing that the closest City of San Diego water is in Tierrasanta or on Navajo road. Someone is going to have to dig a pretty long ditch to put in water lines. I would imagine that the same situation exists for sewerage. I suppose that Castlerock could tie into City of Santee lines but there is a huge political problem that exists with that solution.

Where are the citizens of Castlerock going to get emergency and other services? As with water and sewer there is a great open space between Castlerock and other parts of the

City called the Mission Trails Regional Park. Mission Trails is dedicated open space. Castlerock is about 30 minutes away from San Diego emergency services such as police, fire and ambulance. When I worked for the City the target goal for response time to emergencies was five minutes. I imagine that it's still pretty close to that. Continuing the thought street sweepers, trash trucks and other service vehicles are going to have to make that long trek up Mission Gorge road to service what is going to be a relatively small bunch of folks. The last time these issues came up your City fathers thought they would just push those concerns off on the City of Santee. The Santee city fathers promptly told San Diego that that plan wasn't going to happen.

Castlerock as a San Diego suburb just doesn't make sense. If Pardee is lining San Diego politicians' pockets with silver they are just wasting their money. There has been some talk that Santee is going to annex the Castlerock from the City of San Diego after it's built out. The Santee populace is really interested when someone wants to build on our open space. In fact, there was an election that significantly affected a proposal that's still in the works. So even if Santee politicians and Padre Dam board members are compensated for their efforts to promote Castlerock there is still no guarantee that the project will be built.

Another thing that might be considered is that Castlerock has a noisy neighbor – the Sycamore landfill. The Sycamore landfill is privately owned. It is one of the few landfills in Southern California that has an estimated life of longer than five years so the politicians like to protect its interests. In fact there was a recent election which gave the Sycamore landfill the ability to pile trash 100 feet higher than it could before. I live on a street that is a Castlerock boundary. As it is I can hear the bulldozers pushing the trash around and my home is continually dusty. I suppose that this condition would be even worse for the citizens of Castlerock. I can't envision someone paying hundreds of thousands of dollars for the ambiance of a landfill while there are other houses to be had. Castlerock runs the risk of being a financial burden to either San Diego or Santee. Pardee can build it but can they guarantee that they can sell it? I don't think so.

It's time to put Castlerock back in the drawer and let it simmer for another decade or so.

Sincerely,

(Electronically signed)

Michael Silbernagel

From: [Smith, Donna](#)
To: [DSD EAS](#)
Subject: Confidential: CASTLEROCK/Project #10046
Date: Monday, March 28, 2011 9:26:04 AM
Importance: High

Monday, March 28, 2011

City of San Diego, Development Services Department
Attn: Martha Blake, Senior Planner
1222 First Avenue, MS 501
San Diego, CA 92101

Dear Ms. Blake,

I spoke at the March Meeting and would like to have my concerns recorded. **Please add me to any and all notifications and project updates.** Thank you for considering the following environmental and the effects on the quality of life on your neighboring community:

- 1) Long term destructive impact of an environmental treasure to accomplish a short term economic gain.
DO WE REALLY WANT TO BECOME ANOTHER LAS VEGAS, NEVADA?
DO WE NEED 400+ ADDITIONAL HOMES IN FORECLOSURE & AVAILABLE TO VERMINE?
- 2) Miramar Military and Gillespie Field Airspace;
- 3) Fire occurs throughout this area during every fire season;
- 4) Healthy corridor for families to bike, hike, and view nature;
- 5) Traffic is already past critical stages;
- 6) Water;
- 7) Dump; and
- 8) Quality Education of our children;

Thank you again for the opportunity to voice my concerns and I look forward to receiving all notifications and project updates,

D. Smith
8826 Greenbrook Way
Santee, CA 92071

From: [Jim Symons](#)
To: [DSD EAS](#)
Subject: Castlerock Development
Date: Monday, March 28, 2011 8:44:18 PM
Importance: High

3.28.11

Dear Martha Blake,

I am writing in opposition to the proposed Castlerock development located across from West Hills High School and adjacent to Santee Lakes. This land is a valuable recreation and habitat corridor. Additionally, the City of San Diego can not afford to provide services that these 430 new homes would require (such as fire, police, trash, and schools) in such an isolated section of the City. The land should be preserved as open space and incorporated into Mission Trail Regional Park.

thank you,
Jim Symons
4977 34Th Street
San Diego, California 92116

From: [Kay](#)
To: [DSD EAS](#)
Cc: [cnps Carrie Schneider](#)
Subject: CastleRock Proposal EIR Scoping Comments
Date: Tuesday, March 29, 2011 4:57:22 PM

Re: proposed Castlerock housing Project #10046, SCH No. 2004061029
Attention: Martha Blake, Senior Planner

Dear Ms. Blake,

I support those who intend that that this over 200 acres land owned by the Pardee Company should be annexed to the City of Santee and let the people of Santee debate any proposed development. At that point the members of the public most affected by this proposal for homes would be brought into the dialogue. This whole tract of land is isolated from the rest of the City of San Diego homes and developments by several miles, being the most easterly sector of a several mile City of San Diego area that has no development other than the landfill operation in Little Sycamore Canyon. It clearly belongs with the people of Santee to decide if the human impacts of such a development fit with their needs and objectives as a city, not the City of San Diego.

No matter who ultimately decides the fate of this proposal, this development should be scrutinized for its impact on the multiple species conservation plans which were enacted to assure the preservation of adequate quantities and distribution of sensitive species. The vegetation is likely already included as part of the City of San Diego's MSCP allotments for coastal sage scrub (CSS), and it also contains more than 40 acres of very old, high-quality native bunch grasses.

Although the following is just the beginning of a species list, it indicates that the habitat may support more unusual species if a qualified botanist, which I am not, were to survey it. In the bunch grass areas, I saw purple needle grass, *Nassella pulchra* but there may be other species also), colonies of blue-eyed grass (*Sisyrinchium bellum*) wild onion (*Allium* spp.), purple and yellow sanicles (*Sanicula* spp.) , and in areas close to ephemeral streams, various other species such as checkerbloom (*Sidalcea malviflora*), a large showy *Astragalus* species, and a rush that I could not identify.

By my crude reckoning after one field day on the site last week, this parcel may include in the neighborhood of 20 acres of CSS with a mix of *Artemisia californica*, *Eriogonum fasciculatum*, *Salvia apiana* and *S. mellifera*, *Rhamnus crocea* ssp. *ilicifolia*, *Malacothamnus fasciculatum*, and various small herbaceous native species such as chaparral morning glory (*Calystegia macrostegia*), which together comprise the components of habitat for the sensitive California gnatcatcher.

Scattered in both plant communities are large laurel sumac shrubs (*Malosma laurina*), a critical summer shelter for wildlife, very large old clusters of coastal prickly pear, (*Opuntia littoralis*) which is known as habitat for the sensitive cactus wren. Though I did not see them, I was told there are also some stands of the sensitive San Diego barrel cactus (*Ferocactus viridescens*) and several vernal pools with fairy shrimp, on the Pardee parcel.

Both native vegetation types are infested with Malta Thistle (*Centaurea melitensis*),

heron's bill (*Erodium cicutarium*) and various non-native annual grasses, but I did not see other noxious invasive broadleaf species in any numbers, other than a very few Artichoke thistle, a few radish, and some fennel. I have no doubt that this site could be subjected to a sustained application of restoration techniques to yield self-sustainable, clean native plant communities.

Of great importance is that the Pardee parcel includes the lower reaches of intermittant streams. This site currently serves as a low-elevation connection for wildlife to travel between Mission Trails Regional Park and Sycamore Canyon/Goodan Ranch, with water for animals to drink en route during the wet season, and, if the Quail Creek stock pond is preserved, summer water as well. If this land is built up, there is no source of water for animals that would have to go over the tops of hills above its westerly border. The lack of water for the ten mile trek could be lethal for such animals.

The role of a healthy population of large mammals in sustaining the health of any of our regional parks cannot be denied. If fire again kills most of those animals in Mission Trails Regional park, and there is no route for repopulation, the function of that ecosystem will undoubtedly be seriously compromised.

Sincerely,

Kay Stewart,
CA Landscape Architect # 2967
MA Biology CSU Fresno
2011 President, San Diego Chapter of the California Native Plant Society

From: [Blake, Martha](#)
To: [Lance Unverzagt](#)
Subject: FW: Castlerock housing Project #10046, SCH No. 2004061029
Date: Tuesday, March 29, 2011 9:02:19 AM

[Request below.](#)

From: Skip [mailto:skipthearch@sbcglobal.net]
Sent: Monday, March 28, 2011 5:18 PM
To: DSD EAS; Blake, Martha
Cc: Zapf, Council Member Lorie; Emerald, Councilmember Marti
Subject: Castlerock housing Project #10046, SCH No. 2004061029

Ms. Blake,

Sorry for the inconvenience, but please delete my email comments I sent to you last Friday, the 25th, and replace them with the below revised letter. If you have any questions please let me know.

Thank you,

Skip Shaputnic
daytime phone 619 232-1680

----- Original Message -----

From: [Skip](#)
To: DSDEAS@sanidiego.gov ; MBlake@sanidiego.gov
Cc: [CityCouncil Lorie Zapf](#) ; [CityCouncil Marti Emerald](#)
Sent: Friday, March 25, 2011 6:07 PM
Subject: Castlerock housing Project #10046

Re: Opposition to proposed Castlerock housing Project #10046, SCH No. 2004061029

Dear Ms. Blake,

Aside from the valid objections many will no doubt raise about increased traffic congestion on an already over-burdened Mast Blvd, unaffordable costs to the City of San Diego in providing essential services such as fire, police, trash, and road maintenance in such an isolated part of the City, and as significantly--environmental destruction of valuable wildlife habitat that construction of 430 residential units would surely bring--I submit my concerns more from a recreational user-group perspective.

This proposed development would negatively impact the decades old habitat corridor between Mission Trails Regional Park and Sycamore Canyon Open Space Preserve which includes part of the historic Stowe trail. It serves as a connector between inland valleys and the mountains, as well as a longstanding trail network for outdoor enthusiasts--hikers, joggers and mountain bicyclists. Although the project calls for the inclusion of a pedestrian "trail" I can assure you that any developer-graded decomposed granite 4 foot wide path is virtually worthless for recreation, except for perhaps casual strolling or walking the dog.

Without following natural contours over natural earth and rock (encompassing existing

natural features and flow), and being surrounded by natural habitat, it is NOT a trail. In particular mountain bikers scoff at such attempts of developer "trail" building, much preferring narrower singletrack purpose-built trails that challenge cyclists' skills and that are fun to ride.

After reviewing the Project Location/Aerial Map contained in the City's Draft Program E.I.R. (Figure No. 2) and being very familiar with the area from years of cycling there, this project would decimate a large portion of the existing trail system if approved, including highly valued singletrack trails as described above. This trail from Santee, which starts just north of Mast Blvd, serves as the only non-motorized connector from Santee to Sycamore Canyon Preserve and further north to Poway, and would be devastated by this proposed development.

In considering whether to approve a project such as this please take into account the fact that more homes bring more trail users. When acres and miles of trails are bulldozed in an area like this, the users of those trails must find someplace else to go. It's imperative to factor this in--where will trail users gain that lost mileage elsewhere? If this development is approved at the very least it should be required that the existing historic Stowe trail between homes along the west side of Medina Dr. and the new development that provides connectivity to Sycamore Preserve must be maintained.

Sincerely,

Skip Shaputnic, San Diego Mountain Biking Association member
2750 Wheatstone St. #102
San Diego, CA 92111

From: [Fisher, Megan](#)
To: [DSD EAS](#)
Cc: [Prinz, Bill](#); [Seamans, Raymond](#); [Rosales, Virginia](#)
Subject: comment letter, project number (10046)
Date: Wednesday, March 30, 2011 3:32:11 PM
Attachments: [image001.png](#)
[NOP Comment letter 3-28-2011.pdf](#)

Hello,

Attached is a comment letter regarding the Castlerock Development, SCH No. 2004061029. An original copy of the document will be hand delivered to the State Clearinghouse by close of business today.

Please reply to confirm delivery was successful. Thank you for your correspondence.

Megan E. Fisher
Integrated Waste Management Specialist
Permitting & Assistance
South Branch - Riverside office
Department of Resources Recycling & Recovery (CalRecycle)
phone 951.782.4184, fax 916.319.7539
e-mail - megan.fisher@calrecycle.ca.gov
Web Address - www.calrecycle.ca.gov



"Promoting a More Sustainable California"

From: [Eric Lucie](#)
To: [DSD EAS](#)
Subject: Project 10046
Date: Wednesday, March 30, 2011 3:52:54 PM

To whom it may concern,

I am opposed to building the Castlerock housing project. I believe congestion is a big problem on Mast Blvd in Santee and this will negatively impact the problem. I also don't want to see more open space taken up with development.

Thank you,

Laurie Lucie

From: [Rob Mikuteit](#)
To: [DSD EAS](#)
Subject: Castlerock housing Project #10046
Date: Wednesday, March 30, 2011 1:10:48 PM

Re: opposition to proposed Castlerock housing Project #10046, SCH No. 2004061029

Dear Ms. Blake,

I understand the Environmental Impact Report for the Castlerock development is about to get underway. I am writing to voice my concern about this project and present issues that should be considered in the Environmental Impact Report.

This natural habitat area has long been home to recreational trails that provide connectivity from Santee and Mission Trails Park to Sycamore Canyon Preserve. If bulldozed, will there be an accounting of these trails? How will they be replaced? Where will the trail users go? Are the additional trail users in the new homes being considered? Whether the existing and new trail users forge their own new trails in adjacent open spaces or add their concentration to existing trails in a nearby area, there is always an increase in environmental impact of those areas. This impact should always be considered in an EIR.

I understand that there are numerous vernal pools within this property. If these are allowed to be destroyed, the resulting mitigation will most likely degrade and limit recreational use of open space elsewhere in an effort to preserve this endangered habitat. The net result could be the loss of all the trails here and trails elsewhere, and further concentration of trail users.

We have endured a drought for nearly a decade, our water sources from the north have been limited and longtime residents are being asked to reduce their water use annually. All indications are that the future may include less and less rainfall, so why are new homes continuing to be approved by the City? This land should be preserved as open space and incorporated into Mission Trail Regional Park or Sycamore Canyon Open Space Preserve.

The connectivity between this area and trails further north is essential, but it cannot be duplicated with a developer-graded decomposed granite path. Recreational trail users prefer flowing trails over natural undulating surfaces surrounded by natural habitat, so developer-graded dirt sidewalks do not qualify as recreational trails. I am unaware of the specifics of adjacent property ownership, but any consideration of this project should include installation of a flowing singletrack rising above this project to the west, and heading north along the side of the ridge.

Regards,

Rob Mikuteit
Member, San Diego Mountain Biking Association
4129 Calle Mar De Ballenas
San Diego, CA 92130

From: [Mael, Courtney](#)
To: [DSD EAS](#)
Cc: [Lindquist, Mary](#); [Lau, Albert](#)
Subject: Castle Rock - Project Number (10046)
Date: Wednesday, March 30, 2011 4:27:25 PM

Below are the comments from Padre Dam related to the Notice of Preparation of a Draft Program Environmental Impact Report for Castle Rock Development. City of San Diego Project Number (10046)

Landform Alteration / Visual Quality

Padre Dam has a potential concern about the visual impact to the Santee Lakes Regional Recreational Facility. The EIR should address visual impacts to the Regional Recreational Facility.

Padre Dam is willing to work cooperatively with the Developer to mitigate potential visual impacts to the Regional Recreational Facility. The Developer should engage Padre Dam to discuss potential mitigation alternatives and include these alternatives in the EIR.

Hydrology / Water Quality

Padre Dam has a concern with the potential of additional storm water flow into Sycamore Creek. The Sycamore Creek is currently inundated with invasive species and is hydraulically constrained. Please note that any storm water flow from Sycamore Creek, or its tributary area, into Santee Lakes Recreational Facility violates Regional Water Quality Control Board's NPDES permit. Violator is subject to a fine up to \$10 per gallon. Additionally, the EIR should address how the development will mitigate water quality impacts to Sycamore Creek.

Thanks

Courtney

Courtney Mael
Lead Engineering Technician
Padre Dam Municipal Water District
Desk (619) 258-4640
Fax (619) 449-8629
Web www.padredam.org

From: dsnoke@cox.net
To: [DSD EAS](#)
Subject: Project # 10046
Date: Wednesday, March 30, 2011 5:45:36 AM

Martha Blake,

I am a resident of the city of Santee, address 9783 Medina Drive, Santee, CA 92071. I have some comments about the Castlerock project that is under planning and public meetings/hearings phase. First let me comment that the city of San Diego has failed to inform all of the residents that live near this project of any planned meetings or any other items that the public should be aware of. I am concerned about the impact that this project would do to the city of Santee with the added burden of using public services that the city of San Diego should be providing to this project if it becomes a reality. I am concerned about the impact to the drainage of the rain water from this project. I am concerned about the rodent and snake population that would be disturbed by this project. I am concerned about the added traffic this project would add to the surface streets in our existing neighborhood. The speed that the residents travel in this area are a problem with disregard of the stop signs that the city of Santee has installed to control the flow of traffic, has caused the Sheriff Department to place one traffic enforcement officer with hours spent writing failure to stop at these stop signs. I am concerned about the noise and dirt and or dust this project would produce if allowed to go thru. Why would any builder want to place homes so far from existing public services and place those burdens on another city is only looking at how much can they make on each home they build and walk away without a concern of the damage they have done to the existing homes and the open land that is used by the area residents. I am concerned about the off road bicycle usage that would be removed if this project was allowed to go forward. I am concerned about the fire danger to homes that would be built in this area. I have lived here thru two wild fires and if homes were built there they would not be there today after what I had witnessed as to how fast a fire can move thru a neighborhood. Please make my concerns heard and place a not feasible at this time for this project.

Thank you, Dana B. Snoke
9783 Medina Drive
Santee, CA 92071
619-449-4147

To Whom this may concern,

I'm a resident on Medina, have been for about 40 years. I have seen Santee grow and some things were good and some were not. Yet I understand growth. Castlerock is one of those projects that is bad for everyone. Lets start with what most important to me. I have raised my family here and now my son and his wife are raising my grandson and granddaughter here. If the Castlerock project is built I believe this will lower the property values and raise taxes to support the schools. Castlerock project will over populate our schools to the point that it will exceed capacity. That will mean less time for students to have one on one time with teachers, which will force teachers to ask for more donations from parents and will have to spend more of their own paycheck for supplies. Castlerock project is bad for the environment not only to Santee but the whole county. Not only will the Castlerock project destroy the wildlife that lives in the hills (in and around) the project area (i.e., deer, coyotes, rabbits, birds of prey and non birds of prey in which there are owls and hawks that nest inside and on the edge of the project area also all the ground dwelling animals). My son has seen deer inside the project area and just on the edge of the project area he has seen wild turkey. Castlerock project will provide potential disaster of flooding to the homes that back up to the hills. This will be done by the disruption of the natural flow of run off during storms. I believe that Castlerock project will add exceedingly more pollutants to our already very sensitive water shed and run off to the San Diego river according to the STORM WATER POLLUTION PREVENTION PLAN. This will be due to the extra traffic that will be depositing oils and fluids from their vehicles. Castlerock project will destroy the air quality by the emissions of extra traffic, also by allowing the odors and dust from the Sycamore Canyon Landfill to be easily blown into our homes and on our yards. This will be one of the contributors to decrease the property values here. This is done by building next to landfill that is to be taken over by the City of San Diego about 2020. Leaving it the only landfill of its size in this region. Like myself there are many residents on Medina drive, St. Andrews and Pebble Beach Blvd. that garden year round and this will have huge effect on how well our eatable crops produce. There for I could not imagine anyone wanting to live any closer to Sycamore Canyon Landfill than they have to. The Castlerock project traffic increases to Santee, will greatly effect the amount of road repair that is needed to maintain safe driving conditions in Santee. Castlerock project is bad for Santee for the public resources. Castlerock project will reduce the response of our already budget stressed fire and sheriff departments. The Castlerock project is bad for the support that can not be given to City of Santee schools due to the location in San Diego. Revenues of the business part of the project that will be generated primarily by the Santee residents will go to San Diego schools. The Castlerock project land that is so highly use by people from all over the county and is world known for its boldering (rock climbing) and mountain biking will be destroyed. The open space this land provides would be better suited as Mission Trails Park land. To be maintained for wildlife preservation and public use.

Santee Resident Against Castlerock

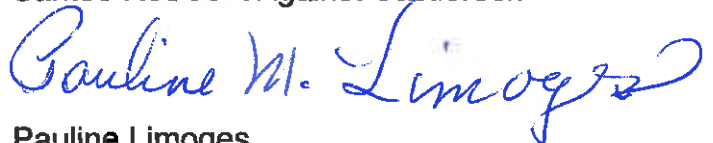
Frederick J. Kolen



To Whom this may concern,

I'm a resident on Medina, have been for about 15 years. I have seen Santee grow and some things were good and some were not. Yet I understand growth. Castlerock is one of those projects that is bad for everyone. Lets start with what most important to me. I have raised my granddaughters here with my two daughters. If the Castlerock project is built I believe this will lower the property values and raise taxes to support the schools. Castlerock project will over populate our schools to the point that it will exceed capacity. That will mean less time for students to have one on one time with teachers, which will force teachers to ask for more donations from parents and will have to spend more of their own paycheck for supplies. Castlerock project is bad for the environment not only to Santee but the whole county. Not only will the Castlerock project destroy the wildlife that lives in the hills (in and around) the project area (i.e., deer, coyotes, rabbits, birds of prey and non birds of prey in which there are owls and hawks that nest inside and on the edge of the project area also all the ground dwelling animals). I walk my dogs three to four times a week in the project area, my neighbor has seen deer inside the project area and just on the edge of the project area he has seen wild turkey. Castlerock project will provide potential disaster of flooding to the homes that back up to the hills. This will be done by the disruption of the natural flow of run off during storms. I believe that Castlerock project will add exceedingly more pollutants to our already very sensitive water shed and run off to the San Diego river according to the STORM WATER POLLUTION PREVENTION PLAN. This will be due to the extra traffic that will be depositing oils and fluids from their vehicles. Castlerock project will destroy the air quality by the emissions of extra traffic, also by allowing the odors and dust from the Sycamore Canyon Landfill to be easily blown into our homes and on our yards. This will be one of the contributors to decrease the property values here. This is done by building next to landfill that is to be taken over by the City of San Diego about 2020. Leaving it the only landfill of its size in this region. like myself there are many residents on Medina drive, St. Andrews and Pebble Beach Blvd. that garden year round and this will have huge effect on how well our eatable crops produce. There for I could not imagine anyone wanting to live any closer to Sycamore Canyon Landfill than they have to. The Castlerock project traffic increases to Santee, will greatly effect the amount of road repair that is needed to maintain safe driving conditions in Santee. Castlerock project is bad for Santee for the public resources. Castlerock project will reduce the response of our already budget stressed fire and sheriff departments. The Castlerock project is bad for the support that can not be given to City of Santee schools due to the location in San Diego. Revenues of the business part of the project that will be generated primarily by the Santee residents will go to San diego schools. The Castlerock project land that is so highly use by people from all over the county and is world known for its boldering (rock climbing) and mountain biking will be destroyed. The open space this land provides would be better suited as Mission Trails Park land. To be maintained for wildlife preservation and public use.

Santee Resident Against Castlerock




Pauline Limoges

To Whom this may concern,

I'm a resident on Medina, have been for about 40 years. I have seen Santee grow and some things were good and some were not. Yet I understand growth. Castlerock is one of those projects that is bad for everyone. Lets start with what most important to me. The children, I grew up here with many of my friends and now we are raising our children here. It is the closest to a small town atmosphere that a city can have in San Diego county. Castlerock project will over populate our schools to the point that it will exceed capacity. That will mean less time for students to have one on one time with teachers, which will force teachers to ask for more donations from parents and will have to spend more of their own paycheck for supplies . Castlerock project is bad for the environment not only to Santee but the whole county. Not only will the Castlerock project destroy the wildlife that lives in the hills (in and around) the project area (i.e.. deer, coyotes, rabbits, birds of prey and non birds of prey in which there are owls and hawks that nest inside and on the edge of the project area also all the ground dwelling animals). Inside the project area I have personally seen deer and just on the edge of the project area I have seen wild turkey. Castlerock project will provide potential disaster of flooding to the homes that back up to the hills. This will be done by the disruption of the natural flow of run off during storms. I believe that Castlerock project will add exceedingly more pollutants to our already very sensitive water shed and run off to the San Diego river according to the STORM WATER POLLUTION PREVENTION PLAN. This will be due to the extra traffic that will be depositing oils and fluids from their vehicles. Castlerock project will destroy the air quality not only by the emissions of extra traffic, also by allowing the odors and dust from the Sycamore Canyon Landfill to be easily blown into our homes and on our yards. like myself there are many residents on Medina drive, St. Andrews and Pebble Beach Blvd. that garden year round and this will have huge effect on how well our eatable crops produce. The Castlerock project traffic increases to Santee, will greatly effect the amount of road repair that is needed to maintain safe driving conditions in Santee. Castlerock project is bad for Santee for the public resources. Castlerock project will reduce the response of our already budget stressed fire and sheriff departments. The Castlerock project is bad for the support that can not be given to City of Santee schools due to the location in San Diego. Revenues of the business part of the project that will be generated primarily by the Santee residents will go to San diego schools. The Castlerock project land that is so highly use by people from all over the county and is widely known for its boldering (rock climbing) and mountain biking, will be destroyed. I can not see the Castlerock homes selling when they will have Sycamore Canyon Landfill as their backyard. The open space this land provides would be better suited as Mission Trails Park land. To be maintained for wildlife preservation and public use.

Santee Resident Against Castlerock



Philip M. Kolen