

PUBLIC HEARING ITEM

**LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

FOR MEETING OF: AUGUST 1, 2016

Proposal

Proposed "Chandler Ranch Annexation" to the North County Fire Protection District (DA14-19)

Proposed "Chandler Ranch Removal" (Divestiture) from the Structural Fire Protection and Emergency Medical Services Latent Powers Area of County Service Area No. 135 (San Diego County Regional Communications System) (LP(R)14-19)

Proponent

Property Owner, by petition

Description/Justification

Proposed is an annexation of four unincorporated parcels totaling approximately 77.40-acres to the North County Fire Protection District (FPD) for the provision of fire protection and emergency medical services. The proposed annexation area is located within the adopted sphere of influence of the North County FPD; therefore, an amendment to the District's sphere to include the proposal area is not required.

The proposed annexation area (Assessor Parcel Numbers 102-084-14, approximately 26.08-acres; 102-084-16, approximately 41.21-acres; 102-102-08, approximately 3.67-acres; and 102-102-11, approximately 6.62-acres) is located within the unincorporated community of Pendleton-De Luz and is surrounded by open space and agricultural uses, and large-lot rural single-family residential development. The proposal territory is located within the Fallbrook Public Utility District (PUD) for the provision of water service; no change to this service arrangement is proposed.

The North County FPD has indicated support for the annexation and willingness to provide fire protection and emergency medical services to the proposal area. The closest North County FPD station to the proposal area is Station No. 1, located at 315 East Ivy Street, Fallbrook. Estimated response times to the proposal area are 20 minutes for priority calls and 30 minutes for non-priority calls.

Land Use

The County of San Diego has approved a Boundary Adjustment (BA12-0009) and conditionally approved a Tentative Parcel Map (TPM 21193, "Chandler Minor Subdivision") that creates four (4) single-family residential lots and a remainder lot on approximately 110.3-acres. The Boundary Adjustment reconfigures seven (7) of the landowner's parcels into four (4) parcels, including one parcel that comprises the TPM 21193 area.

The majority of the TPM 21193 area is presently located within the North County FPD service area; however, the TPM area includes the southern portions of APNs 102-084-16 and 102-102-11 (totaling approximately 26-acres) that are not within North County FPD. The landowner is requesting annexation of the affected portions of parcels -11 and -16 to consolidate the entire TPM territory within the service area of the North County FPD.

The landowner is also requesting annexation of their remaining Boundary Adjustment property located outside of the TM 21193 area (parcels -08, -14, and the northern portions of parcels -11 and -16; totaling approximately 51.58-acres) so that its fire protection and emergency services provision arrangement is consistent with the landowner's adjacent property that is presently located within North County FPD. The existing County of San Diego A-70 zoning (Limited Agriculture, 1 dwelling unit per 20 acres) would allow the potential development of two to three additional dwelling units on the landowner's remaining Boundary Adjustment property; however, no development of this property is currently proposed.

CSA No. 135 Fire Protection Latent Powers Area Divestiture

The proposed annexation area is presently located within the structural fire protection and emergency medical services latent powers area of County Service Area (CSA) No. 135 (San Diego County Regional Communications System); fire protection services are provided by contract with CALFIRE from its De Luz station located at 39431 De Luz Road.

As North County FPD would assume responsibility for the provision of fire protection services to the proposal area following annexation, a removal (divestiture) of the property from the CSA No. 135 fire protection latent powers area is required as a condition of the annexation to the FPD.

Environmental Review

The County of San Diego has determined that the proposed annexation and divestiture is exempt from additional environmental review per CEQA Guidelines Section 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning*, because the Chandler Minor Subdivision (TPM 21193) and Boundary Adjustment (BA 12-0009) are consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program Environmental Impact Report (GPU EIR, ER No. 02-ZA-001, SCH No. 2002111067, adopted April 4, 2013) and all required findings can be made.

Negotiated Property Tax Exchange Agreement

The County of San Diego Board of Supervisors has adopted a negotiated property tax exchange agreement that will govern the exchange of property tax revenues following the proposed annexation to the North County FPD and the concurrent removal (divestiture) of the property from the CSA No. 135 fire protection latent powers area.

During Fiscal Year 2014-15, the total base property tax revenue generated for the proposed annexation area was \$5,453.29, with approximately 15.36% (\$837.52) of the property tax revenue allocated to the County. The approved property tax exchange will transfer approximately 7.00% (\$381.73) of the total base property tax revenue from the County to the North County FPD, which is equivalent to approximately 45.6% of the County's allocated share of base property tax revenue.

The County of San Diego Board of Supervisors' adopted resolution for the negotiated property tax exchange agreement references the need for removal (divestiture) of the property from the CSA No. 135 fire protection latent powers area concurrently with the annexation to the North County FPD, and approves the transfer of County property tax revenues to the North County FPD for the continued provision of fire protection and emergency medical services to the proposal area. The removal of the territory from the CSA No. 135 fire protection area can only be initiated by the Board of Supervisors after holding a public hearing per Government Code Section 56824.12(a). Such a hearing has not yet been conducted by the Board. Therefore, the initiation of the latent powers action must be a condition of the annexation to the North County Fire Protection District.

General Plan/Zoning:

County of San Diego General Plan: Pendleton-De Luz Community Plan: Rural Lands (RL-20; 1 dwelling unit per 20 acres)

County of San Diego zoning: A-70 (Limited Agriculture, 1 du/ 8 ac).

Location:

North of De Luz Road, east of I-5, south of De Luz Heights Road, and west of Sandia Creek Drive. (Thomas Bros. Page 997/D4).

Executive Officer Recommendation

- (1) Concur in the determination by the County of San Diego as documented in the attached § 15183 Exemption Checklist that the annexation and divestiture is exempt from additional environmental review per CEQA Guidelines Section 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning*, because the Chandler Minor Subdivision (TPM 21193) and Boundary Adjustment (BA 12-0009) are consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General

Plan Update Final Program Environmental Impact Report (GPU EIR, ER No. 02-ZA-001, SCH No. 2002111067, adopted April 4, 2013), and all required findings can be made; and,

- (2) Approve the “Chandler Ranch Annexation” to the North County Fire Protection District (DA14-19) and pursuant to Government Code Section 56885.5(a)(2), condition the annexation (DA14-19) on the initiation of the “Chandler Ranch Removal” (Divestiture) from the structural fire protection and emergency medical services latent powers area of County Service Area No. 135 (San Diego County Regional Communications System) (LP(R)14-19); and,
- (3) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer’s Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the reorganization subject to the following conditions:

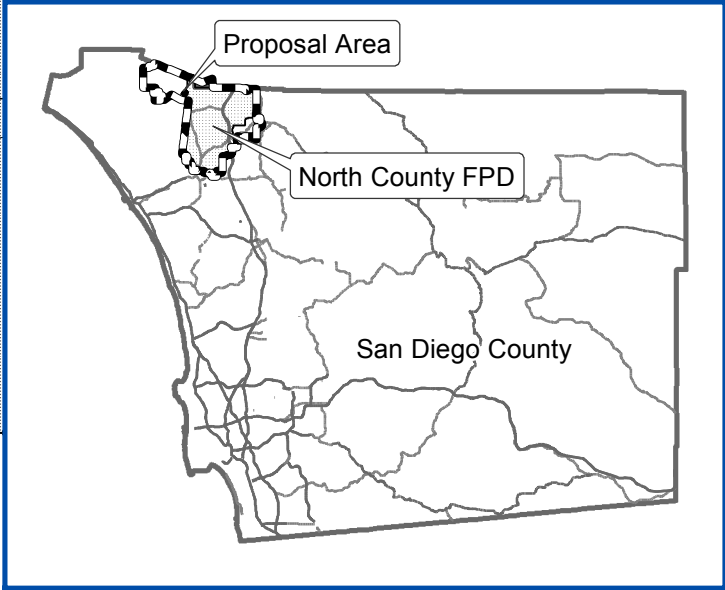
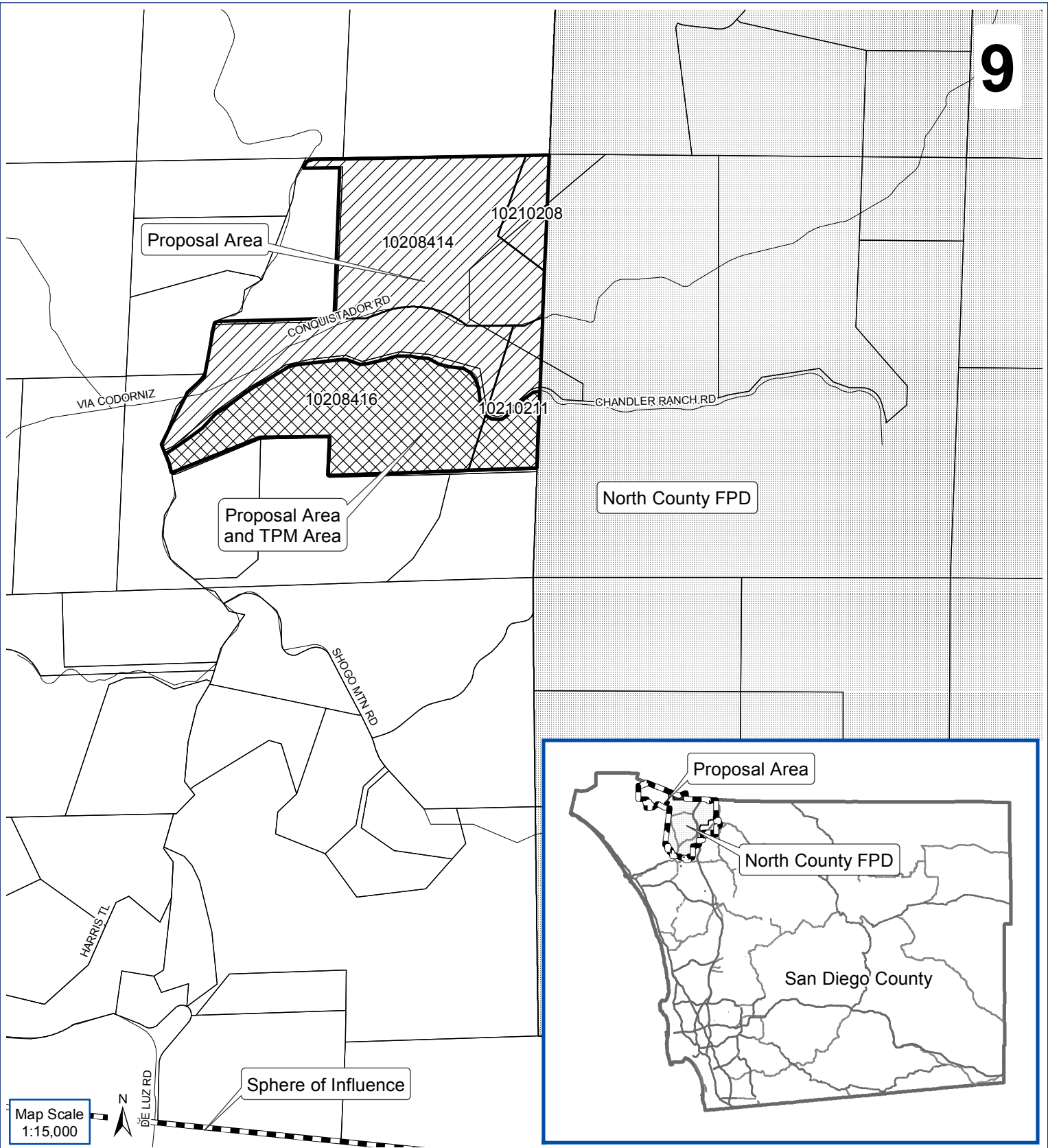
Payment of North County Fire Protection District fees and State Board of Equalization charges.

Attachments

Vicinity Map

County of San Diego, *Statement of Reasons for Exemption from Additional Environmental Review and 15183 Exemption Checklist*, adopted April 4, 2013

MDO:RB:eb







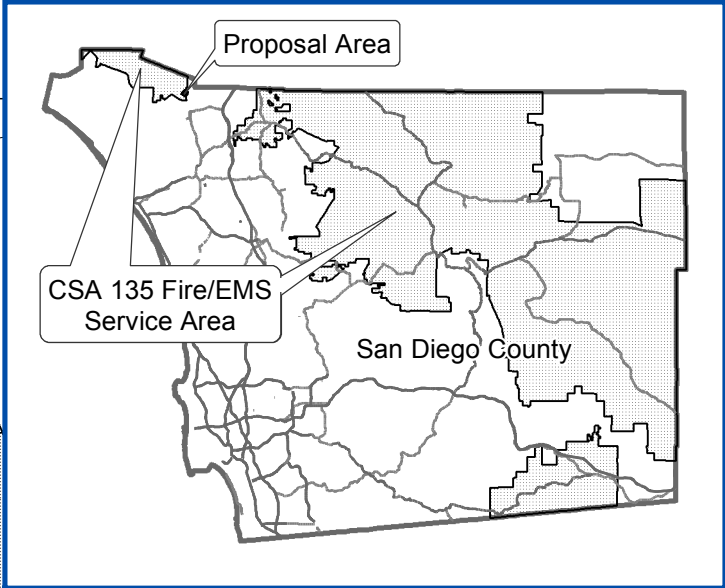
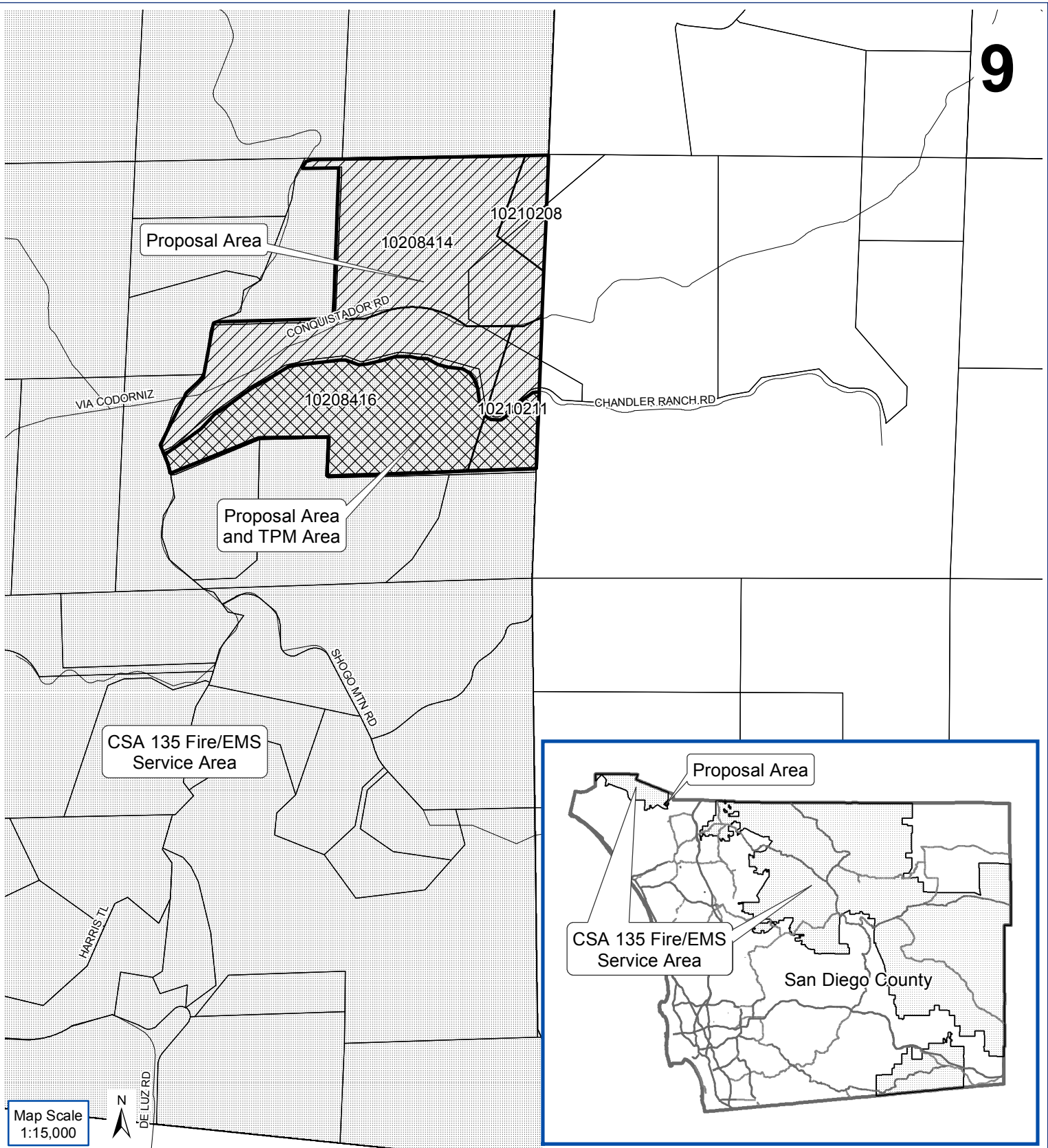
Map Scale
1:15,000



Sphere of Influence

DA14-19 PROPOSED "CHANDLER RANCH ANNEXATION" TO THE NORTH COUNTY FIRE PROTECTION DISTRICT




-  Proposal Area
-  TPM area
-  North County FPD
-  Sphere of Influence
- SOI = Sphere of Influence



Map Scale
1:15,000



**PROPOSED "CHANDLER RANCH REMOVAL"
LP(R)14-19 (DIVESTITURE) FROM THE STRUCTURAL FIRE PROTECTION
AND EMS LATENT POWERS AREA OF CSA NO. 135**

-  Proposal Area
-  TPM area
-  CSA 135 Fire/EMS Area



MARK WARDLAW
Director

BETH A. MURRAY
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

**Statement of Reasons for Exemption from
Additional Environmental Review and 15183 Checklist
Pursuant to CEQA Guidelines §15183**

Date: April 4, 2013
Project Title: Chandler Minor Subdivision
Record ID: PDS2012-3200-21193 and PDS2012-3710-12-0009
Plan Area: Pendleton/De Luz and Fallbrook
GP Designation: RL-20
Density: 1 dwelling unit per 20 gross acres
Zoning: A70
Min. Lot Size: 8 acres
Special Area Reg.: A, C
Lot Size: TPM21193:110 acres BA12-0009: 230.5 acres
Applicant: Jeffery & Charlotte Chandler - (858)756-8390
Staff Contact: Michelle Chan - (858) 694-2610
Michelle.Chan@sdcounty.ca.gov

Project Description

The project is a minor subdivision (four parcels and remainder) and a Boundary Adjustment (four parcels). The Boundary Adjustment (BA12-0009) would reconfigure four existing parcels created per TPM14192. TPM 21193 would create four residential parcels and a remainder parcel on the southern portion of the subject property (i.e. Parcel "D" shown on BA12-0009 Boundary Adjustment Plat), with the lot size varies from 20.7 – 24.5 acres. The project is located on Conquistador Road, a portion of the site is located in the Pendleton/De Luz Community Plan Area, and the remaining area is located in the Fallbrook Community Plan Area. Access to the site would be provided by Conquistador Road. The subject property would utilize an on-site septic system and water would be provided by Fallbrook Public Utility District. Earthwork would consist of approximately 50,000 cubic yards balanced cut and fill, with no export.

The project site is subject to the Rural General Plan Regional Category, Rural Land Use Designation, and A70 (Limited Agricultural) zoning regulations. The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of

environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County that meets community desires and balances the environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The GPU applies to all of the unincorporated portions of San Diego County and directs population growth and plans for infrastructure needs, development, and resource protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. The GPU focuses population growth in the western areas of the County where infrastructure and services are available in order to reduce the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) or other existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; and 3) retain or enhance the character of communities within the unincorporated County. The SDCWA service area covers approximately the western one third of the unincorporated County. The SDWCA boundary generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County, and would accommodate more growth under the GPU.

The GPU EIR was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings

The Chandler Minor Subdivision (TPM 21193) and Boundary Adjustment (BA12-0009) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR 7.00 - Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
The project is a proposed boundary adjustment and minor subdivision. The proposed subdivision would subdivide a 110-acre property into four residential lots and a remainder parcel, which is consistent with the development density established by the General Plan and the certified GPU EIR.

2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.
The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to agricultural resources and biological resources. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.
As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. The project will undertake feasible mitigation measures specified in the GPU EIR.
As explained in the 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.


Signature

April 4, 2013

Date

Michelle Chan

Printed Name

Project Manager

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked "Impact not identified by GPU EIR" indicates the project would result in a project specific significant impact (peculiar, off-site or cumulative) that was not identified in the GPU EIR.
- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and technical studies used to support the analysis is attached in Appendix A. Appendix B contains a list of GPU EIR mitigation measures.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
1. AESTHETICS – Would the Project:			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located in an area characterized by agricultural and residential uses. The addition of four new residential lots and a designated remainder parcel would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County’s Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

As discussed above, the project would not result in any significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources			
– Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15183 Exemption Checklist

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

Discussion

- 2(a) The property is currently an avocado orchard. The subject property has a long history of agricultural production. Due to the presence of onsite agricultural resources, the applicant prepared an Agricultural Analysis, as prepared by James Chagala and Associates, dated December 6, 2004 and submitted on December 23, 2004, and revised on March 31, 2011. This Analysis was based on the State Land Evaluation and Site Assessment (LESA) Model, which determines the significance of on-site agricultural resources. According to the Agricultural Analysis, the LESA Model score is 27.75, which indicates the project will not cause a significant impact to agricultural resources. Therefore, no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.
- 2(b) The project site is zoned Limited Agricultural (A-70), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because the proposed single family dwelling units are a permitted use in the A70 zone and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract, but is within Agricultural Preserve Number 80 (Craig). However, the proposed single family use is consistent with the allowed uses in the Preserve. Therefore, there will be no conflict with existing zoning for agricultural use, the Agricultural Preserve, or a Williamson Act contract.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands.
- 2(e) The project site and surrounding area have land designated as Unique Farmland and Farmland of Statewide Significance. However, as discussed in the Agricultural Analysis, revised on March 31, 2011, and prepared by James Chagala and Associates, on file with Planning & Development Services as Environmental Review Number 01-01-004(A), the project will not result in the potentially significant conversion of Prime Farmland, Unique

Farmland, Farmland of Statewide Importance or Farmland of Local Importance for the following reasons:

- Surrounding active agricultural operations consist of avocado orchards and/or citrus groves, which commonly operate among residential uses and create minimal land use conflicts. The addition of four new residential lots and a designated remainder parcel would not introduce a change in the existing environment that would preclude the continuation of existing agricultural uses.
- Active agricultural operations are separated from proposed land uses on the project site.
- Active agricultural operations in the surrounding area are already interspersed with single family residential uses and the proposed use would not significantly change the existing land uses in the area, resulting in a change that could convert agricultural operations to a non-agricultural use.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use will occur, as a result of this project.

Conclusion

As discussed above, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.
- 3(b) Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 60 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants.
- 3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b above)).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.
- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m3).

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

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

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

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

Discussion

4(a) Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos and a Biological Resources Report (Bill Everett; March 12, 2011), the site supports 251.18 acres of orchards and vineyards, 3.47 acres of southern coast live oak riparian forest, 0.17 acre of coast live oak woodland, 0.07 acre of freshwater marsh, 2.33 acres of unvegetated wetland, 2.40 acres of urban/developed lands, 2.25 acres disturbed lands and 0.38 acres of Diegan coastal sage scrub. No sensitive plant species and one County-sensitive wildlife species were observed on site: Red-shouldered Hawk (*Buteo lineatus*).

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 3.47 acres of southern coast live oak riparian forest, 0.17 acre of coast live oak woodland, 0.07 acre of freshwater marsh, 2.33 acres of unvegetated wetland and 0.38 acre of Diegan coastal sage scrub and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and July 15. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(b) The project site contains southern coast live oak riparian forest, coast live oak woodland, freshwater marsh, unvegetated wetland and Diegan coastal sage scrub which are considered sensitive natural communities by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of offsite habitat purchases.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 3.47 acres of southern coast live oak riparian forest, 0.17 acre of coast live oak woodland, 0.07 acre of freshwater marsh, 2.33 acres of unvegetated wetland and 0.38 acre of Diegan coastal sage scrub and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and July 15. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

- 4(c) The project site contains a natural drainage which contains southern coast live oak riparian forest, coast live oak woodland, freshwater marsh and unvegetated wetland. All of the southern coast live oak riparian forest, coast live oak woodland, freshwater marsh and unvegetated wetland habitat onsite will be preserved in a dedicated biological open space easement.

As considered by the GPU EIR, project impacts to federally protected wetlands will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 3.47 acres of southern coast live oak riparian forest, 0.17 acre of coast live oak woodland, 0.07 acres of freshwater marsh, 2.33 acres of unvegetated wetland and 0.38 acre of Diegan coastal sage scrub as well as open space fencing and signage.

- 4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by County staff, and a Biological Resources Report, it was determined that the site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as the onsite drainage lacks connecting vegetation, visual continuity with other potential habitat areas in the general project vicinity and contains existing gates and fencing which would preclude wildlife movement.
- 4(e) Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

Conclusion

The project could result in potentially significant impacts to biological resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the Project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 5(a) Based on an analysis of records and a survey of the property by a County of San Diego qualified archaeologist, Andrew R. Pigniolo, RPA with James & Briggs Archaeological Services between April 3 and 7, 2003, a determination was made that there would be no impacts to historical resources because they do not occur within the project site.
- 5(b) Based on an analysis of records and a survey of the property by County of San Diego approved archaeologist Andrew R. Pigniolo, RPA with James & Briggs Archaeological Services between April 3 and 7, 2003, it has been determined that the project site does not appear to contain any archaeological resources.

The Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the project. A list of tribes was received from the NAHC on December 23, 2004 and letters requesting tribal consultation were sent out January 4, 2005. Tribes responding were Pala Band of Mission Indians and San Luis Rey Band of Mission Indians. Although there are no known prehistoric or historic archaeological resources within the current project area, and although the areas of development do not include significant alluvial deposits that might conceal buried archaeological sites, the concerns of the Native American community are such that the County will require monitoring of all ground disturbing activities. The monitoring will include County approved archaeologist and a Native American Observer.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: grading monitoring under the supervision of a County-approved archaeologist and a Native American observer and conformance with the County's Cultural Resource Guidelines if resources are encountered.

- 5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.
- 5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have a low potential to contain unique paleontological resources.
- 5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

The project could result in potentially significant impacts to cultural resources; however, further environmental analysis is not required because:

- 1. No peculiar impacts to the project or its site have been identified.
- 2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
- 3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
- 4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Geology and Soils – Would the Project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Discussion

- 6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.
- 6(a)(iv) The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. However, according to the Geologic Map of the Fallbrook 7.5' Quadrangle, the site is reportedly underlain by Cretaceous age granite with no landslide deposits mapped on or near the site. Based on the topography and geologic environment, the site has a low potential for landslides. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from landslides.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes (CmrG) and Acid igneous rock land (AcG), that has a soil erodibility rating of severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.
- 6(d) The project is underlain by Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes (CmrG) and Acid igneous rock land (AcG), which is considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water from the Fallbrook Public Utilities District. The proposed on-site waster water systems for sewage disposal has been reviewed by the

Department of Environmental Health, and DEH has no objection to the approval of the project.

Conclusion

As discussed above, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
7. Greenhouse Gas Emissions – Would the Project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion; however, the project would not generate more than the 900 metric ton threshold established by the California Air Pollution Control Officer's Association (CAPCOA) white paper. Furthermore, projects that generate less than 900 metric tons of GHG will also participate in emission reductions because air emissions including GHGs are regulated either by the California Air Resources Control Board (CARB) the Federal Government, or other entities.

7(b) The County of San Diego is currently in the process of developing a Climate Action Plan which will provide direction for individual project to reduce GHG emissions and help the County meet its GHG emission reduction targets. CARB is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard. Until local plans are adopted to address greenhouse gas emissions, the project is evaluated to determine whether it would impede the implementation of AB 32 GHG reduction targets. For the reasons discussed in the response to question 7(a) above, the project would not impede the implementation of AB 32 reduction targets and it would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Conclusion

As discussed above, the project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
8. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.
- 8(b) The project is not located within one-quarter mile of an existing or proposed school.
- 8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.
- 8(d) The proposed project is located within an Airport Influence Area (Airport Influence Area 2), however, it is not located within an Airport Land Use Compatibility Plan (ALUCP) or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8(f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code, as described in the approved Fire Protection Plan prepared for the project by Firewise 2000, Inc, (February 2011). Also, a Fire Service Availability Letter dated February 17, 2011, has been received from the North County Fire Protection District which indicates the expected emergency travel time to the project

site to be 20 minutes which is within the 20 maximum travel time allowed by the County Safety Element.

- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

Conclusion

As discussed above, the project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?
- h) Provide substantial additional sources of polluted runoff?
- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?
- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?
- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

Discussion

9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

9(b) The project lies in the Gavilan hydrologic subareas, within the Santa Margarita hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired for Iron, Manganese, Nitrogen, Sulfates, TDS, Eutrophic. Constituents of concern in the Santa Margarita watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO

and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain its water supply from the Fallbrook Public Utilities District that obtains water from surface reservoirs or other imported sources. The project site contains groundwater that is currently being used solely for the irrigation of the existing avocado grove. In addition, the project does not involve operations that would interfere substantially with groundwater recharge. The project site has an existing 250-acre avocado grove which will be reduced to approximately 215.9 acres as a result of the project. The grove has and will continue to utilize on-site groundwater to meet irrigation needs. Since the subdivision will result in a slight reduction in the size of the grove, the project will use less groundwater than existing conditions. In addition, there are no groundwater dependent residences adjacent to the project site which would be impacted by the irrigation of the grove. Therefore, impacts to groundwater supplies would be less than significant as a result of the project.
- 9(e) As outlined in the project's SWMP, the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.
- 9(f) The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons:
- a. Drainage will be conveyed to either natural drainage channels or approved drainage facilities.
 - b. The project will not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by 1 foot or more in height.
 - c. The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above

- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.

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- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area.
- 10(b) The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Conclusion

As discussed above, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11(a) The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997). The project site is underlain by Cretaceous age granite, which may contain mineral resource deposits suitable for crushed rock. However, due to the expensive mining and processing of crushed rock combined with transportation costs, this currently restricts crushed rock operations to urbanized areas within the Western San Diego Consumption Region of the County. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.</p> <p>11(b) The project site is not located in an Extractive Use Zone (S-82).</p>			

Conclusion

As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Discussion

12(a) The area surrounding the project site consists of residential and agricultural uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours) and/or review by County Noise Specialist Emmet Aquino on July 5, 2011. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

The project is a residential subdivision that is located well distanced from any heavily traveled roadways. The project is zoned A70 and is subject to the nighttime one-hour average property line sound level limit of 45 dBA. Based on the Updated Noise Impact Analysis dated January 13, 2011, the worst-case property line in closest proximity to the existing agricultural water pump station is approximately 585 feet from the Lot 3BAJ (Lot 7) property line. The pump station is also known as the Chandler Ranch Booster Station, which consists of a pump house containing three 75 HP pumps with Baldor ODP Motors. On-site noise measurements were taken and sound pressure levels were measured 86 dBA at a referenced distance of 6 feet. Based on noise attenuation by distance alone, the Lot 7 property line would experience a noise level of 45.9 dBA. The noise level would be further reduced by existing topographical contours and existing vegetation on site. Additionally, the conservative noise attenuation by distance calculations is within 1 decibel of the 45 dBA requirement. It is expected that noise levels would remain in compliance with the County Code Noise Ordinance, as this is within the degree of accuracy of a Type 1 Sound Level Meter. Therefore, due to noise attenuation by distance, existing topography, and existing site features would ensure the project

would comply with County noise standards. The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Lastly, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, It is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

- 12(b) The applicant proposes residential uses which are sensitive to low ambient vibration. However, the residences would be setback more than 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995).
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
-------------------------------------------	-------------------------------------------------	--------------------------------------------

13. Population and Housing – Would the Project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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15183 Exemption Checklist

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

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

Discussion

13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.

13(b) The project will not displace existing housing.

13(c) The proposed project will not displace a substantial number of people since the site is currently vacant.

Conclusion

As discussed above, the project would not result in any significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
-------------------------------------------	-------------------------------------------------	--------------------------------------------

14. Public Services – Would the Project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?

Discussion

14(a) Based on the project's service availability forms, the project would not result in the need for significantly altered services or facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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15. Recreation – Would the Project:

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

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

Discussion

15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.

15(b) The project does not include trails and/or pathways.

Conclusion

As discussed above, the project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

16. Transportation and Traffic – Would the Project:

Significant Project Impact Impact not identified by GPU EIR Substantial New Information

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous

intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion

16(a) The project will result in an additional 60 ADT. However, the project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

16(b) The additional 60 ADTs from the project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region’s Congestion Management Program as developed by SANDAG.

16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport.

16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

16(e) The North County Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.

16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to transportation/traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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17. Utilities and Service Systems – Would the Project:

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

15183 Exemption Checklist

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion

- 17(a) The project would utilize onsite wastewater system for sewage disposal.
- 17(b) The project involves new water pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17 (c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Fallbrook Utility District has been provided which indicates that there is adequate water to serve the project.
- 17(e) The project would utilize onsite wastewater system for sewage disposal.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Appendix A

The following is a list of project specific technical studies used to support the analysis of each potential environmental effect:

Agricultural Analysis (March 31, 2011), Jim Chagala and Associates

Biological Resources and Wetland Delineation Report (March 12, 2011), Everett and Associates

Fire Protection Plan (February 2011), Firewise 2000, Inc.

Major Stormwater Management Plan (June 19, 2012), Barry Munson

Noise Impact Analysis (January 13, 2011), Eilar Associates, Inc.

Preliminary Drainage Study (June 10, 2011), Ivan Fox

Preliminary Geotechnical Investigation Earth Fill Dam (South) (August 18, 2006), Leighton and Associates, Inc.

Traffic Impact Study (June 30, 2010), Federhart & Associates

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
_References_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf



MARK WARDLAW
Director

BETH A. MURRAY
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2980
TOLL FREE (800) 411-0617
www.sdcounty.ca.gov/pds

PUBLIC DISCLOSURE NOTICE
INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

March 1, 2013

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project(s). The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

PDS2012-3200-21193, PDS2012-3710-12-0009, PDS2002-3910-0101004A:
CHANDLER TENTATIVE PARCEL MAP. The project is a minor subdivision (four parcels and remainder) and a Boundary Adjustment (four parcels). The Boundary Adjustment (BA12-0009) would reconfigure four existing parcels created per TPM14192. TPM 21193 would create four residential parcels and a remainder parcel on the southern portion of the subject property (i.e. Parcel "D" shown on BA12-0009 Boundary Adjustment Plat), with the lot size varies from 20.7 – 24.5 acres. The project is located on Conquistador Road, a portion of the site is located in the Pendleton/De Luz Community Plan Area, and the remaining area is located in the Fallbrook Community Plan Area. Access to the site would be provided by Conquistador Road. The subject property would utilize an on-site septic system and water would be provided by Fallbrook Public Utility District. Comments on the proposed findings and associated analysis must be received no later than **April 1, 2013 at 4:00 p.m.** (a 30 day public disclosure notice period). For additional information, please contact Michelle Chan at (858) 694-2610 or by e-mail at Michelle.Chan@sdcounty.ca.gov.