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FINAL
ENVIRONMENTAL IMPACT REPORT
SPECIFIC PLANNING AREA (SPA) #4,
DEER SPRINGS & HARMONY GROVE
CITY OF ESCONDIDO, CALIFORNIA
(SCH 97091078)

Volume 2
Valley View Estates Specific Plan (SP)
(ER97-25)
(Project Level Analysis)

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ACRONYMS

| | |
|-------------------|--|
| ACOE | United States Army Corps of Engineers |
| ADT | Average daily trips |
| Air Basin | San Diego Air Basin |
| ALS | Advanced Life Support |
| AMSL | Above mean sea level |
| APCD | San Diego Air Pollution Control District |
| APNs | Assessor Parcel Maps |
| Basin Plan | Regional Water Quality Control Plan |
| BMO | Biological Mitigation Ordinance [not biological resources] |
| BMPs | Best Management Practices |
| B.P. | Before present |
| CaCO ₃ | Calcium carbonate |
| Caltrans | California State Department of Transportation |
| CARB | California Air Resources Board |
| CC&R's | Covenants, conditions and restrictions |
| CDF | California Division of Forestry and Fire Protection |
| CEQA | California Environmental Quality Act |
| CMP | Congestion Management Program |
| CaCO ₃ | Calcium carbonate |
| CmrG | Cieneba very rocky coarse sandy loam, 30 - 75% slopes |
| CNDDB | California Natural Diversity Data Base |
| CNEL | Community Noise Equivalent Level |
| CnG2 | Cieneba Fallbrook rocky, sandy loams with 30-65% slopes |
| CNPS | California Native Plant Society |
| CO | Carbon monoxide |
| CSA | County Service Area |
| CUP | Conditional Use Permit |
| CWA | County Water Authority |
| dB | Decibel |
| dBA | A-weighted decibels |
| d/D | Depth-to-diameter |
| DFG | California Department of Fish and Game |
| <u>DPLU</u> | <u>County of San Diego Department of Planning and Land Use</u> |
| DUs | Dwelling units |
| DWR | California Department of Water Resources |
| EDI | Escondido Disposal Inc. |
| EIR | Environmental Impact Report |
| EMS | Emergency Medical Service |
| EPA | United States Environmental Protection Agency |
| ESA | Endangered Species Act |
| Farmland | Prime Farmland, Unique Farmland, or Farmland of Statewide Importance |
| FeE2 | Fallbrook rocky, sandy loam with 9-30% slopes |
| FHWA | Federal Highway Administration |
| FPA | Focused Planning Area |

| | |
|-----------------|---|
| FTE | Full time equivalent |
| g | A unit of acceleration equal to the acceleration of gravity |
| GPA | General Plan Amendment |
| GPS | Global Positioning System |
| HVAC | Heating, ventilating and air conditioning |
| Hz | Hertz |
| I-15 | Interstate 15 |
| in/sec | Inches per second |
| Kg | Granitic rock |
| L_{dn} | Community Noise Equivalent Level |
| L_{eq} | Energy equivalent noise level |
| L_{max} | Maximum noise level |
| LOS | Level of service |
| mgd | Million gallon per day |
| mg/l | milligrams per liter |
| MHCP | Multiple Habitat Conservation Program |
| MHPA | Multi-Habitat Planning Area |
| MND | Mitigated Negative Declaration |
| MPH | Miles per hour |
| MSCP | Multiple Species Conservation Program |
| MS4 | Municipal Separate Storm Sewer System |
| MWD | Metropolitan Water District of Southern California |
| NCCP | Natural Communities Conservation Program |
| ND | Negative Declaration |
| NO ₂ | Nitrogen dioxide |
| NOP | Notice of Preparation |
| NO _x | Nitrogen oxides |
| NPDES | National Pollutant Discharge Elimination System |
| PAMA | Pre-Approved Mitigation Area |
| PFFP | City of San Diego San Pasqual Valley Public Facilities Financing Plan |
| PM -10 | Particulate matter |
| ppm | Parts per million |
| PPV | Peak particle velocity |
| Qal | Alluvium |
| RAQS | San Diego Air Pollution Control District Regional Air Quality Strategy |
| ROG | Reactive Organic Gases |
| RSA | Regionally significant arterial |
| RWQCB | Regional Water Quality Control Board |
| SANDAG | San Diego Association of Governments |
| SCAQMD | South Coast Air Quality Management District |
| SDRP | San Dieguito River Regional Open Space Park |
| SO ₂ | Sulfur dioxide |
| SO _x | Oxides of sulfur |
| SP | Specific Plan |
| SPA | Specific Planning Area |
| SPA #3 | Escondido General Plan, Cloverdale Ranch or Eagle Crest Specific Planning Area #3 |

| | |
|--------------------------|---|
| SPA #4 | Escondido General Plan, Valley View Specific Planning Area #4 |
| SR | State Route |
| State standards | State Ambient Air Quality Standards |
| STP | Shovel test pit |
| SUSWMPs | Standard Urban Storm Water Mitigation Plans |
| SWMP | Storm Water Management Plan |
| SWP | State Water Project |
| SWPPPs | Storm Water Pollution Prevention Plans |
| SWRCB | State Water Resources Control Board |
| TDS | Total dissolved solids |
| TM | Tentative Subdivision Map |
| TPM | Tentative Parcel Map |
| TMDL | Total maximum daily load |
| USFWS | United States Fish and Wildlife Service |
| USGS | United State Geological Survey |
| VaC | Visalia sandy loam, 5-9% slopes |
| v/c | Volume to capacity ratio |
| VsC | Vista coarse sandy loam with 50-9% slopes |
| VsD | Vista coarse, sandy loam with 9-15% slopes |
| VsE | Vista coarse, sandy loams with 15-30% slopes |
| VvD | Vista rocky, coarse, sandy loam with 5-15 % slopes |
| $\mu\text{g}/\text{m}^3$ | Micrograms per cubic meter |
| % | Percent |

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SUMMARY OF IMPACTS AND MITIGATION MEASURES VALLEY VIEW ESTATES SPECIFIC PLAN (SP)

2.S.1 Project Description and Background

Background

The proposed Valley View Estates SP project is one of three projects addressed in the Environmental Impact Report (EIR) for Specific Planning Area (SPA) #4, Deer Springs & Harmony Grove, City of Escondido, California. Volume 1 provides the analysis of the proposed Sphere of Influence expansion and annexation that is required in order for the City of Escondido to assume jurisdiction to process the Valley View Estates SP. Both Volumes 1 and this Volume 2 must be certified in order to approve the Valley View Estates SP applications.

The Valley View Estates SP covers 1,150 acres, of which 1,100 acres are located within the Escondido General Plan SPA known as Valley View (SPA #4) and 50 acres are located within the City of Escondido pre-planned Rural I designation. The Valley View Estates SP property is located within the San Pasqual Valley of San Diego County, on unincorporated land between the City of Escondido and the City of San Diego. The proposed Valley View Estates SP is located approximately 1,400 feet east of the current terminus of Rockwood Road. The property will be accessed from State Route (SR) 78 via Cloverdale Road to Rockwood Road extended into the Valley View Estates SP site per a proposed realignment over the northern portion of the Rancho Vistamonte SP property.

The Valley View Estates SP developer originally filed the application for a SP, Tentative Subdivision Map (TM) and associated permits with the City of Escondido in 1997. Based on environmental resources studies, technical analyses, and coordination with the City of Escondido, County of San Diego, and state and federal resource agencies during the interim years, a revised project design has evolved that is acceptable to the developer. Therefore, this EIR addresses equitably, two project designs for the proposed Valley View Estates SP, identified as:

1. Originally Proposed Project
2. Reduced Intensity and Density Project

In this Summary of Impacts and Mitigation Measures, the Reduced Intensity and Density Project is presented first for the decision-makers' consideration as the Reduced Intensity and Density Project is the environmentally preferred design of the two proposed projects. The Originally Proposed Project is address first, followed by the discussion of the Reduced Intensity and Density Project throughout the remainder of the Volume 2 EIR discussion.

A Notice of Preparation (NOP) of an EIR for the proposed Valley View Estates was issued and circulated September 17, 1997, by the City of Escondido (Volume 4, Appendix A, Notices of Preparation and Letters of Response). Subsequently, the City of Escondido determined that the potential impacts on the environment associated with all current Sphere of Influence modification requests, the Valley View Estates SP applications, and the Rancho Vistamonte SP application will be evaluated within a single EIR. The Rancho Vistamonte SP is also within SPA #4 and concurrently proposed for development (Volume 3). Both SP applications require a City of Escondido Sphere of Influence modification (Volume 1). A Supplemental NOP to identify that the City of Escondido will include both SP development projects and related Sphere of Influence Modifications within a single EIR was circulated on December 27, 2001. This Supplemental NOP and responses are also included in Volume 4, Appendix A, Notices of Preparation and Letters of Response.

Actions Covered by this EIR

The Valley View Estates SP, either as proposed by the Reduced Intensity and Density Project or by the Originally Proposed Project includes requests for:

See Volume 1 of this EIR, Sub-Area 1(A) for the environmental analysis associated with the following actions:

- Expansion of the Escondido Sphere of Influence to include the Valley View Estates SP property
- ~~Annexation~~Inclusion of the Valley View Estates SP property into the City of Escondido
- Pre-zoning of the Valley View Estates SP property to the category of Specific Plan (S-P) Zone, compatible with the City's General Plan SPA designation
- Annexation of the Valley View Estates SP property into the MWD and the CWA)
- Detachment from the County Communications District
- Detachment from CSA No. 113 (San Pasqual Fire Protection District)
- Reorganization to include all properties within the San Pasqual Union School District and the Escondido High School District that are currently within the Valley Center Union School District and the Valley Center High School District

Reduced Intensity and Density Alternative

Additionally, the following required project actions are considered in this Volume 2 of the EIR for the Reduced Intensity and Density Alternative:

- A GPA, that will not be subject to a vote of the general population, for the realignment of Rockwood Road;

- Approval of the proposed Valley View Estates SP Map and Text;
- Approval of a Development Agreement which will allow 89 dwelling units more than the Rural II designation and 250 resort units
- Allocation of units per the Specific Plan/Development Agreement density provisions
- Approval of Zone Reclassifications
- Approval of a TM
- Approval of a Conditional Use Permit (CUP) for the golf course
- Specific Plan alignment for Rockwood Road
- Preliminary Development Plan
- Master Development
- Grading Exemptions
- Off-site sewer pipeline extension from the Valley View Estates SP site to the wastewater treatment plant at Via Rancho Parkway and I-15
- Off-site water pipeline extension from the Valley View Estates SP site to Reed Tower Reservoir
- Off-site improvements to Zoo Road
- Off-site improvements to Old Battlefield Road
- Off-site improvements to County alignment of Rockwood Road to Old Battlefield Road
- Adoption of road standards for the SP development that do not conform to City design standards
- Rock crushing
- Wildlife agency permits (1603)
- Multiple Species/Habitat Conservation Program agreements
- 4d Permit if required
- ACOE 404 permits
- RWQCB permits

Originally Proposed Project

In addition to the approvals required for the Reduced Intensity and Density Project listed above, the following additional required actions for the Originally Proposed Project are considered in this Volume 2 of the EIR:

- A General Plan Amendment (GPA) for the SPA #4 to allow a retail and mixed-use commercial center and to increase the intensity of the resort units without a concurrent decrease in residential units (these GPA requests will require approval by a vote of the citizens of Escondido)
- Approval of a Development Agreement which will allow 246 dwelling units more than the Rural II designation and 250 resort units

Project Characteristics

Reduced Intensity and Density Project

The Reduced Intensity and Density Project SP will provide 403 residential units, including 229 estate lots on a minimum of 0.5 acre, 175 patio homes (single-family detached dwelling units) on a minimum of 5,000 square feet, a 250-unit resort hotel, an 18-hole championship golf course with club house and tennis courts, an equestrian center, trails, pocket parks, and natural open space.

Originally Proposed Project

The Valley View Estates SP will provide 560 residential units, including 304 lots on a minimum of 0.5 acre, 181 patio homes (single-family detached dwelling units) on a minimum of 5,000 square feet, 75 apartment units, a 250-unit resort hotel, an 18-hole championship golf course with club house and tennis courts, four acres of commercial development, an equestrian center, trails, pocket parks, and natural open space.

2.S.2 Environmental Setting

The 1,150 acre Valley View Estates SP site is located in Township 12 South, Range 2 East, San Bernardino Meridian in the unincorporated area of the County of San Diego. The property is located contiguous to the eastern boundary of the City Escondido. Adjacent to the south is the City of San Diego, including the Wild Animal Park and San Pasqual Valley. Lands to the east and north are within the unincorporated area of San Diego County. The property will be accessed from State Route 78 via Cloverdale Road or Zoo Road to Rockwood Road.

The topography of the Valley View Estates SP site consists of boulder-covered mesas and ridges with moderate to steep slopes and relatively gently sloping meadows. Elevations range from approximately 420 feet near the southwestern corner, to approximately 1820 feet near the northeastern corner. Native vegetation covers almost all of the Valley View Estates SP property. Coastal sage scrub dominates the southern two-thirds of the site, while southern mixed chaparral is predominant in the northern portion. Areas of coast live oak and Englemann oak woodland are scattered throughout the project site, while riparian oak woodland and riparian scrub are concentrated along the drainages. The disturbed areas include dirt roads, an abandoned homesite and historical clearing for grazing animals. Historical evidence on site indicates ranching activities, including herding of animals, occurring in the late 1800's and early 1900's.

Surrounding land uses include a golf course and residential development of the Rancho San Pasqual Community (formerly known as Eagle Crest SP) to the west, the San Diego Wild Animal Park to the south, and undeveloped areas of native and non-native vegetation with

scattered rural residences to the east and north. The related Rancho Vistamonte SP project proposes development of the approximately 133 acres to the southwest of the Valley View Estates SP property.

2.S.3 Environmental Analysis

Reduced Intensity and Density Project

Table 2.S-1, Environmental Effects and Proposed Mitigation Measures for Reduced Intensity and Density Project, summarizes, by major issue area, the environmental effects associated with the Reduced Intensity and Density Project. Where applicable, mitigation measures are proposed. Please refer to Chapter 2.3.0 for detailed discussion of these potential impacts. While the Reduced Intensity and Density Project will lessen the level of impacts from those of the Originally Proposed Project, the Reduced Intensity and Density Project will have the following significant impacts that will not be reduced to a level of insignificant: direct aesthetic (visual quality) impact, cumulative air quality impact, direct and cumulative biological resources impacts, direct and cumulative cultural resources impacts, direct hazards impact, direct land use and planning impact, direct and cumulative noise impacts, direct open space impact, direct public services and utilities - fire services impact, and direct and cumulative transportation/traffic impacts.

Originally Proposed Project

Table 2.S-2, Environmental Effects and Proposed Mitigation Measures, for the Originally Proposed Valley View Estates SP, summarizes, by major issue area, the environmental effects associated with the proposed Valley View Estates SP and, where applicable, proposed mitigation measures. Please refer to Chapter 2.3.0 for detailed discussion of these potential impacts. The Originally Proposed Project will have the following significant impacts that will not be reduced to a level of insignificant: direct aesthetic (visual quality) impact, cumulative air quality impact, direct and cumulative biological resources impacts, direct and cumulative cultural resources impacts, direct hazards impact, direct land use and planning impact, direct and cumulative noise impacts, direct open space impact, direct public services and utilities - fire services impact, and direct and cumulative transportation/traffic impacts.

2.S.4 Project Alternatives

The following descriptions summarize the alternatives to the proposed Valley View Estates Specific Plan contained in Chapter 2.6.0 of this Program EIR.

Table 2.S-1 Environmental Effects and Proposed Mitigation Measures for the Reduced Intensity and Density Project

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
|---|--|
| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts</p> <p>Subchapter 2.3.1 - Aesthetics (Visual Resources) (Direct)</p> <p>1. Mid-distant and near-view, off-site vistas from the west of the Reduced Intensity and Density Project development will have direct, potentially significant impacts because the major graded slopes associated with Rockwood Road and Calle Las Piedras and the graded slopes for roads and structures are placed near the periphery of the Valley View Estates SP.</p> <p>2. Development on lots 20-22, 23-52, 56, 58-67, 77-83, 111-118, 142-149, 184-185, 301-307, 326, 334-335, 337-339, 347-355, and 369-374 within Units 1, 2, 3, and 7, of the Reduced Intensity and Density Project TM will occur on City identified "skyline" ridges. This development will be inconsistent with several City policies and objectives aimed at preserving natural land forms and reducing grading and visual impacts. The aesthetic (visual quality) impact will be direct and potentially significant.</p> | <p>Potentially significant aesthetic (visual quality) impact 1 will be reduced by the following mitigation measures but not to an insignificant level because while community design considerations and landscaping will soften the visual impact of the development from off-site areas, landscape plantings will be difficult to establish on slopes cut into granitic rock. Trees at the base of the slopes to help conceal road cut slopes with face exposures of 200 feet or higher will provide only partial screening.</p> <p>1-1. The Reduced Intensity and Density Project Tentative Map and all subsequently approved use permits and site plans for construction of the Specific Plan facilities shall be conditioned to comply with the Valley View Estates Specific Plan community-wide design program which establishes guidelines and standards to reduce the magnitude of visual impacts. This program will regulate such things as architectural theme and detail, landscaping, street design, design and construction of walls and fences, lighting standards and other specialized design treatment areas. These measures include:</p> <ol style="list-style-type: none"> a. Use of low profile structures and use of natural materials and colors to improve sensitivity to natural features; and b. Grading techniques, such as contour grading, to minimize landform alteration. <p>1-2. Grading Plans for the construction of the Reduced Intensity and Density Project Tentative Map, recreational facilities, and custom home lot development shall be conditioned to provide landscape screening of graded slopes to the maximum extent possible on bedrock slopes and without interruption of other property owners' on-site vistas. Architectural design standards, based on a Spanish Mediterranean theme, are identified to provide consistency and blend with the environment. Finally, a community landscaping design concept is identified to promote aesthetics throughout the community.</p> <p>No feasible mitigation is available for aesthetic (visual quality) impact 2 because without a redesign of development, development will occur on "skyline" ridges as the Reduced Intensity and Density Project is designed.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
|---|--|
| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.4 - Air Quality (Cumulative) The Reduced Intensity and Density Project generally conforms to the growth patterns as expected for the region and as assessed in the San Diego Air Pollution Control District Regional Air Quality Strategy (RAQS) and will contribute substantially less new airborne ROG, NO_x, and PM-10 pollutants to the cumulative condition than the Originally Proposed Valley View Estates SP. However, the Reduced Intensity and Density Project will continue to contribute a major portion of the anticipated (year 2020) new airborne pollutants in the region. The basin is in non-attainment for ozone, and this contribution will constitute a cumulatively significant and unavoidable air quality impact. The cumulative air quality impact from the Reduced Intensity and Density Project will still be significant and unavoidable.</p> | <p>No feasible mitigation.</p> |
| <p>Subchapter 2.3.4 and Chapter 2.4 - Biological Resources (Direct and Cumulative)</p> <p>1. While the Reduced Intensity and Density Project represents an increase in preservation over that of the Originally Proposed Valley View Estates SP, only 40 percent of the area designated as Pre-Approved Mitigation Area (PAMA) under the County's Multiple Species Conservation Program (MSCP) will be preserved in permanent open space. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The wildlife corridor between the City of San Diego's MSCP Multi-Habitat Planning Area (MHPA) to the south and the on-site PAMA will increase in width to approximately 800 feet, at the narrowest point, and within 150 to the south, the corridor will widen out to 1,000 feet. However, this corridor will still be crossed by an internal circulation road and will be too restrictive within a PAMA. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within a PAMA will not be consistent with the MSCP and will be a direct and potentially significant biological resources impact. The low percentage of proposed PAMA preservation will also affect the ability to achieve the regional preservation goals and will have potentially significant cumulative biological resources impacts.</p> | <p>No feasible mitigation.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation | | | | | | | | | | | | | | | | | | | | |
|---|--|----------------|---------------------------|-----|------------------------------|----|--------------------------|-----|---------------------------------------|----|--------------|----|----------------|---|--------------|-----|----------------|-----|----------------------|-----|---|
| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary)</p> <p>2. Removal of and intrusion into approximately 594 acres of sensitive biological habitats will have direct, potentially significant impacts to sensitive biological resources:</p> <p style="text-align: center;">Table Impact Acreage (Reduced Intensity and Density Project)</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Habitats</th> <th>Impacted Acres</th> </tr> </thead> <tbody> <tr> <td>Diegan Coastal Sage Scrub</td> <td>299</td> </tr> <tr> <td>Coastal Sage/Chaparral Scrub</td> <td>20</td> </tr> <tr> <td>Southern Mixed Chaparral</td> <td>188</td> </tr> <tr> <td>Englemann Oak/Coast Live Oak Woodland</td> <td>68</td> </tr> <tr> <td>Oak Riparian</td> <td>13</td> </tr> <tr> <td>Riparian Scrub</td> <td>1</td> </tr> <tr> <td>Mesic Meadow</td> <td>1.2</td> </tr> <tr> <td>Mule Fat Scrub</td> <td>0.9</td> </tr> <tr> <td>Non-native Grassland</td> <td>2.8</td> </tr> </tbody> </table> <p>Off-site impacts will occur to sensitive habitats within SPA #3 (1.7 acres), the currently proposed Rancho Vistamonte SP site (7.2 acres), the concurrently proposed Sphere of Influence Sub-Area 1(C), Ferrick/Harwood/Brill/Albright (3.5 acres), and the Wild Animal Park (3.0 acres).</p> | Habitats | Impacted Acres | Diegan Coastal Sage Scrub | 299 | Coastal Sage/Chaparral Scrub | 20 | Southern Mixed Chaparral | 188 | Englemann Oak/Coast Live Oak Woodland | 68 | Oak Riparian | 13 | Riparian Scrub | 1 | Mesic Meadow | 1.2 | Mule Fat Scrub | 0.9 | Non-native Grassland | 2.8 | <p>Potentially significant biological resources impact 2 will be reduced by the following mitigation measures but not to an insignificant level because with the loss of 594 acres of sensitive habitat within and adjacent to a PAMA, the impact will be occurring to high quality biological habitats designed for regional preservation:</p> <p>2-1. Prior to recordation of each Final Map, the developer shall show to the satisfaction of the Director of Planning that adequate preservation in a combination of on-site and off-site areas to mitigate for the sensitive habitat resources impacted by the Final Map has been accomplished. The County of San Diego MSCP mitigation ratios within a PAMA of an adopted subarea plan are 2:1 for Tier I, 1.5:1 for Tier II, and 1:1 for Tier III or 0.5:1 for non-native grassland unoccupied by burrowing owls. Outside of an adopted MSCP, the County typically applies 3:1 for Tier I, 2:1 for Tier II and 1:1 or 0.5:1 for Tier III habitats. The City of Escondido proposed mitigation ratios are no net loss (replacement at 1:1 to 3:1) for wetland/riparian, 3:1 inside the Focused Planning Area (FPA) and 2:1 outside the FPA for rare upland, 2:1 inside the FPA and 1:1 outside the FPA for coastal sage scrub, 1:1 inside the FPA and 0.5:1 outside the FPA for chaparral, and 0.5:1 for annual grassland. Mitigation ratios proposed in the mitigation measures reflects application of a single set of standards throughout the Valley View Estates SP property for consistency within the development [see the following Table Mitigation Acreage (Reduced Intensity and Density Project)]. The County MSCP standards for an adopted MSCP are applied because in all cases these ratios will apply to the southern one-half of the site. Satisfaction of the mitigation measures are to Escondido's Director of Planning. The Director of Planning will have the discretion to apply the appropriate set of ratios at that time mitigation measures are fulfilled.</p> |
| Habitats | Impacted Acres | | | | | | | | | | | | | | | | | | | | |
| Diegan Coastal Sage Scrub | 299 | | | | | | | | | | | | | | | | | | | | |
| Coastal Sage/Chaparral Scrub | 20 | | | | | | | | | | | | | | | | | | | | |
| Southern Mixed Chaparral | 188 | | | | | | | | | | | | | | | | | | | | |
| Englemann Oak/Coast Live Oak Woodland | 68 | | | | | | | | | | | | | | | | | | | | |
| Oak Riparian | 13 | | | | | | | | | | | | | | | | | | | | |
| Riparian Scrub | 1 | | | | | | | | | | | | | | | | | | | | |
| Mesic Meadow | 1.2 | | | | | | | | | | | | | | | | | | | | |
| Mule Fat Scrub | 0.9 | | | | | | | | | | | | | | | | | | | | |
| Non-native Grassland | 2.8 | | | | | | | | | | | | | | | | | | | | |

| Impacts | | Mitigation Measures and Level of Significance after Mitigation | | | | | |
|---|------------------|--|--------------------------------|---------------------------|------------------------|------------------------|--|
| Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued | | | | | | | |
| Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued | | Table Mitigation Acreage (Reduced Intensity and Density Project) | | | | | |
| Habitats | Mitigation Ratio | On-site Mitigation Acres | On-site Wetland Creation Acres | Off-site Mitigation Acres | Total Mitigation Acres | Total Mitigation Acres | |
| Diegan Coastal Sage Scrub | 1.5:1 | 235 | 0 | 214 | 448 | 448 | |
| Coastal Sage/Chaparral Scrub | 1.5:1 | 10 | 0 | 20 | 30 | 30 | |
| Southern Mixed Chaparral | 1:1 | 260 | 0 | 0 | 188 | 188 | |
| Engelmann Oak/ Coast Live Oak/Woodland | 2:1 | 25 | 0 | 111 | 136 | 136 | |
| Oak Riparian | 2:1/1:1 | 25 | 13 | 0 | 26 | 26 | |
| Riparian Scrub | 2:1/1:1 | 0 | 2 | 0 | 2 | 2 | |
| Mesic Meadow | 2:1/1:1 | 0 | 2.4 | 0 | 2.4 | 2.4 | |
| Mule Fat Scrub | 2:1/1:1 | 0 | 1.8 | 0 | 1.8 | 1.8 | |
| Non-native Grassland | 0.5:1 | 0 | 0 | 1.4 | 1.4 | 1.4 | |
| TOTALS | | 555 | 19.2 | 346 | 836 | 836 | |
| 2-2. As a condition of the Valley View Estates Specific Plan approval and prior to or concurrent with approval of the each Final Map Unit to the satisfaction of the Director of Planning: | | | | | | | |
| a. A Biological Open Space Easement shall be granted to the City of Escondido, the County of San Diego, or a recognized conservancy over the "Natural Open Space" area as identified within the Specific Plan for that unit OR | | | | | | | |
| b. If the easement is not accepted by either the City, the County, or a recognized conservancy, the "Natural Open Space" shall be included within the responsibility of the Homeowner's Association for protection of the biological resources contained therein. | | | | | | | |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
|--|---|
| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> | <p>2-3. Prior to any clearing or grading for any phase or unit of development within a County adopted Multiple Species Conservation Program (MSCP) Subarea, coverage under the adopted County MSCP Subarea shall be obtained from the County of San Diego for the Valley View Estates Specific Plan to the satisfaction of the City's Director of Planning. Agreements shall be reached between the County of San Diego and City of Escondido. Prior to or at the time each Final Map Unit is recorded, all areas shown outside the golf course on the Tentative Map as natural open space shall be dedicated in perpetuity as open space easements to an approved land conservation trust or pursuant to <u>Biological Mitigation Measure 2-2, the responsibility of the Homeowner's Association</u>. At no time shall the total of on-site and off site dedicated open space easement area be less than that required by the ratios established by the County Multiple Species Conservation Program (MSCP) or other applicable conservation plan to the satisfaction of the Director of Planning.</p> <p>2-4. All areas shown on the Specific Plan as natural open space for the golf course shall be covered by a natural resource protection and management plan. As a condition of approval of the golf course, the natural resources protection and management plan shall be prepared by a biologist experienced with native habitat protection.</p> <p>2-5. On-site and off-site preservation and creation/enhancement mitigation for impacted wetlands shall be accomplished at the ratios established by the Table Mitigation Acreage (Reduced Intensity and Density Project) and provide for wetland buffer in accordance with the applicable Multiple Species Conservation Program (MSCP) or Multiple Habitat Conservation Program (MHCP) subarea plan for the location in which the wetland mitigation is accomplished, to the satisfaction of the Director of Planning. The total mitigation acreage required for wetlands shall be reduced where additional on-site protection is provided by design modification of the golf course. The developer shall have all state and federal permits for work within jurisdictional waters and wetlands prior to any grading or construction.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> | <p><u>2-7.</u> Prior to approval of any Final Map with roads that cross through natural open space that would otherwise be connected, the grading and improvements plans shall show to the satisfaction of the Director of Planning 10-foot high fencing that channels wildlife, including large mammals, to underpasses located away from intersections. The length-to-width ratio for wildlife underpasses shall be less than two unless the applicant receives approval from the Director of Planning prior to implementation. Where feasible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use shall be employed. Crossings shall be designed as follows: sound insulation materials shall be provided; the substrate shall be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end shall be provided; and, if necessary, low-level illumination shall be installed in the tunnel. As a condition of approval of grading and improvement plans, the wildlife underpasses shall be installed to the satisfaction of the City Engineer and the Director of Planning.</p> <p><u>2-8.</u> Prior to approval of each Final Map, a qualified biologist shall re-survey the area to be recorded as a Final Map for the occurrence of state and federally listed plant and animal species. If in the opinion of the biologist in consultation with US Fish & Wildlife Services and California Department of Fish & Game, directed searches pursuant to protocol procedures are warranted, appropriate directed searches shall be conducted. If listed species are found, the Final Map shall not record until a preservation design or compensation for take of that listed species in accordance with applicable practices, policies or statutes in effect at the time has been accomplished to the satisfaction of the Director of Planning.</p> |

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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.5 and Chapter 2.4 - Cultural Resources (Direct, Indirect, and Cumulative)</p> <p>1. Cultural sites CA-SDI-14,770 and CA-SDI-15,081 have been identified as significant cultural resources that may not be mitigable through additional testing or salvage. These resources warrant long-term preservation. While elimination of estate and residential (patio home) lots in the location of CA-SDI-14,770 will reduce the level of impacts under the Reduced Intensity and Density Project, the proposed construction of the Rockwood Road extension will still require extensive grading and intrusion into the CA-SDI-14,770. The proposed construction of the Rockwood Road extension, Calle Las Piedras Road, and Lot 332 estate development in the location of CA-SDI-15,081 will impact this cultural resource site. The direct impacts to these cultural resource sites will be potentially significant. Indirect impacts to CA-SDI-14,770 from users of Rockwood Road and from nearby residences will be potentially significant.</p> | <p>Potentially significant cultural resources) impact 1 will be reduced by the following mitigation measures but not to an insignificant level because the level of preservation provided by the removal of lots over the CA-SDI-14,770, in conjunction with a data recovery program along Rockwood Road, may not be sufficient to reduce the direct and potentially significant CEQA impact to an insignificant level. The direct impacts cannot be reduced to below the level of significance for CA-SDI-15,081 because this site warrants preservation and cannot be avoided by the proposed Reduced Intensity and Density Project design. Because of the complexity of these sites, and their uniqueness in the Escondido area, the loss of data and disturbance of the sites would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the sites would be the preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F.1.1. While preservation will ensure that there is not a direct impact to the sites as a result of development and construction related activities, the location of these sites in a relatively open landscape and the proximity of the sites to development and residential land uses places the sites at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future encroachment and human activity.</p> <p>1-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a data recovery program for cultural sites CA-SDI-14,770 and CA-SDI-15,081 and a preservation program for the portions of CA-SDI-14,770 within the open space lots shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning. As a part of the data recovery and preservation programs, a monitoring program shall be developed by a qualified archaeologist and implemented for Rockwood Road from off site to Calle Las Piedras Road and Calle Las Piedras Road to 400 feet north of the intersection.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> | |
| <p>Subchapter 2.3.4 and Chapter 2.4 - Cultural Resources (Direct, Indirect, and Cumulative) - Continued</p> | <p>1-2. The following provisions shall apply to all monitoring programs:</p> <ol style="list-style-type: none"> If a site is encountered during the monitoring program, the archaeologist will immediately report any discoveries to the City, and any sites that are exposed must be tested for significance. Brushing and grading may continue in the area around the discovery, provided that the area is staked and flagged to delineate the area to be avoided. If a site is determined to be significant, a mitigation program will be required. Sites which are discovered during grading, and found to be significant, will not be required to be preserved. Mitigation will be accomplished through a data recovery program, which must be completed before the area of significance may be graded. In the event that any human burials are discovered during the monitoring program, work within the area of the burial must stop and the proper procedures followed as required by state and federal laws. The monitoring archaeologist shall ensure that the open space easements are not disturbed by grading or other construction activities. <p>The monitoring programs are not intended to significantly impede the brushing and grading of the Valley View Estates Specific Plan; rather, the archaeologist shall cooperate with the various contractors to ensure that all participants understand the purpose of the monitoring effort and the steps to be taken if any cultural resources are located. Monitoring will be required only for the removal of the upper layer (two to three feet) of soil.</p> |
| <p>The Reduced Intensity and Density Project will have potentially cumulatively significant cultural resource impacts because there currently is not a comprehensive cultural resources data base for the entire San Pasqual Valley region and on-site high value, significant cultural resources are not proposed for preservation.</p> | <p>While a regional compilation of cultural resources is beyond the scope of an individual property owner, once cultural resources are destroyed, the potential for a comprehensive data base is diminished. Sites of the importance and magnitude represented by CA-SDI-14,770 and CA-SDI-15,081 are not common in the region and the loss or impairment of these resources represents the diminution of a threatened and diminishing resource base. These two sites represent prehistoric human activities that are unique to the time frame and the cultures present within the Escondido region. The loss or impairment of these sites, unlike impacts to smaller less significant sites, will affect the overall data base for the region and would constitute a cumulative effect.</p> |

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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.7 - Hazards and Hazardous Materials (Direct)</p> <p>4. The wildlands fire hazard impacts to proposed structures, future residents, and resort users will be direct and potentially significant because insufficient emergency egress/ingress for the entire site will result in significant, unmitigable hazards impacts with the Reduced Intensity and Density Project.</p> | <p>Potentially significant hazards and hazardous materials impact 4 will not be reduced to an insignificant level: 4-1. In order to reduce to below a level of significance, the second primary access and emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |
| <p>Subchapter 2.3.9 - Land Use and Planning (Direct)</p> <p>2. Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. While there will be a 203.5-acre increase in preserved natural areas and an increase in the proposed wildlife corridor width, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope, and the corridor between the MHPA and the PAMA will still be crossed by a proposed SP road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within a PAMA will not be consistent with the MSCP. The resulting conflict with the habitat conservation plan will be a direct and potentially significant land use and planning impact.</p> | <p>No feasible mitigation.</p> |

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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.10 and Chapter 2.4 - Noise (Direct and Cumulative)</p> <p>3. Prolonged rock drilling on top or west of the ridgeline for roads, resort facilities, estate lots and patio homes or in the area of the southernmost estate lots, as shown on the Reduced Intensity and Density Project, has the potential to directly and significantly impact the ambient noise levels of local sensitive receptors in the short-term because the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits will be exceeded.</p> <p>6. The projected traffic noise increases generated by the Reduced Intensity and Density Project will still be greater than 5 dBA over the existing levels along Rockwood Road and Cloverdale Road, near the Rancho San Pasqual community and the elementary school, and will exceed the threshold level of increase by 5 dBA or greater per General Plan Noise Policy E1.4. The 60 dBA CNEL noise contour traverses the backyards of several single-family homes along Cloverdale Road and the elementary school site on Rockwood Road. In addition, the homes along the south side of Sprucewood Lane and its terminus and Ferncreek Lane within the Rancho San Pasqual community will continue to be affected by the 60 dBA contour for Rockwood Road and its extension, exceeding the threshold of General Plan Noise Policy E1.2. Therefore, the noise impacts will be direct and potentially significant.</p> | <p>Potentially significant noise impact 3 will be lessened with the following mitigation measures, but not to an insignificant level because approval of the variance, compliance with its conditions, and liaison with the community will control the hours of operation and inform residents of potential annoyance but will not lower the noise level below the threshold:</p> <p>3-1. Prior to approval of any grading permit where rock drilling is to be conducted within 800 feet of a sensitive receptor (residences, the school, recreational areas, and Wild Animal Park), a Noise Variance shall be obtained from the City Manager.</p> <p>3-2. Upon approval of a grading permit, the City shall designate a contact person to respond to community complaints concerning construction noise from Valley View Estates SP and to ensure compliance with the City of Escondido's Noise Abatement and Control Ordinance, its hours of operation for rock crushing, rock drilling, blasting, and the Valley View Estates Specific Plan conditions of approval.</p> <p>Potentially significant noise impact 6 will not be reduced to an insignificant level:</p> <p>6-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Construction of noise attenuating features would need to be coordinated with road widening improvement, would involve potentially significant visual impacts, and/or would require work outside the existing roadway shoulders and consequently was not included in the EIR.</p> <p>a. Construct noise attenuating walls and/or berms along Rockwood Road from within the Valley View Estates Specific Plan project boundary to Cloverdale Road to attenuate afternoon (PM) peak hour noise levels by 5 decibels, A-weighted (dBA) in areas of residences, the school, and the golf course OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA within 10 feet of the backyards of single-family residences and playground areas at the elementary school, whichever reduction will be the greater.</p> <p>b. Construct noise attenuating walls and/or berms along Cloverdale Road between Rockwood Road and San Pasqual Valley Road to attenuate PM peak hour noise by 5 dBA in areas of off-site residences, commercial uses and recreational activities OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA one-half the distance between the back of residential structures on estate lots and the rear property lines, whichever reduction will be the greater.</p> |

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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.11 - Open Space</p> <p>1. Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. While there will be a 203.5-acre increase in preserved natural areas and an increase in the proposed wildlife corridor width, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope, and the corridor between the MHPA and the PAMA will still be crossed by a proposed SP road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within a PAMA will not be consistent with the MSCP. The resulting conflict with the habitat conservation plan will be a direct and potentially significant open space impacts.</p> | <p>No feasible mitigation</p> |
| <p>Subchapter 2.3-12 - Public Services and Utilities, Fire Services (Direct)</p> <p>4. The proposed resort facilities and residential lots are placed in a close proximity to neighboring wildlands. The second primary access and the emergency access will not meet City standards for emergency egress and ingress since the only emergency access proposed is a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of .75 miles) where the minimum accepted standard would be a 24-foot paved two-way roadway. Without adequate fire protection for proposed structures, future residents, and resort users, the fire services impacts will be direct and potentially significant.</p> | <p>Potentially significant public services and utilities impact 4 will not be reduced to an insignificant level:</p> <p>4-1. In order to reduce to below a level of significance, the second primary access and emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |

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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3-13 and Chapter 2.4 - Transportation/Traffic (Direct and Cumulative)</p> <p>1. The Reduced Intensity and Density Project will have direct and potentially significant impacts to the following roads because the Level of Service (LOS) will be degraded to LOS E, or F and the volume to capacity (v/c) ratio will be increased by 0.20 or more, substantially exceeding the 0.02 threshold:</p> <ul style="list-style-type: none"> • Cloverdale Road, between Rockwood Road and San Pasqual Valley Road • Rockwood Road, east of Cloverdale Road • San Pasqual Road, between Bear Valley Parkway and Zermatt Lane • San Pasqual Valley Road, between Citrus Avenue and Flora Vista Road • San Pasqual Valley Road, between Flora Vista Road and San Pasqual Road <p>There will be indirect and potentially significant impacts to the following roads because an increase in v/c ratios of 0.04 to 0.17 will occur to roads operating at LOS D or worse:</p> <ul style="list-style-type: none"> • Bear Valley Parkway, between San Pasqual Valley Road to Sunset Drive • Bear Valley Parkway, between Sunset Drive and Via Rancho Parkway/San Pasqual Road • San Pasqual Valley Road, between 17th Avenue and Bear Valley Parkway • San Pasqual Valley Road, between Bear Valley Parkway and Citrus Avenue <p>There will be indirect and potentially significant impacts to Via Rancho Parkway, between Sunset Drive and Bear Valley Parkway/San Pasqual Road because the LOS will be degraded to LOS D with an increase in the v/c ratio of 0.06. Additionally, there will be potentially significant cumulative impacts to Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road, and Rockwood Road, east of Cloverdale Road, because LOS in each case will be reduced to LOS E with the addition of the Reduced Intensity and Density Project traffic and the v/c increase threshold or 0.02 will be exceeded.</p> | <p>Potentially significant transportation/traffic impact 1 will not be reduced to an insignificant level: 1-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Widening these roads would involve acquiring additional rights-of-way and multiple jurisdictions and consequently were not included in the EIR:</p> <ol style="list-style-type: none"> a. Improve Rockwood Road, east of Cloverdale Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way). b. Improve Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way). c. Improve San Pasqual Road, between Bear Valley Parkway and Zermatt Lane to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way). d. Improve San Pasqual Valley Road, between 17th Avenue to Cloverdale Road, to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way). e. Improve Old Battlefield Road, between Rockwood Road and Zoo Road, and Zoo Road, between Old Battlefield Road and SR 78, to primary access road standards. f. Improve Zoo Road, between Rockwood Road on-site and Old Battlefield Road, to emergency road standards. g. Provide evidence of the right to use to use the private easement road and improve the road off site to the north, between the Valley View Estates SP boundary and Lake Wohlford Road, to emergency road standards. |

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| <p>Reduced Intensity and Density Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3-13 and Chapter 2.4 - Transportation/Traffic (Direct and Cumulative) - Continued</p> <p>3. The additional Reduced Intensity and Density Project trips during peak AM hours will increase the delay to San Pasqual Valley Road and Citrus Avenue intersection, which will continue to operate at LOS F during both AM and PM peak hours, by 135.8 seconds and during peak PM hours will increase the delay by 343.2 seconds. The Reduced Intensity and Density Project will cause the San Pasqual Road and Old Pasqual Road intersection to degrade from LOS D to E during peak PM hours and will increase the delay 10.8 seconds. The impacts to these intersections during peak hours will be direct and potentially significant because the increase in delay is substantially greater than the 2 second threshold and the intersection of San Pasqual Road and Old Pasqual Road will be degraded to LOS E. In addition, the Reduced Intensity and Density Project will have cumulative and potentially significant impacts during peak hours to San Pasqual Valley Road and Citrus Avenue (AM and PM) and San Pasqual Road and Old Pasqual Road (PM). In all cases, the increase in v/c ratios will be greater than the 2 second threshold. For San Pasqual Road and Old Pasqual Road, the LOS will also be degraded from D to E.</p> | <p>Potentially significant transportation/traffic impact 3 will not be reduced to an insignificant level: 3-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Improvements at these intersections would involve multiple jurisdictions and consequently were not included in the EIR:</p> <ol style="list-style-type: none"> Install a traffic signal at the intersection of San Pasqual Valley Road and Citrus Avenue. Install a traffic signals at the intersection of San Pasqual Road and Old Pasqual Road. |
| <p>5. Proposed improvements to be made to Old Battlefield Road and Zoo Road will not meet Escondido's standards for a primary access and conformance with Escondido's standards may not be feasible. Without improvements to Escondido's standards for a primary access, there will be direct and potentially significant traffic circulation impacts.</p> <p>6. Because the level of improvements existing and proposed for the second primary access and the emergency access roads do not meet City standards, the Reduced Intensity and Density Project will result in inadequate emergency access and will have a direct and potentially significant traffic impact.</p> | <p>Potentially significant transportation/traffic impact 5 will not be reduced to an insignificant level: 5-1. In order to reduce the circulation impacts due to a less than standard second primary access to below a level of significance, the roadway should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening the roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> <p>Potentially significant transportation/traffic impact 6 will not be reduced to an insignificant level: 6-1. In order to reduce inadequate emergency access impacts to below a level of significance, the second primary access and emergency access roads should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |

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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level</p> <p>Subchapter 2.3.3 - Air Quality (Direct and Indirect)</p> <p>1. Construction dust will be a nuisance to local sensitive receptors, including nearby residents, elementary school students and staff, golf course users and the collection of sensitive plant and animal species housed at the Wild Animal Park. The impact will be short-term, indirect and potentially significant.</p> <p>2. The Valley View Estates SP text for the Reduced Intensity and Density Project does not address operational guidelines for the equestrian center to reduce potential odors. Odors from the equestrian center at future off-site development or on-site at residential uses will be a direct and potentially significant impact.</p> | <p>Potentially significant air quality impact 1 will be reduced by the following mitigation measures to an insignificant level:</p> <p>1-1. During grading and construction, construction contractors shall implement, to the satisfaction of the Director of Public Works, a dust abatement program to reduce construction dust in the vicinity of the construction site and haul roads. Elements of this program shall include the following:</p> <ul style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard. c. Sweep daily (with water sweeper) all paved access roads, parking areas, and staging areas at the construction site. d. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) e. Replant vegetation in disturbed areas as quickly as possible. <p>Potentially significant air quality impact will be reduced by the following mitigation measures to an insignificant level:</p> <p>2.2. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the equestrian center that address cleaning of horse stalls and corrals and removal of manure waste to reduce odors.</p> |
| <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary)</p> <p>3. Removal of or grading within 50 feet of individual Englemann oak and coast live oak trees in any of the more than 150 occurrences of oak woodland/oak riparian woodland within or adjacent to the golf course or in any of the more than 180 occurrences within or adjacent to the resort, residential, commercial, and equestrian center development footprint will have direct and potentially significant impacts as identified by sensitivity under the County's MSCP and the City's Tree Preservation Ordinance.</p> | <p>Potentially significant direct biological resources impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. Prior to any clearing of the property or issuance of any grading permits, the applicant shall provide a revegetation plan prepared by a qualified biologist to compensate for the loss of isolated Englemann oak trees and coast live oak trees. The revegetation plan shall, at a minimum, indicate a replacement ratio of 7:1 (minimum of 50 percent 1 gallon, 25 percent 5 gallon and 25 percent 15 gallon trees), suitable on-site areas to be planted, phasing of revegetation by development unit, a temporary irrigation system, a five-year monitoring and reporting program for each phase, success criteria, and the source of planting material, all to the satisfaction of the Director of Planning.</p> |

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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> | <p>3-2. For oak woodlands, including areas within the golf course, the following shall be completed prior to recordation of each Final Map to the satisfaction of the Director of Planning:</p> <ul style="list-style-type: none"> a. The limits of oak woodland resources shall be established by engineering survey. b. The final golf course design shall show preparation, maintenance and designed use areas to avoid oak woodlands to the extent feasible. c. Final golf course design adjustment for avoidance of oak woodland resources shall be done in coordination with adjustment for archaeological resources avoidance. d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas. e. A construction monitoring program for each site shall be developed and implemented. f. A program to avoid indirect impacts to these resources, if required, shall be developed. g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork. |
| <p>4. Construction disturbances during nesting/breeding season of native birds and edge-effects on natural open space will have indirect and potentially significant biological impacts. Edge-effects include collection of species within the open space areas, lighting along the perimeter of developed areas (particularly street lamps), and certain ornamental plants that are known to escape into native plant communities.</p> | <p>Potentially significant indirect biological resources impact 4 will be reduced to an insignificant level with the following mitigation measures:</p> <p>4-1. Construction activities adjacent to or for trails within preserved areas shall be monitored by a biologist. This monitoring will consist of four measures which are intended to avoid any intrusion into these habitats. 1) The edge of the constructed open space easement will be conspicuously marked with temporary fencing placed between construction and the biological open space. 2) The biologist will discuss the sensitivity of these areas and the need to prevent any direct construction impact to them with the construction superintendent. 3) The Valley View Estates Specific Plan (SP) biologist will periodically visit the construction site to monitor compliance. 4) As part of these visits, the Valley View Estates SP biologist will evaluate the effectiveness of the erosion control measures. A monthly report on the monitoring will be submitted to the Director of Planning. Any problem areas, however, will be discussed immediately with the City Engineer.</p> |

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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> | <p>4-2. Bird nests, which are state and federally protected, shall not be disturbed during and following construction activities. If construction or site preparation activities occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 15 through August 31 although breeding can begin as early as January), the applicant shall have a pre-grading field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found, clearing, grubbing, and construction activities within 50 feet of the nest shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p> <p>4-3. A revegetation plan shall be prepared for cut/fill slopes created by the Valley View Estates Specific Plan. The plan will be designed by a biologist experienced with native habitat restoration design implementation within the City of Escondido.</p> <p>4-4. As a condition of the Valley View Estates Specific Plan (SP) and Tentative Subdivision Map approval, the Valley View Estates SP's covenants, conditions and restrictions (CC&R's) shall state that amphibians and reptiles will not be collected within the remaining open space areas of the site.</p> <p>4-5. As an ongoing condition of the Valley View Estates Specific Plan (SP), the plants listed in Table Invasive Exotic Plant Species, shall not be planted within the developed areas of the proposed site plan (including cut and fill slopes) and shall not be utilized within the fuel management zone. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible. The Valley View Estates SP Covenants, Conditions, and Restrictions (CC&Rs) shall identify the following invasive exotic plant species as prohibited for incorporating in private landscape areas. The CC&Rs shall be signed by all prospective buyers of property in the Valley View Estates SP development. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible.</p> <p>4-6. All lighting along the perimeter of developed areas (particularly street lamps) shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent glare into the remaining open space areas.</p> |

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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</p> | <p style="text-align: center;">Table Invasive Exotic Plant Species</p> <table border="0"> <tr> <td>Acacia <i>Acacia</i> spp.</td> <td>Poison hemlock <i>Conium maculatum</i></td> <td>Sweet clover <i>Melilotus</i> spp.</td> <td>Russian thistle <i>Salsola australis</i></td> </tr> <tr> <td>Tree-of-heaven <i>Ailanthus altissima</i></td> <td>Horseweed <i>Coryza canadensis</i></td> <td>Ice plant <i>Mesembryanthemum chilensis</i></td> <td>California pepper <i>Schinus molle</i></td> </tr> <tr> <td>Giant reed <i>Arundo donax</i></td> <td>Andean pampas grass <i>Cortaderia jubata</i></td> <td>Mattress vine <i>Muehlenbeckia complexa</i></td> <td>Brazilian pepper <i>Schinus terebinthifolius</i></td> </tr> <tr> <td>Australian saltbush <i>Atriplex semibaccata</i></td> <td>Pampas grass <i>Cortaderia selloana</i></td> <td>Myoporum <i>Myoporum laetum</i></td> <td>German ivy <i>Senecio mikanooides</i></td> </tr> <tr> <td>Bamboo <i>Bambusa</i> spp.</td> <td>Cotoneaster <i>Cotoneaster pannosa</i></td> <td>Tree tobacco <i>Nicotiana glauca</i></td> <td>Milk thistle <i>Silybum marianum</i></td> </tr> <tr> <td>Mustard <i>Brassica</i> spp.</td> <td>Artichoke thistle <i>Cynara cardunculus</i></td> <td>Kikyo grass <i>Pennisetum caldestinum</i></td> <td>Spanish broom <i>Spartium junceum</i></td> </tr> <tr> <td>Thistle <i>Carduus</i> spp.</td> <td>Bermuda grass <i>Cynodon dactylon</i></td> <td>Canary island palm <i>Phoenix canariensis</i></td> <td>Tamarisk <i>Tamarix</i> spp.</td> </tr> <tr> <td>Iceplant <i>Carpobrotus edulis</i></td> <td>Teasel <i>Dipsacus</i> spp.</td> <td>Common reed <i>Phragmites communis</i></td> <td>Gorse <i>Ulex europaeus</i></td> </tr> <tr> <td>Yellow starthistle <i>Centaurea solstitialis</i></td> <td>Eucalyptus <i>Eucalyptus</i> spp.</td> <td>Pyracantha <i>Pyracantha angustifolia</i></td> <td>Periwinkle <i>Vinca major</i></td> </tr> <tr> <td>Goosefoot <i>Chenopodium</i> spp.</td> <td>Fennel <i>Foeniculum vulgare</i></td> <td>Wild radish <i>Raphanus sativus</i></td> <td>Fan Palm <i>Washingtonia robusta</i></td> </tr> <tr> <td>Chrysanthemum <i>Chrysanthemum</i> spp.</td> <td>English ivy <i>Hedera helix</i></td> <td>Castor bean <i>Ricinus communis</i></td> <td>Cocklebur <i>Xanthium strumarium</i></td> </tr> <tr> <td>Thistle <i>Cirsium</i> spp.</td> <td>Perennial pepperweed <i>Lepidium latifolium</i></td> <td>Black locust <i>Robinia pseudoacacia</i></td> <td>Fountain grass <i>Pennisetum setaceum</i></td> </tr> </table> | Acacia <i>Acacia</i> spp. | Poison hemlock <i>Conium maculatum</i> | Sweet clover <i>Melilotus</i> spp. | Russian thistle <i>Salsola australis</i> | Tree-of-heaven <i>Ailanthus altissima</i> | Horseweed <i>Coryza canadensis</i> | Ice plant <i>Mesembryanthemum chilensis</i> | California pepper <i>Schinus molle</i> | Giant reed <i>Arundo donax</i> | Andean pampas grass <i>Cortaderia jubata</i> | Mattress vine <i>Muehlenbeckia complexa</i> | Brazilian pepper <i>Schinus terebinthifolius</i> | Australian saltbush <i>Atriplex semibaccata</i> | Pampas grass <i>Cortaderia selloana</i> | Myoporum <i>Myoporum laetum</i> | German ivy <i>Senecio mikanooides</i> | Bamboo <i>Bambusa</i> spp. | Cotoneaster <i>Cotoneaster pannosa</i> | Tree tobacco <i>Nicotiana glauca</i> | Milk thistle <i>Silybum marianum</i> | Mustard <i>Brassica</i> spp. | Artichoke thistle <i>Cynara cardunculus</i> | Kikyo grass <i>Pennisetum caldestinum</i> | Spanish broom <i>Spartium junceum</i> | Thistle <i>Carduus</i> spp. | Bermuda grass <i>Cynodon dactylon</i> | Canary island palm <i>Phoenix canariensis</i> | Tamarisk <i>Tamarix</i> spp. | Iceplant <i>Carpobrotus edulis</i> | Teasel <i>Dipsacus</i> spp. | Common reed <i>Phragmites communis</i> | Gorse <i>Ulex europaeus</i> | Yellow starthistle <i>Centaurea solstitialis</i> | Eucalyptus <i>Eucalyptus</i> spp. | Pyracantha <i>Pyracantha angustifolia</i> | Periwinkle <i>Vinca major</i> | Goosefoot <i>Chenopodium</i> spp. | Fennel <i>Foeniculum vulgare</i> | Wild radish <i>Raphanus sativus</i> | Fan Palm <i>Washingtonia robusta</i> | Chrysanthemum <i>Chrysanthemum</i> spp. | English ivy <i>Hedera helix</i> | Castor bean <i>Ricinus communis</i> | Cocklebur <i>Xanthium strumarium</i> | Thistle <i>Cirsium</i> spp. | Perennial pepperweed <i>Lepidium latifolium</i> | Black locust <i>Robinia pseudoacacia</i> | Fountain grass <i>Pennisetum setaceum</i> |
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| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> <p>5. Impacts to wetlands and jurisdictional waters of the California Department of Fish and Game (DFG) and Army Corps of Engineers (ACOE), located along drainage areas and within the mesic meadow and mule fat scrub habitat areas, will be direct and potentially significant.</p> | <p>Potentially significant direct biological resources impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. Prior to commencement of any grading under an approved grading permit, the developer shall show to the satisfaction of the Director of Public Works that all required Army Corps of Engineers and California Department of Fish and Game permits and approvals for work within jurisdictional waters have been received and remain valid.</p> <p>5-2. For wetlands located within the golf course, the following shall be completed prior to recordation of a Final Map covering Unit 1 to the satisfaction of the Director of Planning:</p> <ol style="list-style-type: none"> a. The limits of wetlands resources shall be established by engineering survey. b. The final golf course design shall show preparation, maintenance and designed use areas to avoid wetlands to the extent feasible. c. Final golf course design adjustment for avoidance of wetland resources shall be done in coordination with adjustment for archaeological resources avoidance. d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas. e. A construction monitoring program for each site shall be developed and implemented. f. A program to avoid indirect impacts to these resources, if required, shall be developed. g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> <p>6. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, during installation of off-site water and sewer pipelines will have potentially significant secondary impacts. The total impacted area will be slightly more than 2 acres to some lesser quantity, depending on final alignments.</p> | <p>Potentially significant secondary biological resources impact 6 will be reduced to an insignificant level with the following mitigation measure:</p> <p>6-1. Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted in the Valley View Estates Specific Plan EIR. The applicant shall provide a revised calculation by a qualified biologist of the impacted sensitive biological resources to the satisfaction of the Director of Planning. Prior to any brush removal or earthwork, the applicant shall provide off-site preservation as established by the adopted or, if not adopted, the drafted Escondido Multiple Habitat Conservation Program (MHCP). Mitigation measures for secondary impacts use the City of Escondido proposed ratios as the impacts from off-site water and sewer impacts will be within the City.</p> |
| <p>Subchapter 2.3.5 and Chapter 2.4 Cultural Resources (Direct, Indirect, and Secondary)</p> <p>2. Based on the test evaluations, the potential for significant resources at the historic site P-37-017032 and at the prehistoric site CA-SDI-15,072 are potentially significant because of the cultural assemblages recorded for the subsurface deposits at these sites. The diversity of glass and decorated ceramics at the P-37-017032 site potentially contains information regarding family life in the rural homestead setting. Development over portions of the cultural resource sites will have direct and potentially significant impacts. Portion of these sites within open space lots will have potentially significant indirect impacts from the presence of added human activity in the vicinity.</p> | <p>Potentially significant secondary cultural resources impact 2 will be reduced to an insignificant level with the following mitigation measure:</p> <p>2-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a data recovery and preservation program for historic resource site P-37-017032 and prehistoric resource site CA-SDI-15,072 shall be developed and implemented by a qualified archaeologist to the satisfaction of the Director of Planning.</p> |
| <p>3. While the bulk of CA-SDI-15,077 will be located within an open space easement, construction of Oak Creek Drive, installation and maintenance of the sewer pipeline, and occupation of the Reduced Intensity and Density Project will have direct potentially significant impacts to cultural resources. Based on testing results, CA-SDI-15,077 has potentially significant cultural resource value. This cultural resource site will also have potentially significant indirect impacts from the presence of added human activity along Oak Creek Drive and in the site's vicinity.</p> | <p>Potentially significant secondary cultural resources impact 3 will be reduced to an insignificant level with the following mitigation measure:</p> <p>3-1. Prior to recording of a Final Map for Unit 5 or 6 and prior to any clearing, grading or construction of improvements for these units of the Reduced Intensity and Density Project Tentative Subdivision Map, a data recovery and preservation program for cultural resource site CA-SDI-15,077 shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Cultural Resources (Direct, Indirect, and Secondary)- Continued</p> <p>4. Based on the test evaluations, there is a potential for significant resources at the historic site CA-SDI-15,074. The indicated presence of women and children at the CA-SDI-15,074 site contains information regarding family life in the rural homestead setting. The resource value for CA-SDI-14,773 is rated medium but has not been tested or verified. While these cultural resource sites will be located within open space lots, the presence of added human activity in the vicinity of these sites will have potentially significant indirect impacts.</p> | <p>Potentially significant secondary cultural resources impact 4 will be reduced to an insignificant level with the following mitigation measure:</p> <p>4-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a preservation program for historic resource site CA-SDI-15,074 and prehistoric resource site CA-SDI-14,773 shall be developed and implemented by a qualified archaeologist to the satisfaction of the Director of Planning.</p> |
| <p>5. Potentially significant direct impacts from golf course construction and/or indirect impact from golf course use and maintenance may occur to resource sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051.</p> | <p>Potentially significant secondary cultural resources impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. For cultural sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051 within the golf course, the following shall be completed by a qualified archaeologist prior to recording a Final Map covering Unit 1 and prior to any clearing, grading or construction of improvements for the Valley View Estates Specific Plan golf course to the satisfaction of the Director of Planning:</p> <p>a. The location of each site shall be established by Global Positioning System (GPS) survey. The limits of each site within the Valley View Estates Specific Plan shall be established by a testing program, conducted by a qualified archaeologist. If the sites are determined to not be significant, no additional mitigating measures shall be required. However, if a site is determined to be significant, the following measures shall be implemented:</p> <ol style="list-style-type: none"> (1) The final golf course design shall show that hole number 13 preparation, maintenance and designed use avoids impacts to P-37-017048 or a data recovery program shall be developed and implemented by a qualified archaeologist. (2) The final golf course design shall show that hole number 10 preparation, maintenance and designed use avoids impacts to CA-SDI-14,774 or a data recovery program shall be developed and implemented by a qualified archaeologist. (3) The final golf course design shall show that hole number 17 and the golf cart path between holes number 17 and 18 preparation, maintenance and designed use avoids impacts to CA-SDI-14,776 and CA-SDI-14,779 within the golf course or a data recovery program shall be developed and implemented by a qualified archaeologist. (4) An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for golf course at holes 15 and 16. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Cultural Resources (Direct, Indirect, and Secondary)- Continued</p> <p>6. While the initial ranked value of resources is either low or medium, the direct impacts to resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, and CA-SDI-15,201 will be potentially significant.</p> | <p>(5) A preservation program or data recovery program shall be developed and implemented by a qualified archaeologist for any of the other cultural resource sites within the golf course that are not mitigated through testing.</p> <p>b. Final golf course design adjustment for avoidance of cultural resources shall be done in coordination with adjustment for biological resources avoidance.</p> <p>c. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.</p> <p>d. A construction monitoring program for each site shall be developed and implemented.</p> <p>e. A program to avoid indirect impacts to these sites, if required, shall be developed.</p> <p>f. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.</p> <p>5-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]</p> <p>Potentially significant secondary cultural resources impact 6 will be reduced to an insignificant level with the following mitigation measures:</p> <p>6-1. Prior to recordation of a Final Map for Unit 3 or 4 and prior to any clearing, grading or construction of improvements for these units of the Reduced Intensity and Density Project Subdivision Tentative Map, the following shall be completed by a qualified archaeologist to the satisfaction of the Director of Planning: for cultural resource site CA-SDI-15,088:</p> <p>a. The location of the site shall be established by Global Positioning System (GPS) survey. The limits of the site shall be established by a testing program.</p> <p>b. If the site is determined to be significant, an adjustment in the boundary between residential lots 84 and 85 and open space lot 219 shall be made in recording Final Maps to include all of the site with buffer within the natural open space lot.</p> <p>c. A construction monitoring program for each site shall be developed and implemented.</p> <p>d. A program to avoid indirect impacts to these sites, if required, shall be developed.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Cultural Resources (Direct, Indirect, and Secondary)-Continued</p> | <p>6-2. Prior to approval of any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a mitigation plan shall be developed by a qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,201 and P-37-017034. Some sites will be found to be not significant at this stage, and mitigation will be considered achieved. For sites indicated by the testing to be potentially significant cultural resources, a data recovery and/or preservation program shall be developed and implemented prior to recording a Final Map or beginning construction of the Unit(s) in which the resource site occurs.</p> <p>a. Every effort to preserve high value resource sites shall be made. If subsurface testing indicates that there is significant site value, the following, singly or in combination will be required:</p> <ol style="list-style-type: none"> (1) Planning construction to miss archaeological sites; (2) Planning parks, green space or other open space to incorporate the sites; (3) Capping sites. <p>b. Care should be taken to preserve and/or record cultural resource sites within the context of the surrounding plant habitats to expand the current knowledge of habitation patterns of the Kumeyaay.</p> <p>c. An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for the following:</p> <ol style="list-style-type: none"> (1) Unit 1, lots 6, 20, and 22; (2) Unit 4, lots 192, 224-226, and 228, and the intersection of Del Rey Lane and Del Rey Court; (3) Unit 5 lots 256-260, and the Oak Creek Drive and Mirador Lane cul-de-sac; (4) Unit 7, lots 325-328 and 331-340, and Vista Sempre Lane at intersection with Vista Del Valle Lane; (5) Unit 8, lots 375, 384-399, 413, and 415-416, and the intersection of Street B with Street D and Calle Las Piedras Road from 400 feet north of Rockwood Road to the main entrance; (6) Unit 9, lots 430-431 and 439-440, and Calle Serena. <p>6-3. [See mitigation measure 2-1 for significant cultural resources impact 1.]</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.4 - Cultural Resources (Direct, Indirect, and Secondary)-Continued</p> | |
| <p>7. Construction and occupation of the Reduced Intensity and Density Project will have direct and indirect significant impacts to cultural resource site P-37-017034. While P-37-017034 is ranked low, there is a potential for resources that are not observable without testing.</p> | <p>Potentially significant secondary cultural resources impact 7 will be reduced to an insignificant level with the following mitigation measure: 7-1. [See mitigation measure 6-2 for significant cultural resources impact 6.]</p> |
| <p>8. Indirect impacts to resource sites P-37-017047 and CA-SDI-14,777 from increased pedestrian and equestrian traffic within open space areas will be potentially significant.</p> | <p>Potentially significant secondary cultural resources impact 8 will be reduced to an insignificant level with the following mitigation measure: 8-1. A qualified archaeologist shall be present during the laying out of trails within the open space easements to assure that cultural resource sites in open space areas, including P-37-017047 and CA-SDI-14,777, and off-site cultural resources located near the Reduced Intensity and Density Project development are not physically or visually compromised. Landscaping to hide or camouflage sites or capping shall be necessary to protect sites found to be significant during Phase I testing and that are within 50 feet of a trail in the open space areas.</p> |
| <p>9. Because the record searches did not reveal any known cultural resource sites within the off-site corridor alignments and the precise pipeline impact areas will not be established until the engineering design is complete, no cultural resources survey was conducted. However, there is a potential for impacts to unidentified cultural sites due to the close proximity of a number of cultural sites to both the water and sewer pipeline installation alignments off site. Therefore, the Reduced Intensity and Density Project will have potentially significant secondary impacts to off-site cultural resources.</p> | <p>Potentially significant secondary cultural resources impact 9 will be reduced to an insignificant level with the following mitigation measure: 9-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted by the Valley View Estates Specific Plan EIR. The applicant shall provide a cultural resources survey, conducted by a qualified archaeologist, along both the water and sewer alignments within the construction impacted limits to the satisfaction of the Director of Planning. If any significant cultural resource sites are identified within the construction impacted limits, a mitigation plan shall be developed by qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites. If any cultural resource sites are found in close proximity to the installation area, a qualified archaeologist shall be present during construction of the segment of the alignment where the cultural resources are located. The archaeologist will provide guidance for marking the limits of construction and monitoring the construction for subsurface presence of the site to the satisfaction of the Director of Planning. 9-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]</p> |

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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.6 - Geology and Soils (Direct and Secondary)</p> <p>1. The impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown on-site fault activity will be potentially significant for all units of the TM.</p> | <p>Potentially significant geology and soils impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. Prior to approval of any final grading or improvement plans for all units of the Tentative Subdivision Map, a subsurface evaluation shall be conducted and submitted to the City Engineer for review. The engineering investigation shall include development-specific subsurface exploration and laboratory testing prior to design and construction in order to further evaluate the subsurface conditions in the area of the proposed structures and to provide information pertaining to the engineering characteristics of earth materials at the project site. Rock coring, seismic refraction, trenching, and detailed field mapping shall be used in the engineering design for final grading and improvement plans.</p> <p>1-2. The requirements of the governing jurisdictions and applicable building codes shall be considered in the Reduced Intensity and Density Project design. Grading/earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be engineered in compliance with current codes and parameters for all units of the Tentative Subdivision Map.</p> <p>1-3. Prior to approval of improvement plans for all units of the Tentative Subdivision Map, the applicant shall demonstrate to the satisfaction of the City Engineer that the improvements have been designed in accordance with standards for the potential seismic acceleration rates for the Valley View Estates Specific Plan vicinity.</p> <p>1-4. During construction of all units of the Tentative Subdivision Map, clearing and grubbing shall include the substantial removal of vegetation, brush, grass, wood, stumps, trees, tree roots greater than 1/2-inch in diameter, and other deleterious materials from the areas to be graded. Demolition, if any, in the areas to be graded shall also include the removal of building structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, etc.), and other man-made surfaces and subsurface improvements. The debris generated during clearing, grubbing and/or demolition operations shall be removed from areas to be graded and disposed of off site at a legal dump site.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.6 - Geology and Soils (Direct and Secondary) - Continued</p> <p>2. The impact from liquefaction will be potentially significant along drainage channels. The presence of loose, granular soils and alluvium, particularly in the areas of lots 6-7, 17, 230-231, 238-239, 396-397, 405-406, 413-414, 416-417, 430-431, and 438-441 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court, increases the chance for liquefaction and settlement.</p> <p>3. Seismically induced slope failure or boulder fall from the Valley View Estates SP will have potentially significant impacts on residents, structures and community improvements downhill because slopes throughout the TM are already weakened by weathering, fracturing, and/or undercutting, or contain relatively loosely founded boulders.</p> | <p>Potentially significant geology and soils impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]</p> <p>2-2. During construction, loose, granular soils within drainage channels throughout the Tentative Subdivision Map potentially subject to liquefaction shall be removed and recompacted and/or improvements shall be installed with the use of deep foundations to the satisfaction of the City Engineer.</p> <p>2-3. During grading, loose and compressible alluvial soils in the areas of lots 6-7, 17, 230-231, 238-239, 396-397, 405-406, 413-414, 416-417, 430-431, and 438-441 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court shall be removed, reworked and compacted to make suitable for support of structures or fill.</p> <p>Potentially significant geology and soils impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]</p> <p>3-2. During grading, slopes throughout the Tentative Subdivision Map shall be observed by a certified engineering geologist. If adverse jointing is exposed, the engineering geologist shall evaluate the requirements to stabilize the manufactured slope and review with the City Engineer. Grading and/or improvement plans shall be modified accordingly.</p> <p>3-3. Grading and blasting in areas of loose and unstable boulders throughout the Tentative Subdivision Map shall be monitored by a certified engineering geologist. Where required, removal of potentially unstable boulders shall occur, or unstable boulders shall be anchored.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.6 - Geology and Soils (Direct and Secondary) - Continued</p> <p>4. Reduced stability along natural and cut slopes throughout the TM may occur locally from jointing (separation along natural planes within the rock) in granitic rock and will have potentially direct and indirect significant impacts.</p> <p>5. The extensive erosion of soil during or as the result of grading and construction activities throughout the Valley View Estates SP property will be a potentially significant impact.</p> <p>6. The proposed long-term, phased development of the Reduced Intensity and Density Project in the vicinity of adjacent residential and outdoor recreational uses will result in potentially significant secondary noise and vibration impacts from repeated periodic blasting, rock drilling, and rock crushing activities.</p> | <p>Potentially significant geology and soils impact 4 will be reduced to an insignificant level with the following mitigation measures:</p> <p>4-1. [See mitigation measure 1-1 for significant geology and soils impact 1.]</p> <p>4-2. [See mitigation measure 3-2 for significant geology and soils impact 3.]</p> <p>Potentially significant geology and soils impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. As a condition for all units of the Tentative Subdivision Map approval and all grading approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).</p> <p>Potentially significant geology and soils impact 6 will be reduced to an insignificant level with the following mitigation measures:</p> <p>6-1. No rock crushing shall take place closer than 800 feet from the perimeter of the Valley View Estates Specific Plan boundaries. Crushing of rock for off-site road work shall not occur closer than 800 feet from the nearest residence. All mitigation measures identified in Subchapter 2.3.10 for noise reduction during blasting, rock drilling, and rock crushing shall be conditions of grading and improvement plans.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.7 - Hazards and Hazardous Materials (Direct and Indirect)</p> <p>1. The direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the golf course and equestrian center will be potentially significant.</p> <p>2. There is the possibility of encountering unknown soil or groundwater contamination during construction that could have potentially significant direct hazards and hazardous materials impacts. Although it is not anticipated, construction dewatering may be necessary that could also have a potentially significant, indirect impact if contaminated and discharged downstream.</p> <p>3. The wildlands fire hazard impacts to proposed structures, future residents, and resort users will be direct and potentially significant because inadequate fuel breaks, where the 100-foot requirement will encroach onto adjacent property, will result in significant hazards impacts with the Reduced Intensity and Density Project.</p> | <p>Potentially direct significant hazards and hazardous materials impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the center, the golf course, and the equestrian center that address the transportation, use, and storage of hazardous materials. These standards shall include the prohibition of motor fuel dispensing facilities under the "Prohibited Uses" in the Valley View Estates Specific Plan.</p> <p>Potentially direct and indirect significant hazards and hazardous materials impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Prior to approval of any grading or improvement plan, a contingency plan for encountering unknown soil or groundwater contamination shall be prepared to the satisfaction of the Director of Public Works and shall address contractor procedures for such an event to minimize the potential for costly construction delays.</p> <p>2-2. During grading or construction, if construction dewatering is required for Valley View Estates Specific Plan development, the effluent shall meet discharge requirements for the National Pollution Discharge Elimination System (NPDES) permitting and/or City of Escondido sewer system discharge to the satisfaction of the Director of Public Works.</p> <p>Potentially direct significant hazards and hazardous materials impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. Prior to approval of each Final Map Unit, the applicant shall show that each lot can be developed with a 100-foot Fuel Modification Zone, contained all within the Valley View Estates Specific Plan property to the satisfaction of the Fire Chief. All Fuel Modification Zones revisions shall be accompanied by an evaluation of the change in impacts to sensitive biological habitats and proposed additional mitigation, if necessary, to the satisfaction of the Director of Planning.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect)</p> <p>1. Silt and other construction pollutants in runoff will constitute a potentially significant direct water quality impact to the channels draining the Reduced Intensity and Density Project property and down stream to Cloverdale Creek and unnamed channels within the Wild Animal Park, identified as MSCP corridor areas.</p> | <p>Potentially significant hydrology and water quality impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. As a condition of the Tentative Subdivision Map approval and all grading permit approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).</p> <p>1-2. Each phase of excavation and grading activity shall be scheduled, to the extent possible, during the dry season (April 15 to October 31).</p> <p>1-3. Prior to approval of each Final Subdivision Map Unit or any grading permit, a landscaping plan shall be developed based on the final grading plan to the satisfaction of the Director of Planning. The landscaping plan shall be designed to reduce erosion. Since native soils have been characterized as having severe limitations for accommodating grass, landscaping shall incorporate native species wherever feasible. Permanent revegetation/landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> <p>2. The 50- and 100-year, high intensity, storm events, will result in increased runoff substantially over the natural flow volumes due to the substantially increased impervious surfaces and channelization of storm water for the Reduced Intensity and Density Project. Placing obstructions within drainage channels such as bridge bulkheads will also increase the potential for flooding. The flooding impacts on and off site will be direct and potentially significant.</p> | <p>Potentially significant hydrology and water quality impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Prior to approval of any Final Subdivision Map or any grading permit, a drainage system shall be designed to accommodate 50-year flows as required by the City of Escondido Drainage Design Standards to the satisfaction of the Director of Public Works. All required improvements shall be shown as installed within the Reduced Intensity and Density Project development footprint or shall be subject to additional environmental review.</p> <p>2-2. The specific design of the permanent collection, diversion and/or conveyance system shall consider the amount of attenuation required, first flush patterns of the pollutants and soil/vegetation characteristics of the downstream drainages. The system shall be sufficiently robust to control anticipated peak flows from the fully developed site without exceeding the maximum current undeveloped peak flows. The Reduced Intensity and Density Project hydrologic engineer shall collaborate with City engineers in the design of the permanent stormwater system to assure compatibility with the Citywide stormwater facilities.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> <p>3. Pollutant concentrations and loads flushed from road and parking area surfaces during storm events will have potentially significant polluting impacts if ongoing maintenance is not used to ensure the success of the stormwater collection system.</p> <p>4. Impacts to surface water quality from equestrian center runoff containing animal waste will be direct and potentially significant.</p> | <p>Potentially significant hydrology and water quality impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. Prior to approval of any Final Subdivision Map or any grading permit, structural and procedural Best Management Practices (BMPs) shall be established to detain and treat the first 0.6 inch of every rain storm. Structural BMPs shall include swales throughout the development capable of trapping and infiltrating the first 0.6 inch of rain. Residential areas shall be designed to accommodate the necessary drainage swales. In areas with not enough room for topographical swales, such as near parking areas for commercial developments, detention basins shall be installed to collect and filter storm water. The BMPs shall include filter strips, grassy swales, water features and energy dissipaters. All procedures and design shall be to the satisfaction of the Director of Public Works. All required improvements shall be shown as installed within the Reduced Intensity and Density Project development footprint or shall be subject to additional environmental review.</p> <p>3-2. Prior to approval of the Reduced Intensity and Density Project and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide standards for ongoing maintenance of the permanent stormwater collections system through a property maintenance association, including homeowners, resort operators and commercial businesses. In urban areas, routine street and parking lot sweeping shall be conducted. The management systems shall be designed to remove silt and other contaminants from stormwater.</p> <p>Potentially significant hydrology and water quality impact 4 will be reduced to an insignificant level with the following mitigation measure:</p> <p>4-1. Prior to approval of the Reduced Intensity and Density Project and to the satisfaction of the Director of Planning, the Specific Plan text shall provide standards for animal waste to be removed from the equestrian center regularly. No animal waste shall be stored where stormwater can wash these materials into drainages or streams. Graded berms and swales shall be used to control flows in the area of waste storage. Corrals and stables should be located away from drainages.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> <p>5. The increase in concentrations of pollutants from a reduction in groundwater recharge will have a significant indirect water quality impact.</p> <p>6. The introduction of pollutants from fertilizers, pesticides, herbicides and animal manure will have a direct and significant impact on groundwater.</p> | <p>Potentially significant hydrology and water quality impact 5 will be reduced to an insignificant level with the following mitigation measure:</p> <p>5-1. [See mitigation measure 2-2 for significant hydrology and water quality impact 2.]</p> <p>Potentially significant hydrology and water quality impact 6 will be reduced to an insignificant level with the following mitigation measures:</p> <p>6-1. Prior to approval of the Reduced Intensity and Density Project and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide maintenance standards for the golf course to include the following practices in order to ensure that potential impacts are avoided. These include but are not limited to:</p> <ol style="list-style-type: none"> a. Manage irrigation carefully to avoid excess water percolation through the turf. b. When possible, leave grass clippings on the turf. It has been estimated that if grass clippings are not removed, nitrogen fertilization can be reduced by one third. c. Do not use nitrate fertilizers; rather, apply organic nitrogen sources. d. Apply low rates of fertilizers and pesticides frequently, rather than high rates infrequently. e. Apply fertilizers only when the grass is growing and the roots are active. f. If fertilizers and pesticides must be applied during the non-growing season, use slow-release sources. g. When seeding turf area, make maximum use of less nitrogen-demanding grasses. h. Use minimal rates of nitrogen-supplying fertilizers at times of seeding and after sodding. i. Reduce nitrogen rates on turf that has been intensively managed for several years. The soil-turf system can become nitrogen saturated, and nitrate infiltration to the groundwater may increase. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> | <p>6-2. All landscaping plans shall show to the satisfaction of the Director of Planning, landscaped common areas, resort, golf course and equestrian center areas to be revegetated with native species, except where functional use or fire safety standards require non-native vegetation. Maintenance of areas landscaped with non-native plants shall include but not be limited to the following practices:</p> <ol style="list-style-type: none"> Manage irrigation carefully to avoid excess water. Remove invasive non-native plants during the initial period of reestablishment of native species. Post "no access" or place barricades where foot, horse or bicycle uses tend to leave roads or designated trails within revegetated areas. |
| <p>Subchapter 2.3.10 - Noise (Direct)</p> <p>1. Due to the low ambient noise level of 48.9 dBA immediately west of the Reduced Intensity and Density Project (Rockwood Road at Old Ranch Road), residents within the Rancho San Pasqual community west of the Valley View Estate SP project site and the Animal Services area of the Wild Animal Park may experience a temporary increase in ambient noise levels. The temporary increase in ambient noise levels from construction will exceed the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits and will have a direct, short-term significant impact for the residents located to the west in the vicinity of the Reduced Intensity and Density Project and will also have a direct and short-term significant impact for animals located within the Animal Services area of the Wild Animal Park.</p> | <p>Potentially significant noise impact 1 will be reduced to an insignificant level with the following mitigation measure:</p> <p>1-1. As a condition of all grading permits to the satisfaction of the Director of Public Works:</p> <ol style="list-style-type: none"> Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per manufacturers' specifications) and by shrouding or shielding impact tools. Construction staging areas shall be located within the Valley View Estates Specific Plan property as far from noise-sensitive uses (residences, the school, recreational areas, and Wild Animal Park) as possible. |
| <p>2. Any rock crushing operations located on the Reduced Intensity and Density Project closer than 800 feet to existing residences or to the Animal Services facilities of the Wild Animal Park will potentially exceed the 75 dBA threshold adopted in the City's Noise Ordinance for construction sound level limits and will have a short-term, but direct and potentially significant noise impact.</p> | <p>Potentially significant noise impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Rock crushing equipment and operations shall be placed at all time a minimum of 800 feet from the closest existing residence and the Wild Animal Park boundary and, once construction access is available, shall be situated east of the central ridge line.</p> <p>2-2. Upon approval of a grading permit, the City shall designate a contact person to respond to community complaints concerning construction noise from Valley View Estates Specific Plan (SP) and to ensure compliance with the City of Escondido's Noise Abatement and Control Ordinance, its hours of operation for rock crushing, rock drilling, blasting, and the Valley View Estates SP conditions of approval.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.10 - Noise (Direct) - Continued</p> <p>4. While rock blasting will only last seconds and when averaged over an hour will not be expected to exceed the City's Escondido's Noise Ordinance one hour average sound level of 75 dBA, intermittent, unexpected blasting could be a nuisance or cause alarm in nearby communities and animals located within the Wild Animal Park Animal Services facilities which will have short-term, direct and potentially significant noise impacts.</p> | <p>Potentially significant noise impact 4 will be reduced to an insignificant level with the following mitigation measures:</p> <p>4-1. As a condition of any grading permit under which blasting will occur and to the satisfaction of the Director of Public Works:</p> <ol style="list-style-type: none"> a. The applicant shall prepare a blasting plan designating hours of blasting and techniques to reduce noise levels to the extent feasible. Such techniques shall include use of non-electrical caps and covering shots with fill materials or blankets. b. The blasting contractor shall notify local sensitive receptors (residences, the elementary school, the Wild Animal Park, and the golf course) within 1,000 feet of a blasting site of planned blasting activities in compliance with the provisions of Section 7705 of the City of Escondido Municipal Code. In addition, a Notice of Intent to Blast shall be posted at the community center for the San Pasqual Community. c. Construction specifications for the project shall incorporate standards for vibration thresholds published by the U.S. Bureau of Mines or California Department of Transportation (Caltrans) to avoid significant impacts to humans or structures. The construction specifications shall require monitoring of vibration during detonation events, which shall then be compared to the adopted standards. Monitored exceedance of the standards shall result in suspension of detonations and an adjustment in design of subsequent blasts. <p>4-2. [See mitigation measure 2-2 for significant noise impact 2.]</p> <p>Potentially significant noise impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. [See mitigation measure 4-1 for significant noise impact 4.]</p> <p>5-2. [See mitigation measure 2-2 for significant noise impact 2.]</p> |
| <p>5. Controlled detonation for blasting associated with the Reduced Intensity and Density Project construction will have temporary and intermittent earthborne vibration impacts that will be direct and potentially significant.</p> | <p>Potentially significant noise impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. [See mitigation measure 4-1 for significant noise impact 4.]</p> <p>5-2. [See mitigation measure 2-2 for significant noise impact 2.]</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.4.12 - Public Services and Utilities (Direct)</p> <p>1. The 12-inch pipeline at Rockwood Road and Old Ranch Road and the existing 16-inch Reed Reservoir pipeline will not handle the anticipated water capacity from the Reduced Intensity and Density Project. The Reduced Intensity and Density Project will result in a drop of approximately 6 psi (20 percent) creating a potentially significant and direct impact to the Reed Zone.</p> <p>2. The sewer system connection between Pump Station 1 and Pump Station 3 will not maintain sufficient flow capacity under the Reduced Intensity and Density Project. Therefore, direct and potentially significant impacts to sewer services will occur as a result of the Reduced Intensity and Density Project.</p> | <p>Potentially significant public services and utilities impact 1 will be reduced by the following mitigation measure to an insignificant level:</p> <p>1-1. Prior to or concurrent with the first unit of the Reduced Intensity and Density Project clearing and grading, a second and parallel water pipeline shall be installed from the Reduced Intensity and Density Project point of connection to the Reed Reservoir to the satisfaction of the Director of Public Works.</p> <p>Potentially significant public services and utilities impact 2 will be reduced by the following mitigation measure to an insignificant level:</p> <p>Prior to or concurrent with the first unit of the Reduced Intensity and Density Project clearing and grading and to the satisfaction of the Director of Public Works:</p> <ol style="list-style-type: none"> a. A second and parallel sewer pipeline shall be installed from the Reduced Intensity and Density Project point of connection to the treatment facility south of Via Rancho Parkway at Interstate 15 (I-15). b. The Eagle Crest Pump Station shall be expanded and, as warranted, an additional pump station added to supplement flows processed by Pump Station 1. |
| <p>Subchapter 2.4.12 - Transportation/Traffic (Direct and Indirect)</p> <p>2. The Reduced Intensity and Density Project will have direct, and potentially significant impacts to the following roadway segments in the City of San Diego because the LOS will be degraded to LOS D or F and the v/c ratio will be increased by 0.41:</p> <ul style="list-style-type: none"> • San Pasqual Road, between Bear Valley Parkway and Zermatt Lane San Pasqual Road, between Zermatt Lane and Old Pasqual Road • San Pasqual Road, between Old Pasqual Road and San Pasqual Valley Road <p>4. There will be a potentially indirect significant hazard to crossing safely at the intersection of Cloverdale Road and Rockwood Road, given the proximity of the elementary school and the number of children that will access the school by crossing at this intersection.</p> | <p>Potentially significant transportation/traffic impact 2 will be reduced by the following mitigation measure to an insignificant level:</p> <p>2-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, contribute a fairshare fee to improve San Pasqual Road under the City of San Diego San Pasqual Valley Public Facilities Financing Plan (PFFP), Project Number 2.</p> <p>Potentially significant transportation/traffic impact 4 will be reduced by the following mitigation measure to an insignificant level:</p> <p>4-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, pay fairshare contributions for a traffic signal with a push-button pedestrian signal at the intersection of Cloverdale Road and Rockwood Road.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Reduced Intensity and Density Project: Impacts Not Determined Significant</p> <p>Subchapter 3.3.2 - Agriculture Resources No significant agriculture resources impacts will result since no significant agriculture resources occur on the Valley View Estates SP site and no impacts to the City's Agricultural Policies are identified.</p> | <p>None required.</p> |
| <p>Subchapter 2.3.9 - Land Use and Planning</p> <p>1. The commercial/mixed use center is eliminated, avoiding impacts associated with such a center.</p> | <p>None required.</p> |
| <p>Subchapter 2.3.12 - Public Services and Utilities</p> <p>3. No significant law enforcement impacts will result because the Quality of Life Standards will continue to be met. Future staffing increases and additional support equipment will be offset by the additional project-related property taxes.</p> <p>5. No significant school impacts will result because the new San Pasqual Elementary School will have capacity for elementary and middle school students generated by the proposed development and school fees will be collected to benefit both the elementary and high school districts.</p> <p>6. No significant library impacts will result because the current level of achievement toward the Quality of Life Standard for minimum floor space, number of volumes, staffing ratios per resident population, and distance to library facilities will not deteriorate.</p> <p>7. No significant parks and recreations impacts will result because he Reduced Intensity and Density Project will provide 21.2 acres of "pocket parks," 476.2 acres of passive natural area, an approximately 18-acre equestrian center and more than 200 acres of golf course and tennis courts associated with the resort.</p> <p>8. No significant solid waste impacts have been identified because existing and planned waste disposal capacity is adequate to serve buildout of the City of Escondido under the adopted General Plan.</p> | <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> |

Table 2.S-2 Environmental Effects and Proposed Mitigation Measures for the Originally Proposed Valley View Estates SP

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Significant Unmitigable Impacts</p> <p>Subchapter 2.3.1 - Aesthetics (Visual Resources) (Direct)</p> <p>1. Mid-distant and near-view, off-site vistas from the west of the Originally Proposed Valley View Estates SP development will have direct, potentially significant impacts because the major graded slopes associated with Rockwood Road and Calle Las Piedras and the graded slopes for roads and structures near the periphery of the Valley View Estates SP will be highly visible on the hillsides as viewed from off-site areas to the west.</p> | <p>Potentially significant aesthetic (visual quality) impact 1 will be reduced by the following mitigation measures but not to an insignificant level because while community design considerations and landscaping will soften the visual impact of the development from off-site areas, landscape plantings will be difficult to establish on slopes cut into granitic rock. Trees at the base of the slopes to help conceal cut slopes with face exposures of 200 feet or higher will provide only partial screening.</p> <p>1-1. The Originally Proposed Valley View Estates Specific Plan Tentative Map and all subsequently approved use permits and site plans for construction of the Specific Plan facilities shall be conditioned to comply with the Valley View Estates Specific Plan community-wide design program which establishes guidelines and standards to reduce the magnitude of visual impacts. This program will regulate such things as architectural theme and detail, landscaping, street design, design and construction of walls and fences, lighting standards and other specialized design treatment areas. These measures include:</p> <ol style="list-style-type: none"> a. Use of low profile structures and use of natural materials and colors to improve sensitivity to natural features; and b. Grading techniques, such as contour grading, to minimize landform alteration. <p>1-2. Grading Plans for the construction of the Originally Proposed Valley View Estates SP Tentative Map, commercial and recreational facilities, and custom home lot development shall be conditioned to provide landscape screening of graded slopes to the maximum extent possible on bedrock slopes and without interruption of other property owners' on-site vistas. Architectural design standards, based on a Spanish Mediterranean theme, are identified to provide consistency and blend with the environment. Finally, a community landscaping design concept is identified to promote aesthetics throughout the community.</p> |
| <p>2. Development on lots 5-7, 26-64, 73-81, 93-98, 129-143, 163-164, 313-318, 334-345, 337, 347-356, 438-442, 492-496, and 501-507 within Units 1, 2, 3, 7, and 11 of the Originally Proposed Valley View Estates SP TM will occur on City identified "skyline" ridges. This development will be inconsistent with several City policies and objectives aimed at preserving natural land forms and reducing grading and visual impacts. The aesthetic (visual quality) impact will be direct and potentially significant.</p> | <p>No feasible mitigation measure is available for aesthetic (visual quality) impact 2 because without a redesign of development, development will occur on "skyline" ridges as the Originally Proposed Valley View Estates SP is designed.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> | |
| <p>Subchapter 2.4 - Air Quality (Cumulative) The Originally Proposed Valley View Estates SP generally conforms to the growth patterns as expected for the region and as assessed in the San Diego Air Pollution Control District Regional Air Quality Strategy (RAQS). However, the Originally Proposed Valley View Estates SP development will constitute a major portion of the anticipated new airborne ROG, NO_x, and PM-10 pollutants in the region. Because the basin is in serious non-attainment for ozone, the Originally Valley View Estates SP's contribution of pollutants will constitute a cumulatively significant and unavoidable air quality impact.</p> | <p>No feasible mitigation.</p> |
| <p>Subchapter 2.3.4 and Chapter 2.4 - Biological Resources (Direct and Cumulative) 1. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. An internal circulation road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The low percentage of preserved PAMA and the narrow corridor within the PAMA will result in potentially significant long-term, direct biological resources impacts. The low percentage of proposed PAMA preservation will also affect the ability to achieve the regional preservation goals and will have potentially significant cumulative biological resources impacts.</p> | <p>No feasible mitigation.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation | | | | | | | | | | | | | | | | | | | | |
|---|--|----------------|---------------------------|-----|------------------------------|----|--------------------------|-----|---------------------------------------|----|--------------|----|----------------|---|--------------|-----|----------------|-----|----------------------|-----|---|
| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> | | | | | | | | | | | | | | | | | | | | | |
| <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary)</p> <p>2. Removal of and intrusion into approximately 843 acres of sensitive biological habitats will have direct, potentially significant impacts to sensitive biological resources:</p> <p>Table Impact Acreage (Originally Proposed Valley View Estates SP)</p> <table border="1"> <thead> <tr> <th>Habitats</th> <th>Impacted Acres</th> </tr> </thead> <tbody> <tr> <td>Diegan Coastal Sage Scrub</td> <td>388</td> </tr> <tr> <td>Coastal Sage/Chaparral Scrub</td> <td>20</td> </tr> <tr> <td>Southern Mixed Chaparral</td> <td>346</td> </tr> <tr> <td>Englemann Oak/Coast Live Oak Woodland</td> <td>68</td> </tr> <tr> <td>Oak Riparian</td> <td>14</td> </tr> <tr> <td>Riparian Scrub</td> <td>1</td> </tr> <tr> <td>Mesic Meadow</td> <td>1.2</td> </tr> <tr> <td>Mule Fat Scrub</td> <td>0.9</td> </tr> <tr> <td>Non-native Grassland</td> <td>2.8</td> </tr> </tbody> </table> <p>Off-site impacts will occur to sensitive habitats within SPA #3 (1.7 acres), the currently proposed Rancho Vistamonte SP site (7.2 acres), the concurrently proposed Sphere of Influence Sub-Area 1(C), Ferrick/Harwood/Brill/Albright (3.5 acres), and the Wild Animal Park (3.0 acres).</p> | Habitats | Impacted Acres | Diegan Coastal Sage Scrub | 388 | Coastal Sage/Chaparral Scrub | 20 | Southern Mixed Chaparral | 346 | Englemann Oak/Coast Live Oak Woodland | 68 | Oak Riparian | 14 | Riparian Scrub | 1 | Mesic Meadow | 1.2 | Mule Fat Scrub | 0.9 | Non-native Grassland | 2.8 | <p>Potentially significant biological resources) impact 2 will be reduced by the following mitigation measures but not to an insignificant level because with the loss of 843 acres of sensitive habitat within and adjacent to a PAMA, the impact will be occurring to high quality biological habitats designed for regional preservation:</p> <p>2-1. Prior to recordation of each Final Map, the developer shall show to the satisfaction of the Director of Planning that adequate preservation in a combination of on-site and off-site areas to mitigate for the sensitive habitat resources impacted by the Final Map has been accomplished. The County of San Diego MSCP mitigation ratios within a PAMA of an adopted subarea plan are 2:1 for Tier I, 1.5:1 for Tier II, and 1:1 for Tier III or 0.5:1 for non-native grassland unoccupied by burrowing owls. Outside of an adopted MSCP, the County typically applies 3:1 for Tier I, 2:1 for Tier II and 1:1 or 0.5:1 for Tier III habitats. The City of Escondido proposed mitigation ratios are no net loss (replacement at 1:1 to 3:1) for wetland/riparian, 3:1 inside the Focused Planning Area (FPA) and 2:1 outside the FPA for rare upland, 2:1 inside the FPA and 1:1 outside the FPA for coastal sage scrub, 1:1 inside the FPA and 0.5:1 outside the FPA for chaparral, and 0.5:1 for annual grassland. Mitigation ratios proposed in the mitigation measures reflects application of a single set of standards throughout the Valley View Estates SP property for consistency within the development [see the following Table Mitigation Acreage (Originally Proposed Valley View Estates SP)]. The County MSCP standards for an adopted MSCP are applied because in all cases these ratios will apply to the southern one-half of the site. Satisfaction of the mitigation measures are to Escondido's Director of Planning. The Director of Planning will have the discretion to apply the appropriate set of ratios at that time mitigation measures are fulfilled.</p> |
| Habitats | Impacted Acres | | | | | | | | | | | | | | | | | | | | |
| Diegan Coastal Sage Scrub | 388 | | | | | | | | | | | | | | | | | | | | |
| Coastal Sage/Chaparral Scrub | 20 | | | | | | | | | | | | | | | | | | | | |
| Southern Mixed Chaparral | 346 | | | | | | | | | | | | | | | | | | | | |
| Englemann Oak/Coast Live Oak Woodland | 68 | | | | | | | | | | | | | | | | | | | | |
| Oak Riparian | 14 | | | | | | | | | | | | | | | | | | | | |
| Riparian Scrub | 1 | | | | | | | | | | | | | | | | | | | | |
| Mesic Meadow | 1.2 | | | | | | | | | | | | | | | | | | | | |
| Mule Fat Scrub | 0.9 | | | | | | | | | | | | | | | | | | | | |
| Non-native Grassland | 2.8 | | | | | | | | | | | | | | | | | | | | |

| Impacts | | Mitigation Measures and Level of Significance after Mitigation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|--|--------------------------------|---------------------------|------------------------|--|--|----------|------------------|--------------------------|--------------------------------|---------------------------|------------------------|---------------------------|-------|-----|---|-----|-----|------------------------------|-------|----|---|----|----|---------------------------|-----|-----|---|-----|-----|---------------------------------------|-----|----|---|-----|-----|--------------|---------|----|----|---|----|----------------|---------|---|---|---|---|--------------|---------|---|-----|---|-----|----------------|---------|---|-----|---|-----|----------------------|-------|---|---|-----|-----|---------------|--|------------|-------------|------------|--------------|
| Originally Proposed | Project: | Significant | Unmitigable | Impacts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Continued | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">Table Mitigation Acreage (Originally Proposed Valley View Estates SP)</p> <table border="1"> <thead> <tr> <th>Habitats</th> <th>Mitigation Ratio</th> <th>On-site Mitigation Acres</th> <th>On-site Wetland Creation Acres</th> <th>Off-site Mitigation Acres</th> <th>Total Mitigation Acres</th> </tr> </thead> <tbody> <tr> <td>Diegan Coastal Sage Scrub</td> <td>1.5:1</td> <td>146</td> <td>0</td> <td>436</td> <td>582</td> </tr> <tr> <td>Coastal Sage/Chaparral Scrub</td> <td>1.5:1</td> <td>10</td> <td>0</td> <td>20</td> <td>30</td> </tr> <tr> <td>Southern Mixed Chaparral*</td> <td>1:1</td> <td>121</td> <td>0</td> <td>225</td> <td>346</td> </tr> <tr> <td>Engelmann Oak/Coast Live Oak/Woodland</td> <td>2:1</td> <td>24</td> <td>0</td> <td>114</td> <td>138</td> </tr> <tr> <td>Oak Riparian</td> <td>2:1/1:1</td> <td>24</td> <td>14</td> <td>0</td> <td>28</td> </tr> <tr> <td>Riparian Scrub</td> <td>2:1/1:1</td> <td>0</td> <td>2</td> <td>0</td> <td>2</td> </tr> <tr> <td>Mesic Meadow</td> <td>2:1/1:1</td> <td>0</td> <td>2.4</td> <td>0</td> <td>2.4</td> </tr> <tr> <td>Mule Fat Scrub</td> <td>2:1/1:1</td> <td>0</td> <td>1.8</td> <td>0</td> <td>1.8</td> </tr> <tr> <td>Non-native Grassland</td> <td>0.5:1</td> <td>0</td> <td>0</td> <td>1.4</td> <td>1.4</td> </tr> <tr> <td>TOTALS</td> <td></td> <td>325</td> <td>20.2</td> <td>796</td> <td>1,132</td> </tr> </tbody> </table> | | | | | | | | Habitats | Mitigation Ratio | On-site Mitigation Acres | On-site Wetland Creation Acres | Off-site Mitigation Acres | Total Mitigation Acres | Diegan Coastal Sage Scrub | 1.5:1 | 146 | 0 | 436 | 582 | Coastal Sage/Chaparral Scrub | 1.5:1 | 10 | 0 | 20 | 30 | Southern Mixed Chaparral* | 1:1 | 121 | 0 | 225 | 346 | Engelmann Oak/Coast Live Oak/Woodland | 2:1 | 24 | 0 | 114 | 138 | Oak Riparian | 2:1/1:1 | 24 | 14 | 0 | 28 | Riparian Scrub | 2:1/1:1 | 0 | 2 | 0 | 2 | Mesic Meadow | 2:1/1:1 | 0 | 2.4 | 0 | 2.4 | Mule Fat Scrub | 2:1/1:1 | 0 | 1.8 | 0 | 1.8 | Non-native Grassland | 0.5:1 | 0 | 0 | 1.4 | 1.4 | TOTALS | | 325 | 20.2 | 796 | 1,132 |
| Habitats | Mitigation Ratio | On-site Mitigation Acres | On-site Wetland Creation Acres | Off-site Mitigation Acres | Total Mitigation Acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Diegan Coastal Sage Scrub | 1.5:1 | 146 | 0 | 436 | 582 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coastal Sage/Chaparral Scrub | 1.5:1 | 10 | 0 | 20 | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Southern Mixed Chaparral* | 1:1 | 121 | 0 | 225 | 346 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Engelmann Oak/Coast Live Oak/Woodland | 2:1 | 24 | 0 | 114 | 138 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Oak Riparian | 2:1/1:1 | 24 | 14 | 0 | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Riparian Scrub | 2:1/1:1 | 0 | 2 | 0 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mesic Meadow | 2:1/1:1 | 0 | 2.4 | 0 | 2.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mule Fat Scrub | 2:1/1:1 | 0 | 1.8 | 0 | 1.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-native Grassland | 0.5:1 | 0 | 0 | 1.4 | 1.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | 325 | 20.2 | 796 | 1,132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>2-2. As a condition of the Valley View Estates Specific Plan approval and prior to or concurrent with approval of the each Final Map Unit to the satisfaction of the Director of Planning:</p> <ul style="list-style-type: none"> a. A Biological Open Space Easement shall be granted to the City of Escondido, the County of San Diego, or a recognized conservancy over the "Natural Open Space" area as identified within the Specific Plan for that unit OR b. If the easement is not accepted by either the City, the County, or a recognized conservancy, the "Natural Open Space" shall be included within the responsibility of the Homeowner's Association for protection of the biological resources contained therein. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p><u>Originally Proposed Project: Significant Unmitigable Impacts - Continued</u></p> | |
| <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</p> | <p>2-3. Prior to any clearing or grading for any phase or unit of development within a County adopted Multiple Species Conservation Program (MSCP) Subarea, coverage under the adopted County MSCP Subarea shall be obtained from the County of San Diego for the Valley View Estates Specific Plan to the satisfaction of the City's Director of Planning. Agreements shall be reached between the County of San Diego and City of Escondido. Prior to or at the time each Final Map Unit is recorded, all areas shown outside the golf course on the Tentative Map as natural open space shall be dedicated in perpetuity as open space easements to an approved land conservation trust or pursuant to Biological Mitigation Measure 2-2, the responsibility of the Homeowner's Association. At no time shall the total of on-site and off site dedicated open space easement area be less than that required by the ratios established by the County Multiple Species Conservation Program (MSCP) or other applicable conservation plan to the satisfaction of the Director of Planning.</p> |
| | <p>2-4. All areas shown on the Specific Plan as natural open space for the golf course shall be covered by a natural resource protection and management plan. As a condition of approval of the golf course, the natural resources protection and management plan shall be prepared by a biologist experienced with native habitat protection.</p> |
| | <p>2-5. On-site and off-site preservation and creation/enhancement mitigation for impacted wetlands shall be accomplished at the ratios established by the Table Mitigation Acreage (Originally Proposed Valley View Estates SP) and provide for wetland buffer in accordance with the applicable Multiple Species Conservation Program (MSCP) or Multiple Habitat Conservation Program (MHCP) subarea plan for the location in which the wetland mitigation is accomplished, to the satisfaction of the Director of Planning. The total mitigation acreage required for wetlands shall be reduced where additional on-site protection is provided by design modification of the golf course. The developer shall have all state and federal permits for work within jurisdictional waters and wetlands prior to any grading or construction.</p> |
| | <p>2-6.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p><u>Originally Proposed Project: Significant Unmitigable Impacts - Continued</u></p> | |
| <p><u>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</u></p> | <p><u>2-7</u></p> <p>Prior to approval of any Final Map with roads that cross through natural open space that would otherwise be connected, the grading and improvements plans shall show to the satisfaction of the Director of Planning 10-foot high fencing that channels wildlife, including large mammals, to underpasses located away from intersections. The length-to-width ratio for wildlife underpasses shall be less than two unless the applicant receives approval from the Director of Planning prior to implementation. Where feasible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use shall be employed. Crossings shall be designed as follows: sound insulation materials shall be provided; the substrate shall be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end shall be provided; and, if necessary, low-level illumination shall be installed in the tunnel. As a condition of approval of grading and improvement plans, the wildlife underpasses shall be installed to the satisfaction of the City Engineer and the Director of Planning.</p> |
| | <p><u>2-8.</u></p> <p>Prior to approval of each Final Map, a qualified biologist shall re-survey the area to be recorded as a Final Map for the occurrence of state and federally listed plant and animal species. If in the opinion of the biologist in consultation with US Fish & Wildlife Services and California Department of Fish & Game, directed searches pursuant to protocol procedures are warranted, appropriate directed searches shall be conducted. If listed species are found, the Final Map shall not record until a preservation design or compensation for take of that listed species in accordance with applicable practices, policies or statutes in effect at the time has been accomplished to the satisfaction of the Director of Planning.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.4 and Chapter 2.4 - Cultural Resources (Direct and Cumulative)</p> <p>1. Cultural sites CA-SDI-14,770 and CA-SDI-15,081 have been identified as significant cultural resources that may not be mitigable through additional testing or salvage. These resources warrant long-term preservation. The proposed construction of Rockwood Road extension and Calle Las Piedras Road, and the grading and use of residential development proposed in the location of these cultural resources will have potentially significant direct impacts on these resource sites.</p> | <p>Potentially significant cultural resources) impact 1 will be reduced by the following mitigation measures but not to an insignificant level because the potentially significant impacts to the high value and significant cultural resources of sites CA-SDI-14,770 and CA-SDI-15,081 will still result from the Originally Proposed Valley View Estates SP development. These impacts cannot be reduced to below the level of significance because CA-SDI-14,770 and CA-SDI-15,081 warrant preservation and cannot be avoided by the Originally Proposed Valley View Estates SP design. Because of the complexity of these sites, and their uniqueness in the Escondido area, the loss of data and disturbance of the sites would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the sites would be preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F 1.1. While preservation will ensure that there is not a direct impact to the sites as a result of development and construction related activities, the location of these sites in a relatively open landscape and the proximity of the sites to development and residential land uses places the sites at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future encroachment and human activity.</p> <p>1-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Valley View Estates Specific Plan Tentative Subdivision Map, a data recovery program for cultural sites CA-SDI 14,770 and CA-SDI-15,081 shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning. As a part of the data recovery program, an archaeologist monitoring program shall be developed and implemented for Rockwood Road from off site to Calle Las Piedras Road and Calle Las Piedras Road to 400 feet north of the intersection.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
|---|--|
| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> | |
| <p>Subchapter 2.3.4 and Chapter 2.4 - Cultural Resources (Direct and Cumulative) - Continued</p> <p>The Reduced Intensity and Density Project will have potentially cumulatively significant cultural resources impacts because there currently is not a comprehensive cultural resources data base for the entire San Pasqual Valley region and on-site high value, significant cultural resources are not proposed for preservation.</p> | <p>1-2. The following provisions shall apply to all monitoring programs:</p> <ul style="list-style-type: none"> a. If a site is encountered during the monitoring program, the archaeologist will immediately report any discoveries to the City, and any sites that are exposed must be tested for significance. Brushing and grading may continue in the area around the discovery, provided that the area is staked and flagged to delineate the area to be avoided. b. If a site is determined to be significant, a mitigation program will be required. Sites which are discovered during grading, and found to be significant, will not be required to be preserved. Mitigation will be accomplished through a data recovery program, which must be completed before the area of significance may be graded. c. In the event that any human burials are discovered during the monitoring program, work within the area of the burial must stop and the proper procedures followed as required by state and federal laws. d. The monitoring archaeologist shall ensure that the open space easements are not disturbed by grading or other construction activities. <p>The monitoring programs are not intended to significantly impede the brushing and grading of the Valley View Estates SP; rather, the archaeologist shall cooperate with the various contractors to ensure that all participants understand the purpose of the monitoring effort and the steps to be taken if any cultural resources are located. Monitoring will be required only for the removal of the upper layer (two to three feet) of soil.</p> <p>While a regional compilation of cultural resources is beyond the scope of an individual property owner, once cultural resources are destroyed, the potential for a comprehensive data base is diminished. Sites of the importance and magnitude represented by CA-SDI-14,770 and CA-SDI-15,081 are not common in the region and the loss or impairment of these resources represents the diminution of a threatened and diminishing resource base. These two sites represent prehistoric human activities that are unique to the time frame and the cultures present within the Escondido region. The loss or impairment of these sites, unlike impacts to smaller less significant sites, will affect the overall data base for the region and would constitute a cumulative effect.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> | |
| <p>Subchapter 2.3.7 - Hazards and Hazardous Materials (Direct)</p> <p>4. The wildlands fire impacts to proposed structures, future residents, and resort users will be direct and potentially significant because insufficient emergency egress/ingress for the entire site will result in significant, unmitigable hazards impacts with the Originally Proposed Valley View Estates SP.</p> | <p>Potentially significant hazards and hazardous materials impact 4 will not be reduced to an insignificant level:</p> <p>4-1. In order to reduce to below a level of significance, the second primary access and two emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |
| <p>Subchapter 2.3.9 - Land Use and Planning (Direct)</p> <p>3. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The resulting conflict with the habitat conservation plan will be a direct and potentially significant land use and planning impact.</p> | <p>No feasible mitigation.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> | |
| <p>Subchapter 2.3.10 and Chapter 2.4 - Noise (Direct and Cumulative)</p> <p>3. Prolonged rock drilling on top or west of the ridge line for roads, resort facilities, estate lots and patio homes or in the area of the southernmost estate lots, as shown on the Originally Proposed Project, has the potential to directly and significantly impact the ambient noise levels of local sensitive receptors in the short-term because the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits will be exceeded.</p> | <p>Potentially significant noise impact 3 will be lessened with the following mitigation measures, but not to an insignificant level because approval of the variance, compliance with its conditions, and liaison with the community will control the hours of operation and inform residents of potential annoyance but will not lower the noise level below the threshold:</p> <p>3-1. Prior to approval of any grading permit where rock drilling is to be conducted within 800 feet of a sensitive receptor (residences, the school, recreational areas, and Wild Animal Park), a Noise Variance shall be obtained from the City Manager.</p> <p>3-2. Upon approval of a grading permit, the City shall designate a contact person to respond to community complaints concerning construction noise from Valley View Estates SP and to ensure compliance with the City of Escondido's Noise Abatement and Control Ordinance, its hours of operation for rock crushing, rock drilling, blasting, and the Valley View Estates Specific Plan conditions of approval.</p> |
| <p>6. The projected traffic noise increases generated by the Originally Proposed Valley View Estates SP will be greater than 5 dBA over the existing levels along Rockwood Road and Cloverdale Road, near the Rancho San Pasqual community and the elementary school, and will exceed the threshold level of increase by 5 dBA or greater per General Plan Noise Policy E1.4. The 60 dBA CNEL noise contour traverses the backyards of several single-family homes along Cloverdale Road and the elementary school site on Rockwood Road. In addition, the homes along the south side of Sprucewood Lane and its terminus and Ferncreek Lane within the Rancho San Pasqual community will be affected by the 60 dBA contour for Rockwood Road and its extension, exceeding the threshold of General Plan Noise Policy E1.2. Therefore, the noise impacts will be direct and potentially significant.</p> | <p>Potentially significant noise impact 6 will not be reduced to an insignificant level:</p> <p>6-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Construction of noise attenuating features would need to be coordinated with road widening improvement, would involve potentially significant visual impacts, and/or would require work outside the existing roadway shoulders and consequently was not included in the EIR.</p> <p>a. Construct noise attenuating walls and/or berms along Rockwood Road from within the Valley View Estates Specific Plan project boundary to Cloverdale Road to attenuate afternoon (PM) peak hour noise levels by 5 decibels, A-weighted (dBA) in areas of residences, the school, and the golf course OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA within 10 feet of the backyards of single-family residences and playground areas at the elementary school, whichever reduction will be the greater.</p> <p>b. Construct noise attenuating walls and/or berms along Cloverdale Road between Rockwood Road and San Pasqual Valley Road to attenuate PM peak hour noise by 5 dBA in areas of off-site residences, commercial uses and recreational activities OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA one-half the distance between the back of residential structures on estate lots and the rear property lines, whichever reduction will be the greater.</p> |

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| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.11 - Open Space (Direct)</p> <p>1. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The resulting conflict with the habitat conservation plan will be a direct and potentially significant open space impact.</p> | <p>No feasible mitigation.</p> |
| <p>Subchapter 2.3.12 - Public Services and Utilities, Fire Services (Direct)</p> <p>4. The proposed resort facilities and residential lots will be placed in a close proximity to neighboring wildlands. The second primary access and the emergency access will not meet City standards for emergency egress and ingress since the only emergency access proposed is a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of .75 miles) where the minimum accepted standard would be a 24-foot paved two-way roadway. Without adequate fire protection for proposed structures, future residents, and resort users, the fire services impacts will be direct and potentially significant.</p> | <p>Potentially significant hazards and hazardous materials impact 4 will not be reduced to an insignificant level:</p> <p>4-1. In order to reduce to below a level of significance, the second primary access and two emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |

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| <p>Originally Proposed Project: <u>Significant Unmitigable Impacts - Continued</u></p> | |
| <p>Subchapter 2.3.13 and Chapter 2.4 - Transportation/Traffic (Direct and Cumulative)</p> <p>1. The Originally Proposed Valley View Estates SP will have direct and potentially significant impacts to the following roads because the LOS will be degraded to LOS E, or F and the v/c ratio will be increased by 0.21 or more, substantially exceeding the 0.02 threshold:</p> <ul style="list-style-type: none"> • Cloverdale Road, between Rockwood Road and San Pasqual Valley Road • Rockwood Road, east of Cloverdale Road • San Pasqual Road, between Bear Valley Parkway and Zermatt Lane • San Pasqual Valley Road, between Citrus Avenue and Flora Vista Road • San Pasqual Valley Road, between Flora Vista Road and San Pasqual Road <p>There will be indirect and potentially significant impacts to the following roads because an increase in v/c ratios of 0.04 to 0.18 will occur to roads operating at LOS D or worse:</p> <ul style="list-style-type: none"> • Bear Valley Parkway, between San Pasqual Valley Road to Sunset Drive • Bear Valley Parkway, between Sunset Drive and Via Rancho Parkway/San Pasqual Road • San Pasqual Valley Road, between 17th Avenue and Bear Valley Parkway • San Pasqual Valley Road, between Bear Valley Parkway and Citrus Avenue <p>There will be indirect and potentially significant impacts to Via Rancho Parkway, between Sunset Drive and Bear Valley Parkway/San Pasqual Road because the LOS will be degraded to LOS D with an increase in the v/c ratio of 0.06.</p> <p>Additionally, there will be potentially significant cumulative impacts to Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road, and Rockwood Road, east of Cloverdale Road, because LOS in each case will be reduced to LOS E with the addition of the Originally Proposed Valley View Estates SP traffic and the v/c increase threshold of 0.02 will be exceeded.</p> | <p>Potentially significant transportation/traffic impact 1 will not be reduced to an insignificant level: In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Widening these roads would involve acquiring additional rights-of-way and multiple jurisdictions and consequently were not included in the EIR:</p> <ol style="list-style-type: none"> a. Improve Rockwood Road, east of Cloverdale Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way). b. Improve Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way). c. Improve San Pasqual Road, between Bear Valley Parkway and Zermatt Lane to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way). d. Improve San Pasqual Valley Road, between 17th Avenue to Cloverdale Road, to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way). e. Improve Old Battlefield Road, between Rockwood Road and Zoo Road, and Zoo Road, between Old Battlefield Road and SR 78, to primary access road standards. f. Improve Zoo Road, between Rockwood Road on-site and Old Battlefield Road, to emergency road standards. g. Provide evidence of the right to use to use the private easement road and improve the road off site to the north, between the Valley View Estates SP boundary and Lake Wohlford Road, to emergency road standards. |

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| <p>Originally Proposed Project: Significant Unmitigable Impacts - Continued</p> <p>Subchapter 2.3.13 and Chapter 2.4 - Transportation/Traffic (Direct and Cumulative) - Continued</p> <p>3. The additional Originally Proposed Valley View Estates SP trips will increase the delay to San Pasqual Valley Road and Citrus Avenue intersection, which will continue to operate at LOS F during both AM and PM peak hours, by 192.0 seconds during peak AM hours and during peak PM hours will increase the delay by 518.0 seconds. The Originally Proposed Project will cause the San Pasqual Road and Old Pasqual Road intersection to degrade from LOS D to F during peak PM hours and will increase the delay by 25.6 seconds. The impacts to these intersections during peak hours will be direct and potentially significant because the increase in delay will be substantially greater than the 2 second threshold and the intersection of San Pasqual Road and Old Pasqual Road will be degraded to LOS F. In addition, the Originally Proposed Valley View Estates will have cumulative and potentially significant impacts during peak hours to San Pasqual Valley Road and Citrus Avenue (AM and PM) and San Pasqual Road and Old Pasqual Road (PM). In all cases, the increase in v/c ratios will be greater than the 2 second threshold. For San Pasqual Road and Old Pasqual Road, the LOS will also be degraded from D to E.</p> | <p>Potentially significant transportation/traffic impact 3 will not be reduced to an insignificant level: In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Improvements at these intersections would involve multiple jurisdictions and consequently were not included in the EIR:</p> <ol style="list-style-type: none"> Install a traffic signal at the intersection of San Pasqual Valley Road and Citrus Avenue. Install a traffic signals at the intersection of San Pasqual Road and Old Pasqual Road. |
| <p>6. Proposed improvements to be made to Old Battiefield Road and Zoo Road will not meet the City of Escondido's standards for a primary access and conformance with these standards may not be feasible.</p> | <p>Potentially significant transportation/traffic impact 6 will not be reduced to an insignificant level: In order to reduce the circulation impacts due to a less than standard second primary access to below a level of significance, the roadway should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening the roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |
| <p>7. Without improvements to the City of Escondido's standards for a primary access, there will be direct and potentially significant traffic circulation impacts. Because the level of improvements existing and proposed for the second primary access and the emergency access roads do not meet City standards, the Originally Proposed Valley View Estates SP will result in inadequate emergency access and will have a direct and potentially significant traffic impact.</p> | <p>Potentially significant transportation/traffic impact 7 will not be reduced to an insignificant level: In order to reduce inadequate emergency access impacts to below a level of significance, the second primary access and emergency access roads should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.</p> |

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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 3.3.3 - Air Quality (Direct and Indirect)</p> <p>1. Construction dust will be a nuisance to local sensitive receptors, including nearby residents, elementary school students and staff, golf course users and the collection of sensitive plant and animal species housed at the Wild Animal Park. The impact will be short-term, indirect and potentially significant.</p> <p>2. The operational emissions will exceed the federal de minimus thresholds for NO_x of 50 tons per year by 3 tons per year, as calculated using URBEMIS-7G model. Therefore, the operation pollutant emissions impact will be direct, long-term and potentially significant.</p> <p>3. The Originally Proposed Valley View Estates SP text does not address operational guidelines for the equestrian center to reduce potential odors. Odors from the equestrian center at future off-site development or on-site at residential or commercial uses will be a direct and potentially significant impact.</p> | <p>Potentially significant air quality impact 1 will be reduced by the following mitigation measures to an insignificant level:</p> <p>1-1. During grading and construction, construction contractors shall implement, to the satisfaction of the Director of Public Works, a dust abatement program to reduce construction dust in the vicinity of the construction site and haul roads. Elements of this program shall include the following:</p> <ul style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard. c. Sweep daily (with water sweeper) all paved access roads, parking areas, and staging areas at the construction site. d. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). e. Replant vegetation in disturbed areas as quickly as possible. <p>Potentially significant air quality impact 2 will be reduced by the following mitigation measures to an insignificant level:</p> <p>2-1. Mitigation measures identified in the State-approved model shall be incorporated into the Specific Plan design criteria by the Valley View Estates SP developer and include the following to the satisfaction of the Director of Planning:</p> <ul style="list-style-type: none"> a. Complete sidewalk/trail coverage, b. Moderate coverage by street trees, c. Moderate number and variety of visually interesting uses within walking distance, d. Enhanced street safety system on most streets, e. High degree of safety from street crime, f. Moderate level of visually interesting walking routes, g. High coverage of interconnected bike pathways, h. Paved shoulders for some bike routes, i. Limited speeds to a safe level on local roadways, j. Moderate number of interesting uses within bicycling distance, and k. Unprotected bike racks at non residential facilities. <p>Potentially significant air quality impact 3 will be reduced by the following mitigation measures to an insignificant level:</p> <p>3-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the equestrian center that address cleaning of horse stalls and corrals and removal of manure waste to reduce odors.</p> |

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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</p> <p>3. Removal of or grading within 50 feet of individual Englemann oak and coast live oak trees in any of the more than 150 occurrences of oak woodland/oak riparian woodland within or adjacent to the golf course or in any of the more than 220 occurrences within or adjacent to the resort/residential/commercial/equestrian center development footprint will have direct and potentially significant impacts as identified by sensitivity under the County's MSCP and the City's Tree Preservation Ordinance.</p> | <p>Potentially significant direct biological resources impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. Prior to any clearing of the property or issuance of any grading permits, the applicant shall provide a revegetation plan prepared by a qualified biologist to compensate for the loss of isolated Englemann oak trees and coast live oak trees. The revegetation plan shall, at a minimum, indicate a replacement ratio of 7:1 (minimum of 50 percent 1 gallon, 25 percent 5 gallon and 25 percent 15 gallon trees), suitable on-site areas to be planted, phasing of revegetation by development unit, a temporary irrigation system, a five-year monitoring and reporting program for each phase, success criteria, and the source of planting material, all to the satisfaction of the Director of Planning.</p> <p>3-2. For oak woodlands, including areas within the golf course, the following shall be completed prior to recordation of each Final Map to the satisfaction of the Director of Planning:</p> <ol style="list-style-type: none"> The limits of oak woodland resources shall be established by engineering survey. The final golf course design shall show preparation, maintenance and designed use areas to avoid oak woodlands to the extent feasible. Final golf course design adjustment for avoidance of oak woodland resources shall be done in coordination with adjustment for archaeological resources avoidance. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas. A construction monitoring program for each site shall be developed and implemented. A program to avoid indirect impacts to these resources, if required, shall be developed. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork. |

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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</p> <p>4. Construction disturbances during nesting/breeding season of native birds and edge-effects on natural open space will have indirect and potentially significant biological impacts. Edge-effects include collection of species within the open space areas, lighting along the perimeter of developed areas (particularly street lamps), and certain ornamental plants that are known to escape into native plant communities.</p> | <p>Potentially significant indirect biological resources impact 4 will be reduced to an insignificant level with the following mitigation measures:</p> <p>4-1. Construction activities adjacent to or for trails within preserved areas shall be monitored by a biologist. This monitoring will consist of four measures which are intended to avoid any intrusion into these habitats. 1) The edge of the construction open space easement will be conspicuously marked with temporary fencing placed between construction and the biological open space. 2) The biologist will discuss the sensitivity of these areas and the need to prevent any direct construction impact to them with the construction superintendent. 3) The Valley View Estates Specific Plan (SP) biologist will periodically visit the construction site to monitor compliance. 4) As part of these visits, the Valley View Estates SP biologist will evaluate the effectiveness of the erosion control measures. A monthly report on the monitoring will be submitted to the Director of Planning. Any problem areas, however, will be discussed immediately with the City Engineer.</p> <p>4-2. Bird nests, which are state and federally protected, shall not be disturbed during and following construction activities. If construction or site preparation activities occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 15 through August 31 although breeding can begin as early as January), the applicant shall have a pre-grading field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found clearing, grubbing, and construction activities within 50 feet of the nest shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p> |

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| <p><u>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</u></p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> | <p>4-3. A revegetation plan shall be prepared for cut/fill slopes created by the Valley View Estates Specific Plan. The plan will be designed by a biologist experienced with native habitat restoration design implementation within the City of Escondido.</p> <p>4-4. As a condition of the Valley View Estates Specific Plan (SP) and Tentative Subdivision Map approval, the Valley View Estates SP's covenants, conditions and restrictions (CC&R's) shall state that amphibians and reptiles will not be collected within the remaining open space areas of the site.</p> <p>4-5. As an ongoing condition of the Valley View Estates Specific Plan (SP), the plants listed in Table Invasive Exotic Plant Species, shall not be planted within the developed areas of the proposed site plan (including cut and fill slopes) and shall not be utilized within the fuel management zone. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible. The Valley View Estates SP Covenants, Conditions, and Restrictions (CC&Rs) shall identify the following invasive exotic plant species as prohibited for incorporating in private landscape areas. The CC&Rs shall be signed by all prospective buyers of property in the Valley View Estates SP development. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible.</p> <p>4-6. All lighting along the perimeter of developed areas (particularly street lamps) shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent glare into the remaining open space areas.</p> |

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| <p><u>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</u></p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect and Secondary) - Continued</p> | <p style="text-align: center;">Table Invasive Exotic Plant Species</p> <table border="0"> <tr> <td>Acacia <i>Acacia</i> spp.</td> <td>Poison hemlock <i>Corium maculatum</i></td> <td>Sweet clover <i>Meillilotus</i> spp.</td> <td>Russian thistle <i>Salsola australis</i></td> </tr> <tr> <td>Tree-of-heaven <i>Ailanthis altissima</i></td> <td>Horseweed <i>Conyza canadensis</i></td> <td>Ice plant <i>Mesembryanthemum chilensis</i></td> <td>California pepper <i>Schinus molle</i></td> </tr> <tr> <td>Giant reed <i>Arundo donax</i></td> <td>Andean pampas grass <i>Cortaderia jubata</i></td> <td>Mattress vine <i>Muehlenbeckia complexa</i></td> <td>Brazilian pepper <i>Schinus terebinthifolius</i></td> </tr> <tr> <td>Australian saltbush <i>Atriplex semibaccata</i></td> <td>Pampas grass <i>Cortaderia selloana</i></td> <td>Myoporum <i>Myoporum laetum</i></td> <td>German ivy <i>Senecio mikanooides</i></td> </tr> <tr> <td>Bamboo <i>Bambusa</i> spp.</td> <td>Cotoneaster <i>Cotoneaster pannosa</i></td> <td>Tree tobacco <i>Nicotiana glauca</i></td> <td>Milk thistle <i>Silybum marianum</i></td> </tr> <tr> <td>Mustard <i>Brassica</i> spp.</td> <td>Artichoke thistle <i>Cynara cardunculus</i></td> <td>Kikyo grass <i>Pennisetum calndestinum</i></td> <td>Spanish broom <i>Spartium junceum</i></td> </tr> <tr> <td>Thistle <i>Carduus</i> spp.</td> <td>Bermuda grass <i>Cynodon dactylon</i></td> <td>Canary island palm <i>Phoenix canariensis</i></td> <td>Tamarisk <i>Tamarix</i> spp.</td> </tr> <tr> <td>Iceplant <i>Carpobrotus edulis</i></td> <td>Teasel <i>Dipsacus</i> spp.</td> <td>Common reed <i>Phragmites communis</i></td> <td>Gorse <i>Ulex europaeus</i></td> </tr> <tr> <td>Yellow starthistle <i>Centaurea solstitialis</i></td> <td>Eucalyptus <i>Eucalyptus</i> spp.</td> <td>Pyracantha <i>Pyracantha angustifolia</i></td> <td>Periwinkle <i>Vinca major</i></td> </tr> <tr> <td>Goosefoot <i>Chenopodium</i> spp.</td> <td>Fennel <i>Foeniculum vulgare</i></td> <td>Wild radish <i>Raphanus sativus</i></td> <td>Fan Palm <i>Washingtonia robusta</i></td> </tr> <tr> <td>Chrysanthemum <i>Chrysanthemum</i> spp.</td> <td>English ivy <i>Hedera helix</i></td> <td>Castor bean <i>Ricinus communis</i></td> <td>Cocklebur <i>Xanthium strumarium</i></td> </tr> <tr> <td>Thistle <i>Cirsium</i> spp.</td> <td>Perennial pepperweed <i>Lepidium latifolium</i></td> <td>Black locust <i>Robinia pseudoacacia</i></td> <td>Fountain grass <i>Pennisetum setaceum</i></td> </tr> </table> | Acacia <i>Acacia</i> spp. | Poison hemlock <i>Corium maculatum</i> | Sweet clover <i>Meillilotus</i> spp. | Russian thistle <i>Salsola australis</i> | Tree-of-heaven <i>Ailanthis altissima</i> | Horseweed <i>Conyza canadensis</i> | Ice plant <i>Mesembryanthemum chilensis</i> | California pepper <i>Schinus molle</i> | Giant reed <i>Arundo donax</i> | Andean pampas grass <i>Cortaderia jubata</i> | Mattress vine <i>Muehlenbeckia complexa</i> | Brazilian pepper <i>Schinus terebinthifolius</i> | Australian saltbush <i>Atriplex semibaccata</i> | Pampas grass <i>Cortaderia selloana</i> | Myoporum <i>Myoporum laetum</i> | German ivy <i>Senecio mikanooides</i> | Bamboo <i>Bambusa</i> spp. | Cotoneaster <i>Cotoneaster pannosa</i> | Tree tobacco <i>Nicotiana glauca</i> | Milk thistle <i>Silybum marianum</i> | Mustard <i>Brassica</i> spp. | Artichoke thistle <i>Cynara cardunculus</i> | Kikyo grass <i>Pennisetum calndestinum</i> | Spanish broom <i>Spartium junceum</i> | Thistle <i>Carduus</i> spp. | Bermuda grass <i>Cynodon dactylon</i> | Canary island palm <i>Phoenix canariensis</i> | Tamarisk <i>Tamarix</i> spp. | Iceplant <i>Carpobrotus edulis</i> | Teasel <i>Dipsacus</i> spp. | Common reed <i>Phragmites communis</i> | Gorse <i>Ulex europaeus</i> | Yellow starthistle <i>Centaurea solstitialis</i> | Eucalyptus <i>Eucalyptus</i> spp. | Pyracantha <i>Pyracantha angustifolia</i> | Periwinkle <i>Vinca major</i> | Goosefoot <i>Chenopodium</i> spp. | Fennel <i>Foeniculum vulgare</i> | Wild radish <i>Raphanus sativus</i> | Fan Palm <i>Washingtonia robusta</i> | Chrysanthemum <i>Chrysanthemum</i> spp. | English ivy <i>Hedera helix</i> | Castor bean <i>Ricinus communis</i> | Cocklebur <i>Xanthium strumarium</i> | Thistle <i>Cirsium</i> spp. | Perennial pepperweed <i>Lepidium latifolium</i> | Black locust <i>Robinia pseudoacacia</i> | Fountain grass <i>Pennisetum setaceum</i> |
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| Giant reed <i>Arundo donax</i> | Andean pampas grass <i>Cortaderia jubata</i> | Mattress vine <i>Muehlenbeckia complexa</i> | Brazilian pepper <i>Schinus terebinthifolius</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Australian saltbush <i>Atriplex semibaccata</i> | Pampas grass <i>Cortaderia selloana</i> | Myoporum <i>Myoporum laetum</i> | German ivy <i>Senecio mikanooides</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bamboo <i>Bambusa</i> spp. | Cotoneaster <i>Cotoneaster pannosa</i> | Tree tobacco <i>Nicotiana glauca</i> | Milk thistle <i>Silybum marianum</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mustard <i>Brassica</i> spp. | Artichoke thistle <i>Cynara cardunculus</i> | Kikyo grass <i>Pennisetum calndestinum</i> | Spanish broom <i>Spartium junceum</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thistle <i>Carduus</i> spp. | Bermuda grass <i>Cynodon dactylon</i> | Canary island palm <i>Phoenix canariensis</i> | Tamarisk <i>Tamarix</i> spp. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Iceplant <i>Carpobrotus edulis</i> | Teasel <i>Dipsacus</i> spp. | Common reed <i>Phragmites communis</i> | Gorse <i>Ulex europaeus</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yellow starthistle <i>Centaurea solstitialis</i> | Eucalyptus <i>Eucalyptus</i> spp. | Pyracantha <i>Pyracantha angustifolia</i> | Periwinkle <i>Vinca major</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Goosefoot <i>Chenopodium</i> spp. | Fennel <i>Foeniculum vulgare</i> | Wild radish <i>Raphanus sativus</i> | Fan Palm <i>Washingtonia robusta</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chrysanthemum <i>Chrysanthemum</i> spp. | English ivy <i>Hedera helix</i> | Castor bean <i>Ricinus communis</i> | Cocklebur <i>Xanthium strumarium</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thistle <i>Cirsium</i> spp. | Perennial pepperweed <i>Lepidium latifolium</i> | Black locust <i>Robinia pseudoacacia</i> | Fountain grass <i>Pennisetum setaceum</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> <p>5. Impacts to wetlands and jurisdictional waters of the DFG and ACOE, located along drainage areas and within the mesic meadow and mule fat scrub habitat areas, will be direct and potentially significant.</p> | <p>Potentially significant direct biological resources impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. Prior to commencement of any grading under an approved grading permit, the developer shall show to the satisfaction of the Director of Public Works that all required Army Corps of Engineers and California Department of Fish and Game permits and approvals for work within jurisdictional waters have been received and remain valid.</p> <p>5-2. For wetlands located within the golf course, the following shall be completed prior to recordation of a Final Map covering Unit 1 to the satisfaction of the Director of Planning:</p> <ol style="list-style-type: none"> a. The limits of wetlands resources shall be established by engineering survey. b. The final golf course design shall show preparation, maintenance and designed use areas to avoid wetlands to the extent feasible. c. Final golf course design adjustment for avoidance of wetland resources shall be done in coordination with adjustment for archaeological resources avoidance. d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas. e. A construction monitoring program for each site shall be developed and implemented. f. A program to avoid indirect impacts to these resources, if required, shall be developed. g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.4 - Biological Resources (Direct, Indirect, and Secondary) - Continued</p> <p>6. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, during installation of off-site water and sewer pipelines will have potentially significant secondary impacts. The total impacted area will be slightly more than 2 acres to some lesser quantity, depending on final alignments.</p> | <p>Potentially significant secondary biological resources impact 6 will be reduced to an insignificant level with the following mitigation measure:</p> <p>6-1. Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted in the Valley View Estates Specific Plan EIR. The applicant shall provide a revised calculation by a qualified biologist of the impacted sensitive biological resources to the satisfaction of the Director of Planning. Prior to any brush removal or earthwork, the applicant shall provide off-site preservation as established by the adopted or, if not adopted, the drafted Escondido Multiple Habitat Conservation Program (MHCP). Mitigation measures for secondary impacts use the City of Escondido proposed ratios as the impacts from off-site water and sewer impacts will be within the City.</p> |
| <p>Subchapter 2.3.5 - Cultural Resources (Direct, Indirect, and Secondary)</p> <p>2. Based on the test evaluations, the potential for significant resources at the historic sites CA-SDI-15,074 and P-37-017032 and at the prehistoric site CA-SDI-15,072 are potentially significant because of the cultural assemblages recorded for the subsurface deposits at these sites. The indicated presence of women and children at the CA-SDI-15,074 site and the diversity of glass and decorated ceramics at the P-37-017032 site potentially contains information regarding family life in the rural homestead setting. Development will have direct and potentially significant impacts to these resource sites.</p> | <p>Potentially significant cultural resources impact 2 will be reduced to an insignificant level with the following mitigation measure:</p> <p>2-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, a data recovery and preservation program for historic resource sites CA-SDI-15,074 and P-37-017032 and prehistoric resource site CA-SDI-15,072 shall be developed and implemented by a qualified archaeologist to the satisfaction of the Director of Planning.</p> |
| <p>3. Potentially significant direct impacts from golf course construction and/or indirect impact from golf course use and maintenance may occur to resource sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,088, CA-SDI-15,091, P-37-017048, and P-37-017051.</p> | <p>Potentially significant cultural resources impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. For cultural sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051 within the golf course, the following shall be completed by a qualified archaeologist prior to recording a Final Map covering Unit 1 and prior to any clearing, grading or construction of improvements for the Originally Proposed Valley View Estates Specific Plan golf course to the satisfaction of the Director of Planning:</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.5 - Cultural Resources (Direct, Indirect, and Secondary) - Continued</p> | <p>a. The location of each site shall be established by Global Positioning System (GPS) survey. The limits of each site within the Valley View Estates Specific Plan shall be established by a testing program, conducted by a qualified archaeologist. If the sites are determined to not be significant, no additional mitigating measures shall be required. However, if a site is determined to be significant, the following measures shall be implemented:</p> <ol style="list-style-type: none"> (1) The final golf course design shall show that hole number 13 preparation, maintenance and designed use avoids impacts to P-37-017048 or a data recovery program shall be developed and implemented by a qualified archaeologist. (2) The final golf course design shall show that hole number 10 preparation, maintenance and designed use avoids impacts to CA-SDI-14,774 or a data recovery program shall be developed and implemented by a qualified archaeologist. (3) The final golf course design shall show that hole number 17 and the golf cart path between holes number 17 and 18 preparation, maintenance and designed use avoids impacts to CA-SDI-14,776 and CA-SDI-14,779 within the golf course or a data recovery program shall be developed and implemented by a qualified archaeologist. (4) An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for golf course at holes 15 and 16. (5) A preservation program or data recovery program shall be developed and implemented by a qualified archaeologist for any of the other cultural resource sites within the golf course that are not mitigated through testing. <p>b. Final golf course design adjustment for avoidance of cultural resources shall be done in coordination with adjustment for biological resources avoidance.</p> <p>c. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.</p> <p>d. A construction monitoring program for each site shall be developed and implemented.</p> <p>e. A program to avoid indirect impacts to these sites, if required, shall be developed.</p> <p>f. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.</p> |
| <p>3-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]</p> | |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.5 - Cultural Resources (Direct, Indirect, and Secondary) - Continued</p> <p>4. While the initial ranked value of resources is either low or medium, the direct impacts to resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, and CA-SDI-15,201 will be potentially significant.</p> | <p>Potentially significant cultural resources impact 4 will be reduced to an insignificant level with the following mitigation measures:</p> <p>4-1. Prior to recordation of a Final Map for Unit 3 or 4 and prior to any clearing, grading or construction of improvements for these units of the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, the following shall be completed by a qualified archaeologist to the satisfaction of the Director of Planning: for cultural resource site CA-SDI-15,088:</p> <ol style="list-style-type: none"> The location of the site shall be established by Global Positioning System (GPS) survey. The limits of the site shall be established by a testing program. If the site is determined to be significant, an adjustment in the boundary between residential lots 84 and 85 and open space lot 219 shall be made in recording Final Maps to include all of the site with buffer within the natural open space lot. A construction monitoring program for each site shall be developed and implemented. A program to avoid indirect impacts to these sites, if required, shall be developed. <p>4-2. Prior to approval of any Final Map and prior to any clearing, grading or construction of improvements for the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, a mitigation plan shall be developed by qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,201 and P-37-017034. Some sites will be found to be not significant at this stage, and mitigation will be considered achieved. For sites indicated by the testing to be potentially significant cultural resources, a data recovery and/or preservation program shall be developed and implemented prior to recording a Final Map or beginning construction of the Unit(s) in which the resource site occurs.</p> <ol style="list-style-type: none"> Every effort to preserve high value resource sites shall be made. If subsurface testing indicates that there is significant site value, the following, singly or in combination will be required: <ol style="list-style-type: none"> Planning construction to miss archaeological sites; Planning parks, green space or other open space to incorporate the sites; Capping sites. Care should be taken to preserve and/or record cultural resource sites within the context of the surrounding plant habitats to expand the current knowledge of habitation patterns of the Kurneyaay. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p><u>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</u></p> | |
| <p>Subchapter 2.3.5 - Cultural Resources (Direct, Indirect, and Secondary) - Continued</p> | <p>c. An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for the following:</p> <ol style="list-style-type: none"> (1) Unit 1, lots 5, 6, and 15; (2) Unit 4, lots 168-169, 176, and 209-210, and the intersection of Del Rey Lane and Del Rey Court; (3) Unit 5 lots 231-232, 257-259 and 263-264, and the Oak Creek Drive and Mirador Lane cul-de-sac; (4) Unit 7, lots 336-338 and 341-350, and Vista Sempre Lane at intersection with Vista Del Valle Lane; (5) Unit 8, lots 370-385, 393-394, and 407, and the intersection of Street B with Street D and Calle Las Piedras Road from 400 feet north of Rockwood Road to the main entrance; (6) Unit 9, lots 411-412, 414-415 and 423-424, and Calle Serena. <p>4-3. [See mitigation measure 2-1 for significant cultural resources impact 1.]</p> |
| <p>5. Construction and occupation of the Originally Proposed Valley View Estates SP will have direct and indirect significant impacts to cultural resource sites CA-SDI-15,077 and P-37-017034. Based on testing results, CA-SDI-15,077 has potentially significant cultural resource value. While P-37-017034 is ranked low, there is a potential for resources that are not observable without testing.</p> | <p>Potentially significant cultural resources impact 5 will be reduced to an insignificant level with the following mitigation measure:</p> <p>5-1. Prior to recording of a Final Map for Unit 5 or 6 and prior to any clearing, grading or construction of improvements for these units of the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, a data recovery program for cultural resource site CA-SDI-15,077 shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning.</p> |
| <p>6. Indirect impacts to resource sites P-37-017047 and CA-SDI-14,777 from increased pedestrian and equestrian traffic within open space areas will be potentially significant.</p> | <p>Potentially significant cultural resources impact 6 will be reduced to an insignificant level with the following mitigation measure:</p> <p>6-1. A qualified archaeologist shall be present during the laying out of trails within the open space easements to assure that cultural resource sites in open space areas, including P-37-017047 and CA-SDI-14,777, and off-site cultural resources located near the Valley View Estates Specific Plan development are not physically or visually compromised. Landscaping to hide or camouflage sites or capping shall be necessary to protect sites found to be significant during Phase I testing and that are within 50 feet of a trail in the open space areas.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.5 - Cultural Resources (Direct, Indirect, and Secondary) - Continued</p> <p>7. Because the record searches did not reveal any known cultural resource sites within the off-site corridor alignments and the precise pipeline impact areas will not be established until the engineering design is complete, no cultural resources survey was conducted. However, there is a potential for impacts to unidentified cultural sites due to the close proximity of a number of cultural sites to both the water and sewer pipeline installation alignments off site. Therefore, the Valley View Estates SP will have potentially significant secondary impacts to off-site cultural resources.</p> | <p>Potentially significant cultural resources impact 7 will be reduced to an insignificant level with the following mitigation measures:</p> <p>7-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted by the Valley View Estates Specific Plan EIR. The applicant shall provide a cultural resources survey, conducted by a qualified archaeologist, along both the water and sewer alignments within the construction impacted limits to the satisfaction of the Director of Planning. If any significant cultural resource sites are identified within the construction impacted limits, a mitigation plan shall be developed by a qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites. If any cultural resource sites are found in close proximity to the installation area, a qualified archaeologist shall be present during construction of the segment of the alignment where the cultural resources are located. The archaeologist will provide guidance for marking the limits of construction and monitoring the construction for subsurface presence of the site to the satisfaction of the Director of Planning.</p> <p>7-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p><u>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</u></p> <p>Subchapter 2.3.6 - Geology and Soils (Direct and Secondary)</p> <p>1. The impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown on-site fault activity will be potentially significant for all units of the TM.</p> | <p>Potentially significant geology and soils impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. Prior to approval of any final grading or improvement plans for all units of the Tentative Subdivision Map, a subsurface evaluation shall be conducted and submitted to the City Engineer for review. The engineering investigation shall include development-specific subsurface exploration and laboratory testing prior to design and construction in order to further evaluate the subsurface conditions in the area of the proposed structures and to provide information pertaining to the engineering characteristics of earth materials at the project site. Rock coring, seismic refraction, trenching, and detailed field mapping shall be used in the engineering design for final grading and improvement plans.</p> <p>1-2. The requirements of the governing jurisdictions and applicable building codes shall be considered in the Originally Proposed Valley View Estates Specific Plan design. Grading/earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be engineered in compliance with current codes and parameters for all units of the Tentative Subdivision Map.</p> <p>1-3. Prior to approval of improvement plans for all units of the Tentative Subdivision Map, the applicant shall demonstrate to the satisfaction of the City Engineer that the improvements have been designed in accordance with standards for the potential seismic acceleration rates for the Valley View Estates Specific Plan vicinity.</p> <p>1-4. During construction of all units of the Tentative Subdivision Map, clearing and grubbing shall include the substantial removal of vegetation, brush, grass, wood, stumps, trees, tree roots greater than 1/2-inch in diameter, and other deleterious materials from the areas to be graded. Demolition, if any, in the areas to be graded shall also include the removal of building structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, etc.), and other man-made surfaces and subsurface improvements. The debris generated during clearing, grubbing and/or demolition operations shall be removed from areas to be graded and disposed of offsite at a legal dump site.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.6 - Geology and Soils (Direct and Secondary) - Continued</p> <p>2. The impact from liquefaction will be potentially significant along drainage channels. The presence of loose, granular soils and alluvium, particularly in the areas of lots 4, 15-16, 219, 230, 239-240, 363-364, 372-373, 407-409, 411, and 413-416 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Street F, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court, increases the chance for liquefaction and settlement.</p> <p>3. Seismically induced slope failure or boulder fall from the Valley View Estates SP will have potentially significant impacts on residents, structures and community improvements downhill because slopes throughout the TM are already weakened by weathering, fracturing, and/or undercutting, or contain relatively loosely founded boulders.</p> | <p>Potentially significant geology and soils impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]</p> <p>2-2. During construction, loose, granular soils within drainage channels throughout the Tentative Subdivision Map potentially subject to liquefaction shall be removed and recompacted and/or improvements shall be installed with the use of deep foundations to the satisfaction of the City Engineer.</p> <p>2-3. During grading, loose and compressible alluvial soils in the areas of lots 4, 15-16, 219, 230, 239-240, 363-364, 372-373, 407-409, 411, and 413-416 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Street F, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court shall be removed, reworked and compacted to make suitable for support of structures or fill.</p> <p>Potentially significant geology and soils impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]</p> <p>3-2. During grading, slopes throughout the Tentative Subdivision Map shall be observed by a certified engineering geologist. If adverse jointing is exposed, the engineering geologist shall evaluate the requirements to stabilize the manufactured slope and review with the City Engineer. Grading and/or improvement plans shall be modified accordingly.</p> <p>3-3. Grading and blasting in areas of loose and unstable boulders throughout the Tentative Subdivision Map shall be monitored by a certified engineering geologist. Where required, removal of potentially unstable boulders shall occur, or unstable boulders shall be anchored.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.6 - Geology and Soils (Direct and Secondary) - Continued</p> <p>4. Reduced stability along natural and cut slopes throughout the TM may occur locally from jointing (separation along natural planes within the rock) in granitic rock and will have potentially direct and indirect significant impacts.</p> | <p>Potentially significant geology and soils impact 4 will be reduced to an insignificant level with the following mitigation measures: 4-1. [See mitigation measure 1-1. for significant geology and soils impact 1.] 4-2. [See mitigation measure 3-2. for significant geology and soils impact 3.]</p> |
| <p>5. The extensive erosion of soil during or as the result of grading and construction activities throughout the Valley View Estates SP property will be a potentially significant impact.</p> | <p>Potentially significant geology and soils impact 5 will be reduced to an insignificant level with the following mitigation measures: 5-1. As a condition for all units of the Tentative Subdivision Map approval and all grading approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).</p> |
| <p>6. The proposed long-term, phased development of the Originally Proposed Valley View Estates SP in the vicinity of adjacent residential and outdoor recreational uses will result in potentially significant secondary noise and vibration impacts from repeated periodic blasting, rock drilling, and rock crushing activities.</p> | <p>Potentially significant geology and soils impact 6 will be reduced to an insignificant level with the following mitigation measures: 6-1. No rock crushing shall take place closer than 800 feet from the perimeter of the Valley View Estates Specific Plan boundaries. Crushing of rock for off-site road work shall not occur closer than 800 feet from the nearest residence. All mitigation measures identified in Subchapter 2.3.10 for noise reduction during blasting, rock drilling, and rock crushing shall be conditions of grading and improvement plans.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.7 - Hazards and Hazardous Materials (Direct and Indirect)</p> <p>1. The direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the golf course and equestrian center will be potentially significant.</p> <p>2. There is the possibility of encountering unknown soil or groundwater contamination during construction that could have potentially significant direct hazards and hazardous materials impacts. Although it is not anticipated, construction dewatering may be necessary that could also have a potentially significant, indirect impact if contaminated and discharged downstream.</p> <p>3. The wildlands fire hazard impacts to proposed structures, future residents, and resort users will be direct and potentially significant because inadequate fuel breaks, where the 100-foot requirement will encroach onto adjacent property, will result in significant hazards impacts with the Originally Proposed Valley View Estates SP development.</p> | <p>Potentially direct significant hazards and hazardous materials impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the commercial center, the golf course, and the equestrian center that address the transportation, use, and storage of hazardous materials. These standards shall include the prohibition of motor fuel dispensing facilities under the "Prohibited Uses" in the Valley View Estates Specific Plan.</p> <p>Potentially direct and indirect significant hazards and hazardous materials impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Prior to approval of any grading or improvement plan, a contingency plan for encountering unknown soil or groundwater contamination shall be prepared to the satisfaction of the Director of Public Works and shall address contractor procedures for such an event to minimize the potential for costly construction delays.</p> <p>2-2. During grading or construction, if construction dewatering is required for Valley View Estates Specific Plan development, the effluent shall meet discharge requirements for the National Pollution Discharge Elimination System (NPDES) permitting and/or City of Escondido sewer system discharge to the satisfaction of the Director of Public Works.</p> <p>Potentially direct and indirect significant hazards and hazardous materials impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. Prior to approval of each Final Map Unit, the applicant shall show that each lot can be developed with a 100-foot Fuel Modification Zone, contained all within the Valley View Estates Specific Plan property to the satisfaction of the Fire Chief. All Fuel Modification Zones revisions shall be accompanied by an evaluation of the change in impacts to sensitive biological habitats and proposed additional mitigation, if necessary, to the satisfaction of the Director of Planning.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect)</p> <p>1. Silt and other construction pollutants in runoff will constitute a potentially significant direct water quality impact to the channels draining the Originally Proposed Valley View Estates SP property and down stream to Cloverdale Creek and unnamed channels within the Wild Animal Park, identified as MSCP corridor areas.</p> | <p>Potentially significant hydrology and water quality impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. As a condition of the Tentative Subdivision Map approval and all grading permit approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).</p> <p>1-2. Each phase of excavation and grading activity shall be scheduled, to the extent possible, during the dry season (April 15 to October 31).</p> <p>1-3. Prior to approval of each Final Subdivision Map Unit or any grading permit, a landscaping plan shall be developed based on the final grading plan to the satisfaction of the Director of Planning. The landscaping plan shall be designed to reduce erosion. Since native soils have been characterized as having severe limitations for accommodating grass, landscaping shall incorporate native species wherever feasible. Permanent revegetation/landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> <p>2. The 50- and 100-year, high intensity, storm events, will result in increased runoff substantially over the natural flow volumes due to the substantially increased impervious surfaces and channelization of storm water for the Originally Proposed Valley View Estates SP. Placing obstructions within drainage channels such as bridge bulkheads will also increase the potential for flooding. The flooding impacts on and off site will be direct and potentially significant.</p> | <p>Potentially significant hydrology and water quality impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Prior to approval of any Final Subdivision Map or any grading permit, a drainage system shall be designed to accommodate 50-year flows as required by the City of Escondido Drainage Design Standards to the satisfaction of the Director of Public Works. All required improvements shall be shown as installed within the Originally Proposed Valley View Estates Specific Plan development footprint or shall be subject to additional environmental review.</p> <p>2-2. The specific design of the permanent collection, diversion and/or conveyance system shall consider the amount of attenuation required, first flush patterns of the pollutants and soil/vegetation characteristics of the downstream drainages. The system shall be sufficiently robust to control anticipated peak flows from the fully developed site without exceeding the maximum current undeveloped peak flows. The Originally Proposed Valley View Estates Specific Plan hydrologic engineer shall collaborate with City engineers in the design of the permanent stormwater system to assure compatibility with the Citywide stormwater facilities.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p><u>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</u></p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> <p>3. Pollutant concentrations and loads flushed from road and parking area surfaces during storm events will have potentially significant polluting impacts if ongoing maintenance is not used to ensure the success of the stormwater collection system.</p> | <p>Potentially significant hydrology and water quality impact 3 will be reduced to an insignificant level with the following mitigation measures:</p> <p>3-1. Prior to approval of any Final Subdivision Map or any grading permit, structural and procedural Best Management Practices (BMPs) shall be established to detain and treat the first 0.6 inch of every rain storm. Structural BMPs shall include swales throughout the development capable of trapping and infiltrating the first 0.6 inch of rain. Residential areas shall be designed to accommodate the necessary drainage swales. In areas with not enough room for topographical swales, such as near parking areas for commercial developments, detention basins shall be installed to collect and filter storm water. The BMPs shall include filter strips, grassy swales, water features and energy dissipaters. All procedures and design shall be to the satisfaction of the Director of Public Works. All required improvements shall be shown as installed within the Originally Proposed Valley View Estates Specific Plan development footprint or shall be subject to additional environmental review.</p> <p>3-2. Prior to approval of the Originally Proposed Valley View Estates Specific Plan and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide standards for ongoing maintenance of the permanent stormwater collections system through a property maintenance association, including homeowners, resort operators and commercial businesses. In urban areas, routine street and parking lot sweeping shall be conducted. The management systems shall be designed to remove silt and other contaminants from stormwater.</p> |
| <p>4. Impacts to surface water quality from equestrian center runoff containing animal waste will be direct and potentially significant.</p> | <p>Potentially significant hydrology and water quality impact 4 will be reduced to an insignificant level with the following mitigation measure:</p> <p>4-1. Prior to approval of the Originally Proposed Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, the Specific Plan text shall provide standards for animal waste to be removed from the equestrian center regularly. No animal waste shall be stored where stormwater can wash these materials into drainages or streams. Graded berms and swales shall be used to control flows in the area of waste storage. Corrals and stables should be located away from drainages.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> <p>5. The increase in concentrations of pollutants from a reduction in groundwater recharge will have a significant indirect water quality impact.</p> <p>6. The introduction of pollutants from fertilizers, pesticides, herbicides and animal manure will have a direct and significant impact on groundwater.</p> | <p>Potentially significant hydrology and water quality impact 5 will be reduced to an insignificant level with the following mitigation measure:</p> <p>5-1. [See mitigation measure 2-2 for significant hydrology and water quality impact 2.]</p> <p>Potentially significant hydrology and water quality impact 6 will be reduced to an insignificant level with the following mitigation measures:</p> <p>6-1. Prior to approval of the Originally Proposed Valley View Estates Specific Plan and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide maintenance standards for the golf course to include the following practices in order to ensure that potential impacts are avoided. These include but are not limited to:</p> <ol style="list-style-type: none"> a. Manage irrigation carefully to avoid excess water percolation through the turf. b. When possible, leave grass clippings on the turf. It has been estimated that if grass clippings are not removed, nitrogen fertilization can be reduced by one third. c. Do not use nitrate fertilizers; rather, apply organic nitrogen sources. d. Apply low rates of fertilizers and pesticides frequently, rather than high rates infrequently. e. Apply fertilizers only when the grass is growing and the roots are active. f. If fertilizers and pesticides must be applied during the non-growing season, use slow-release sources. g. When seeding turf area, make maximum use of less nitrogen-demanding grasses. h. Use minimal rates of nitrogen-supplying fertilizers at times of seeding and after sodding. i. Reduce nitrogen rates on turf that has been intensively managed for several years. The soil-turf system can become nitrogen saturated, and nitrate infiltration to the groundwater may increase. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p><u>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</u></p> | |
| <p>Subchapter 2.3.8 - Hydrology and Water Quality (Direct and Indirect) - Continued</p> | <p>6-2. All landscaping plans shall show to the satisfaction of the Director of Planning, landscaped common areas, resort, golf course and equestrian center areas to be revegetated with native species, except where functional use or fire safety standards require non-native vegetation. Maintenance of areas landscaped with non-native plants shall include but not be limited to the following practices:</p> <ol style="list-style-type: none"> a. Manage irrigation carefully to avoid excess water. b. Remove invasive non-native plants during the initial period of reestablishment of native species. c. Post "no access" or place barricades where foot, horse or bicycle uses tend to leave roads or designated trails within revegetated areas. |
| <p>Subchapter 2.3.9 - Land Use and Planning (Direct)</p> <p>1. Development of the Planned Neighborhood Commercial center over an area of greater than 5 acres on the 7.5-acre lot designated for commercial and mixed use will not be consistent with the General Plan and will have a direct and potentially significant land use and planning impact.</p> | <p>Potentially significant land use and planning impact 1 will be reduced to an insignificant level with the following mitigation measures:</p> <p>1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, the Specific Plan text shall provide that the total commercial development on the 7.5-acre lot of the Planned Neighborhood Commercial center shall not exceed the maximum area of 5 acres. The remaining area can be used for the fire station, separate apartment structures, other civic uses, and landscaping.</p> |
| <p>2. Although motor fuel dispensing facilities are not envisioned for the commercial center, such facilities are not expressly prohibited in the SP which is inconsistent with the Escondido General Plan. The land use and planning impact will be direct and potentially significant.</p> | <p>Potentially significant land use and planning impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Prior to approval of the Valley View Estates Specific Plan SP and to the satisfaction of the Director of Planning, the prohibition of motor fuel dispensing facilities shall be added to "Prohibited Uses" in the Valley View Estates SP text.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.10 - Noise (Direct)</p> <p>1. Due to the low ambient noise level of 48.9 dBA immediately west of the Originally Proposed Valley View Estates SP (Rockwood Road at Old Ranch Road), residents within the Rancho San Pasqual community west of the Valley View Estates SP project site and the Animal Services area of the Wild Animal Park, may experience a temporary increase in ambient noise levels. The temporary increase in ambient noise levels from construction will exceed the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits and will have a direct, short-term significant impact for the residents located to the west in the vicinity of the Originally Proposed Valley View Estates SP.</p> <p>2. Any rock crushing operations located on the Originally Proposed Project closer than 800 feet to existing residences or to the Animal Services facilities of the Wild Animal Park will potentially exceed the 75 dBA threshold adopted in the City's Noise Ordinance for construction sound level limits and will have a short-term, but direct and potentially significant noise impact.</p> | <p>Potentially significant noise impact 1 will be reduced to an insignificant level with the following mitigation measure:</p> <p>1-1. As a condition of all grading permits to the satisfaction of the Director of Public Works:</p> <ul style="list-style-type: none"> a. Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per manufacturers' specifications) and by shrouding or shielding impact tools. b. Construction staging areas shall be located within the Valley View Estates Specific Plan property as far from noise-sensitive uses (residences, the school, recreational areas, and Wild Animal Park) as possible. <p>Potentially significant noise impact 2 will be reduced to an insignificant level with the following mitigation measures:</p> <p>2-1. Rock crushing equipment and operations shall be placed at all times a minimum of 800 feet from the closest existing residence and the Wild Animal Park boundary and, once construction access is available, shall be situated east of the central ridgeline.</p> <p>2-2. Upon approval of a grading permit, the City shall designate a contact person to respond to community complaints concerning construction noise from Valley View Estates Specific Plan (SP) and to ensure compliance with the City of Escondido's Noise Abatement and Control Ordinance, its hours of operation for rock crushing, rock drilling, blasting, and the Valley View Estates SP conditions of approval.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.10 - Noise (Direct) - Continued</p> <p>4. While rock blasting will only last seconds and when averaged over an hour will not be expected to exceed the City's Escondido's Noise Ordinance one hour average sound level of 75 dBA, intermittent, unexpected blasting could be a nuisance or cause alarm in nearby communities and animals located within the Wild Animal Park Animal Services facilities which will have short-term, direct and potentially significant noise impacts.</p> | <p>Potentially significant noise impact 4 will be reduced to an insignificant level with the following mitigation measures:</p> <p>4-1. As a condition of any grading permit under which blasting will occur and to the satisfaction of the Director of Public Works:</p> <ul style="list-style-type: none"> a. The applicant shall prepare a blasting plan designating hours of blasting and techniques to reduce noise levels to the extent feasible. Such techniques shall include use of non-electrical caps and covering shots with fill materials or blankets. b. The blasting contractor shall notify local sensitive receptors (residences, the elementary school, the Wild Animal Park, and the golf course) within 1,000 feet of a blasting site of planned blasting activities in compliance with the provisions of Section 7705 of the City of Escondido Municipal Code. In addition, a Notice of Intent to Blast shall be posted at the community center for the San Pasqual Community. c. Construction specifications for the project shall incorporate standards for vibration thresholds published by the U.S. Bureau of Mines or California Department of Transportation (Caltrans) to avoid significant impacts to humans or structures. The construction specifications shall require monitoring of vibration during detonation events, which shall then be compared to the adopted standards. Monitored exceedance of the standards shall result in suspension of detonations and an adjustment in design of subsequent blasts. <p>4-2. [See mitigation measure 2-2 for significant noise impact 2.]</p> <p>Potentially significant noise impact 5 will be reduced to an insignificant level with the following mitigation measures:</p> <p>5-1. [See mitigation measure 4-1 for significant noise impact 4.]</p> <p>5-2. [See mitigation measure 2-2 for significant noise impact 2.]</p> |
| <p>5. Controlled detonation for blasting associated with the Reduced Intensity and Density Project construction will have temporary and intermittent earthborne vibration impacts that will be direct and potentially significant.</p> | |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> <p>Subchapter 2.3.12 - Public Services and Utilities (Direct)</p> <ol style="list-style-type: none"> The 12-inch pipeline at Rockwood Road and Old Ranch Road and the existing 16-inch Reed Reservoir pipeline will not handle the anticipated water capacity from the Originally Proposed Valley View Estates SP. The Originally Proposed Valley View Estates SP will result in a drop of approximately 6 psi (20 percent) creating a potentially significant and direct impact to the Reed Zone. The sewer system connection between Pump Station 1 and Pump Station 3 will not maintain sufficient flow capacity under the Originally Proposed Valley View Estates SP. Therefore, direct and potentially significant impacts to sewer services will occur as a result of the Originally Proposed Valley View Estates SP. | <p>Potentially significant public services and utilities impact 1 will be reduced by the following mitigation measure to an insignificant level:</p> <ol style="list-style-type: none"> Prior to or concurrent with the first unit of the Originally Proposed Valley View Estates Specific Plan (SP) clearing and grading, a second and parallel water pipeline shall be installed from the Originally Proposed Valley View Estates SP point of connection to the Reed Reservoir to the satisfaction of the Director of Public Works. <p>Potentially significant public services and utilities impact 2 will be reduced by the following mitigation measure to an insignificant level:</p> <ol style="list-style-type: none"> Prior to or concurrent with the first unit of the Originally Proposed Valley View Estates Specific Plan (SP) clearing and grading and to the satisfaction of the Director of Public Works: <ol style="list-style-type: none"> A second and parallel sewer pipeline shall be installed from the Originally Proposed Valley View Estates SP point of connection to the treatment facility south of Via Rancho Parkway at Interstate 15 (I-15). The Eagle Crest Pump Station shall be expanded and, as warranted, an additional pump station added to supplement flows processed by Pump Station 1. |
| <p>Subchapter 2.3.13 - Transportation/Traffic (Direct and Indirect)</p> <ol style="list-style-type: none"> The Originally Proposed Valley View Estates SP will have direct and potentially significant impacts to the following roadway segments in the City of San Diego because the LOS will be degraded to LOS D or F and the v/c ratio will be increased by 0.43: <ul style="list-style-type: none"> San Pasqual Road, between Bear Valley Parkway and Zermatt Lane San Pasqual Road, between Zermatt Lane and Old Pasqual Road San Pasqual Road, between Old Pasqual Road and San Pasqual Valley Road | <p>Potentially significant transportation/traffic impact 2 will be reduced by the following mitigation measure to an insignificant level:</p> <ol style="list-style-type: none"> The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, contribute a fairshare fee to improve San Pasqual Road under the City of San Diego San Pasqual Valley Public Facilities Financing Plan (PFFP), Project Number 2. |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Potentially Significant Impacts But Mitigable to an Insignificant Level - Continued</p> | |
| <p>Subchapter 2.3.13 - Transportation/Traffic (Direct and Indirect) - Continued</p> <p>4. While the San Pasqual Valley Road and Old Pasqual Road intersection will continue to operate at LOS D during PM peak hours, the Originally Proposed Project will add 2.5 seconds of delay. Because this additional delay will exceed the 2 second threshold, the Originally Proposed Valley View Estates SP will have indirect and potentially significant PM peak hour impact at this intersection.</p> | <p>Potentially significant transportation/traffic impact 4 will be reduced by the following mitigation measure to an insignificant level:</p> <p>4-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, contribute a fairshare fee for improvements at the intersection of San Pasqual Valley Road and Old Pasqual Road.</p> |
| <p>5. There will be a potentially indirect significant hazard to crossing safely at the intersection of Cloverdale Road and Rockwood Road, given the proximity of the elementary school and the number of children that will access the school by crossing at this intersection.</p> | <p>Potentially significant transportation/traffic impact 5 will be reduced by the following mitigation measure to an insignificant level:</p> <p>5-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, pay fairshare contributions for a traffic signal with a push-button pedestrian signal at the intersection of Cloverdale Road and Rockwood Road.</p> |
| <p>Originally Proposed Project: Impacts Not Determined Significant</p> | |
| <p>Subchapter 3.3.2 - Agriculture Resources</p> <p>No significant agriculture resources impacts will result since no significant agriculture resources occur on the Valley View Estates SP site and no impacts to the City's Agricultural Policies are identified.</p> | <p>None required.</p> |

| Impacts | Mitigation Measures and Level of Significance after Mitigation |
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| <p>Originally Proposed Project: Impacts Not Determined Significant - Continued</p> <p>Subchapter 2.3.12 - Public Services and Utilities</p> <p>3. No significant law enforcement impacts will result because the Quality of Life Standards will continue to be met. Future staffing increases and additional support equipment will be offset by the additional project-related property taxes.</p> <p>5. No significant school impacts will result because the new San Pasqual Elementary School will have capacity for elementary and middle school students generated by the proposed development and school fees will be collected to benefit both the elementary and high school districts.</p> <p>6. No significant library impacts will result because the current level of achievement toward the Quality of Life Standard for minimum floor space, number of volumes, staffing ratios per resident population, and distance to library facilities will not deteriorate.</p> <p>7. No significant parks and recreations impacts will result because the Originally Proposed Valley View Estates SP will provide 26.4 acres of common open space/pocket parks, 331.3 acres of passive natural area, an 17.9-acre equestrian center and 207.9 acres of golf course and tennis courts associated with the resort.</p> <p>8. No significant solid waste impacts have been identified because existing and planned waste disposal capacity is adequate to serve buildout of the City of Escondido under the adopted General Plan.</p> | <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> |

Commercial Alternative

This alternative is included at the applicant's request. This alternative will add the commercial/apartment component of the Originally Proposed Project into the Reduced Intensity and Density Project. This alternative will require a public vote. The commercial area of the development is intended to provide local-serving commercial activity appropriate to a linear, clustered, or self-contained commercial center. Commercial development will be designed primarily to provide goods and services to residents of the Valley View Estates SP development and immediately adjacent communities. Impacts associated specifically with the commercial center and required mitigation measures are identified in the analyses for the Originally Proposed Project, including hazard and hazardous materials significant Finding 1 and land use and planning Findings 1 and 2.

No Development Alternative

The No Development Alternative will retain the Valley View Estates site in its existing condition for an unknown period of time. It is assumed that little physical changes will occur to the site, although the property will retain its existing County land use designation and zoning. Agricultural uses may include animal grazing and horticulture. The No Development Alternative will have potentially significant impacts associated with biological resources, cultural resources, and water quality, although this alternative is considered the least impactful relative to all three of these issues. The No Development Alternative will also have potentially significant land use and planning impacts because, long-term, no development is not consistent with the City of Escondido General Plan. Mitigation measures are not applicable because the potential activities are allowed by right, or unauthorized, or subject only to remedial actions prescribed by Code. Selection of the No Development Alternative will not provide for the permanent preservation of on-site sensitive biological and cultural resources. The No Development Alternative will not impact aesthetics (visual resources), agriculture resources, air quality, hazards and hazardous materials, hydrology and water quality, noise, open space, public services and utilities, or transportation/traffic. The No Development Alternative will not meet any of the objectives identified for the Valley View Estates SP project.

No Project Alternative

The No Project Alternative assumes that the eight existing parcels are legal lots that can be developed by right. A single residence with accessory structures typical of estate lots will be constructed on each parcel. It is assumed that potable groundwater is available and that soil conditions support the installation of septic systems. Selection of the No Project Alternative will have potentially significant impacts associated with biological resources, cultural resources, geology and soils, fire hazards, water quality and land use and planning. Application of mitigation measures will be limited because residential and accessory structures are only

subject to a building permit, unless grading exceeds that allowed under a grading permit. The only other mitigation will be remedial actions prescribed by Code. The No Project Alternative will provide no or only small areas of permanent preservation for on-site sensitive biological resources. Any permanent protection of cultural resources will probably not be provided. The No Project Alternative will not impact aesthetics (visual resources), agriculture resources, air quality, noise, open space, transportation/traffic, or public services and utilities. The No Project Alternative will not meet any of the objectives identified for the Valley View Estates SP project.

Existing County of San Diego Land Use/Zoning Alternative

The Existing County of San Diego Land Use/Zoning Alternative will result in an estimated 143 lots, developed with a County subdivision map. This alternative assumes that the existing land use designations and A70, A72, and S92 zoning will be maintained. Because of the identified sensitivity of the resources on site, it is further assumed that development will be clustered. With clustering, approximately 460 acres will be required to be placed in open space. Subdivision roads for each lot will meet County road standards, and Rockwood Road will be extended within the County's Circulation Element alignment. This alternative also assumes that, at least initially, potable groundwater is available and that soil conditions support the installation of septic systems.

The Existing County of San Diego Land Use/Zoning Alternative will have potentially significant impacts associated with aesthetics (visual resources), air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water quality, land use and planning, noise, and transportation/traffic. Mitigation measures, similar to those developed for the proposed Valley View Estates SP, can be made conditions of approval. However, aesthetic impacts and possibly cultural resources impacts will not be lessened to a level of insignificant. There are potentially significant impacts from the septic systems and use of groundwater. Additional studies would be conducted by the County. However, if there are problems with adequate water and wastewater disposal, there could be potentially significant impacts to City of Escondido utility systems if there is insufficient capacity in the City's systems when needed. There also will be impacts to the County Service Area fire protection and County Sheriff Department under this alternative. The exact status of services will need to be evaluated at the time of subdivision application. The Existing County of San Diego Land Use/Zoning Alternative will not impact agriculture resources or open space. The Existing County of San Diego Land Use/Zoning Alternative will not meet any of the objectives identified for the Valley View Estates SP project.

Existing City of Escondido General Plan Estate Lots Only Option (without a Specific Plan) Alternative

The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will result in an estimated 289 single-family estate lots on the 1,150 acres, based

on the General Plan SPA #4 guidelines for development without an adopted specific plan and for development within the Rural I designation. The development is required to satisfy all public facility impacts and may therefore require a subarea public facilities plan to determine specific mitigation measures which address impacts. It is assumed that the internal circulation will be similar to that proposed for Valley View Estates SP, however, the road system will be more extensive because lots will not be clustered.

The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will have potentially significant impacts associated with aesthetics (visual resources), air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water quality, noise, open space, public services and utilities, and transportation/traffic. Mitigation measures, similar to those developed for the proposed Valley View Estates SP, can be made conditions of approval. However, not all impacts may be mitigable to a level below significance. Additional technical analysis and evaluation of the specific design of TMs will be required to determine the actual level of impacts after mitigation. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will not have significant agriculture resources impacts. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will not meet all of the objectives identified for the Valley View Estates SP project.

Existing City of Escondido General Plan Estate Lots Only Option (with a Specific Plan) Alternative

The Existing City of Escondido General Plan Estate Lots Only Option (with a Specific Plan) Alternative will result in 403 single-family lots with the same configuration as the Reduced Intensity and Density Alternative. While the lots will be created, there will not be a resort hotel, golf course, or commercial center constructed. These lots will be designated instead as parking, community use, and recreational open space. The equestrian center will be provided.

The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will have potentially significant impacts associated with aesthetics (visual resources), air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water quality, noise, public services and utilities, and transportation/traffic. Mitigation measures, similar to those developed for the proposed Valley View Estates SP, can be made conditions of approval. However, not all impacts may be mitigable to a level below significance. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will not have significant agriculture resources or open space impacts. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will not meet all of the objectives identified for the Valley View Estates SP project.

Replacement of 65 Patio Homes with Timeshare Units

The Replacement of 65 Patio Homes with Timeshare Units Alternative is essentially the proposed Valley View Estates SP with 65 timeshare units substituted for patio homes. The Replacement of 65 Patio Homes with Timeshare Units Alternative will have all the same potentially significant impacts that as those of the proposed Valley View Estates SP. This alternative will not add any new potentially significant impacts. All of the mitigation measures identified for the proposed Valley View Estates SP will be applicable. The Replacement of 65 Patio Homes with Timeshare Units Alternative will meet all of the objectives identified for the Valley View Estates SP and provide the developer and future operator options for resorts visitors.

County Circulation Element Alignment of Rockwood Road

The County Alignment of Rockwood Road Alternative addresses only the alignment of Rockwood Road to access the Valley View Estates SP portion of SPA #4 and can be coupled with any of the other alternatives. Rockwood Road will be constructed within the adopted County Circulation Element alignment from where it currently terminates to the point where the alignment parallels the southern boundary of the Valley View Estates SP property. This alternative was analyzed based on a road preliminarily designed by the Valley View Estates SP engineer who used a cut-and-fill slope approach rather than major sections of retaining walls. The County Circulation Element Alignment of Rockwood Road Alternative will increase the level of potentially significant aesthetic (visual resources) impacts from those identified for the proposed Valley View Estates SP. These impacts will not be reduced by mitigation measures to an insignificant level. The County Circulation Element Alignment of Rockwood Road Alternative provides tradeoffs for biological resources impacts. Biological resources mitigation measures will not reduce impacts to an insignificant level. Where a combination of the County Circulation Element Alignment of Rockwood Road Alternative and the project design will avoid a high value, significant cultural resource site, cultural resources impacts will be improved. However, the County Circulation Element Alignment of Rockwood Road Alternative will impact a cultural resource site, of unknown value, not previously impacted by the proposed Valley View Estates SP.

Impacts will continue to occur to other cultural resource sites within the Valley View Estates SP. Cultural resources impacts will not be reduced by mitigation measures to an insignificant level. Additional potentially significant hazards and hazardous materials and open space impacts will result from this alternative. The County Circulation Element Alignment of Rockwood Road Alternative will not reduce any of the potentially significant hazards and hazardous materials or open space impacts identified for the proposed Valley View Estates SP. Open space impacts will not be reduced to an insignificant level. Potentially significant impacts associated with air quality, geology and soils, hydrology and water quality, land use and planning, noise, public services and utilities and transportation/traffic will be essentially the same as for the

proposed Valley View Estates SP. Not all of these potentially significant impacts will be reduced to a level below significant. The County Circulation Element Alignment of Rockwood Road Alternative will not have significant agriculture resources impacts. The County Circulation Element Alignment of Rockwood Road Alternative will achieve most of the objectives identified for the Valley View Estates SP.

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2.1.0 INTRODUCTION

The Valley View Estates SP project is one of three projects covered by the Environmental Impact Report for Specific Planning Area (SPA) #4, Deer Springs & Harmony Grove, City of Escondido, California. These projects are each addressed in a separate volume: (1) Sphere of Influence Modifications, (2) Valley View Estates SP, and (3) Rancho Vistamonte SP. Technical information is provided in four additional volumes. The California Environmental Quality Act (CEQA) requires the preparation of an EIR or other environmental analysis for any project a "Lead Agency" intends to carry out or approve. The reader is referred to Chapter 1.1.0 Introduction in Volume 1 for additional information on the overall guide to use of this EIR, its format, the "multi-project" background and documents incorporated by reference.

2.1.1 User's Guide

Volume 1, Chapter 2.1 provides an overall introduction to the format and uses of this EIR. Volume 2 specifically addresses the environmental information as related to the proposed Valley View Estates SP. While the Sphere of Influence Modifications can be processed independently of the development projects, approval of the Valley View Estates SP can only proceed with approval of a Sphere of Influence and related actions to bring the project under the jurisdiction of the City of Escondido. Therefore, both Volumes 1 and 2 of this EIR must be certified in order to approve the Valley View Estates SP applications. Approvals of the Valley View Estates SP (Volume 2) and the Rancho Vistamonte SP (Volume 3) can be considered independently.

2.1.2 Level of Detail and Focus of EIR

At the project level, environmental issues for Valley View Estates SP include aesthetics (visual resources), agriculture resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, open space, public services and utilities, and transportation/traffic.

Issues found not to be significant are discussed in Chapter 2.8.0.

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2.2.0 PROJECT DESCRIPTION VALLEY VIEW ESTATES SP

2.2.1 Location

The Valley View Estates SP project site is located in Township 12 South, Range 1 West, San Bernardino Meridian in the unincorporated area of the County of San Diego. Figures 2.2-1 and 2.2-2 show, respectively, Regional Location and Valley View Estates SP Vicinity Map. The proposed Valley View Estates SP area consists of approximately 1,150 acres, located contiguous to the eastern boundary of the City of Escondido. Except for approximately 50 acres, the Valley View Estates SP development is all within the City of Escondido Preplanned SPA #4. The San Pasqual Valley area of the City of San Diego is adjacent to the south. Unincorporated lands of San Diego County are located to east and north of SPA #4. The property will be accessed from SR 78 via Cloverdale Road or Zoo Road to Rockwood Road.

2.2.2 Project Characteristics

Approximately 1,100 acres of the Valley View Estates SP is within the Escondido predesignated SPA #4, Valley View. The remaining approximately 50 acres of the proposed Valley View Estates SP along its northern boundary is within the predesignated Rural 1 area. In conformance with the SPA requirements, a Specific Plan application has been filed over the entire Valley View Estates SP site.

The Valley View Estates SP developer originally filed the application for a SP, Tentative Subdivision Map (TM), and associated permits with the City of Escondido in 1997. Based on environmental resources studies, technical analyses, and coordination with the City of Escondido, County of San Diego, and state and federal resource agencies during the interim years, a revised project design has evolved that is acceptable to the developer. Therefore, this EIR addresses equitably, two project designs for the proposed Valley View Estates SP, identified as:

1. Originally Proposed Project
2. Reduced Intensity and Density Project

The Originally Proposed Project is addressed first, followed by the discussion of the Reduced Intensity and Density Project throughout the EIR, except in the Summary of Impacts and Mitigation Measures. In the Summary of Impacts and Mitigation Measures, the Reduced Intensity and Density Project is presented first as the environmentally preferred of the two proposed designs.

To implement the application requests for a SP and TM, a series of approvals are required. For either the Originally Proposed Project or the Reduced Intensity and Density Project, the following actions will be considered by the Local Agency Formation Commission (LAFCO) and

City of Escondido in order for the City of Escondido to assume land use jurisdiction over the Valley View Estates SP property. The environmental effects of these actions are evaluated in Volume I of this EIR:

- Expansion of the Escondido Sphere of Influence to include the Valley View Estates SP property
- Annexation of the Valley View Estates SP property into the City of Escondido
- Pre-zoning of the Valley View Estates SP property to the category of Specific Plan (S-P) Zone, compatible with the City's General Plan SPA designation
- ~~• Annexation of the Valley View Estates SP property into the MWD and the CWA~~
- Detachment from the County Communications District
- Detachment from CSA No. 113 (San Pasqual Fire Protection District)
- ~~• Reorganization to include all properties within the San Pasqual Union School District and the Escondido High School District that are currently within the Valley Center Union School District and the Valley Center High School District~~

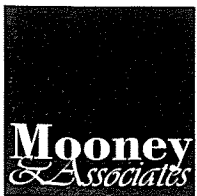
Additional public agencies and school districts will also use this EIR to evaluate the environmental effects of the following:

- Inclusion of the Valley View Estates SP property into the MWD and the CWA
- Reorganization to include all properties within the San Pasqual Union School District and the Escondido High School District that are currently within the Valley Center Union School District and the Valley Center High School District

Originally Proposed Project

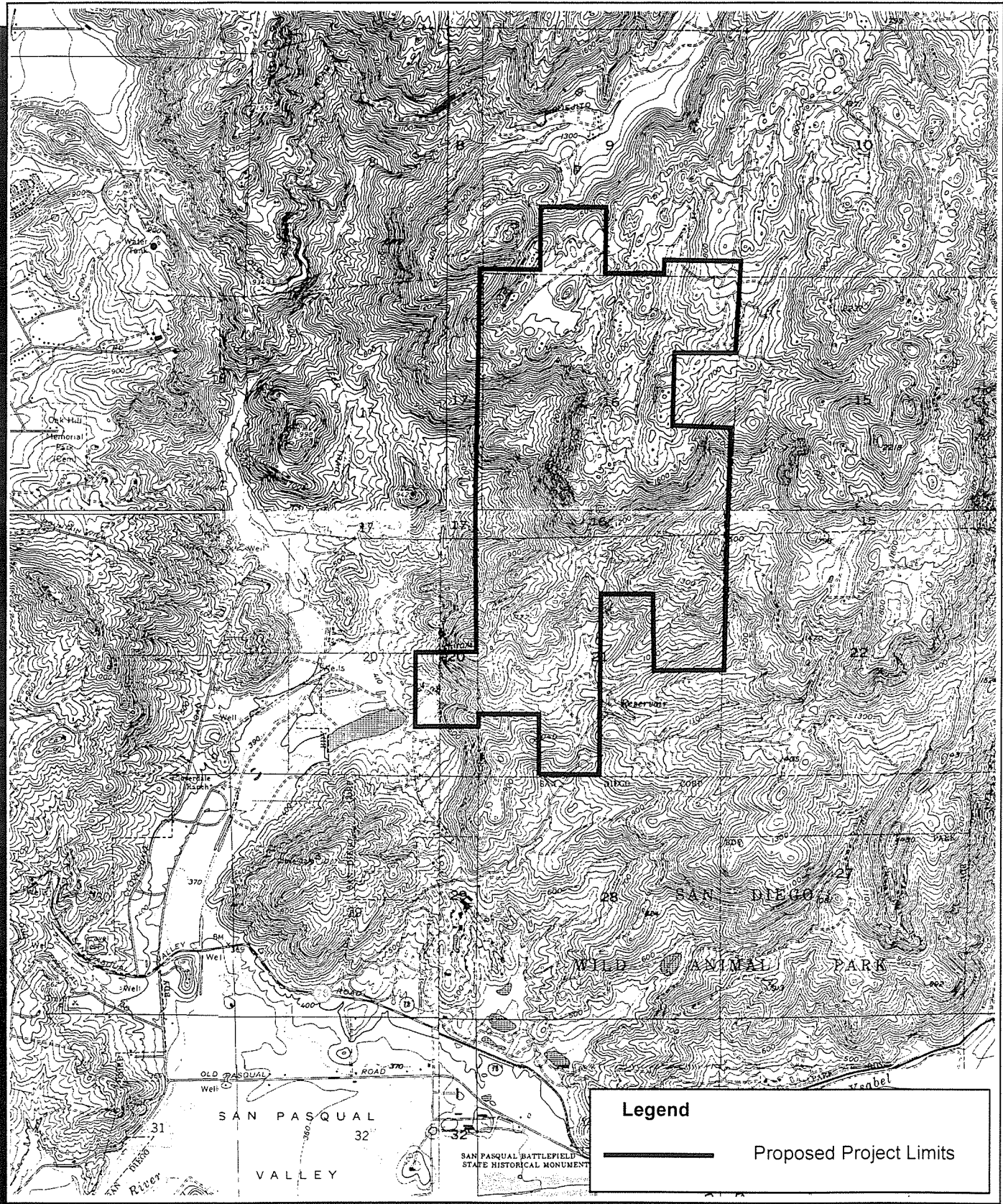
Additionally, the following required project actions are considered in this Volume 2 of the EIR for the Originally Proposed Project:

- A General Plan Amendment (GPA) for the SPA #4 to allow a retail and mixed-use commercial center and to increase the intensity of the resort units without a concurrent decrease in residential units (these GPA requests will require approval by a vote of the citizens of Escondido)
- A GPA, which will not be subject to a vote of the general population, for the realignment of Rockwood Road
- A GPA, which will not be subject to a vote of the general population, for designation of the 1,100 acres within SPA #4 as a "Subarea" of the SPA #4
- Approval of the proposed Valley View Estates SP Map and Text
- Approval of a Development Agreement which will allow 246 dwelling units more than the Rural II designation and 250 resort units
- Allocation of units per the Specific Plan/Development Agreement density provisions

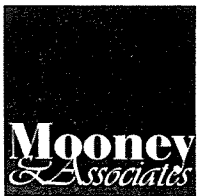


Regional Location

Figure 2.2-1



SOURCE: USGS 7.5' Quad Maps (Valley Center, San Pasqual, Escondido & Rodriguez Mountain)



Valley View Estates SP Vicinity Map

Figure 2.2-2

- Approval of Zone Reclassifications
- Approval of a TM
- Approval of a Conditional Use Permit (CUP) for the golf course
- Specific Plan alignment for Rockwood Road
- Preliminary Development Plan
- Master Development
- Grading Exemptions
- Off-site sewer pipeline extension from the Valley View Estates SP site to the wastewater treatment plant at Via Rancho Parkway and I-15
- Off-site water pipeline extension from the Valley View Estates SP site to Reed Tower Reservoir
- Off-site improvements to Zoo Road
- Off-site improvements to Old Battlefield Road
- Off-site improvements to County alignment of Rockwood Road to Old Battlefield Road
- Adoption of road standards for the SP development that do not conform to City design standards
- Rock crushing
- Wildlife agency permits (1603)
- Multiple Species/Habitat Conservation Program agreements
- 4d Permit, if required
- ACOE 404 permits
- RWQCB permits

Reduced Intensity and Density Project

Additionally, the following required project actions are considered in this Volume 2 of the EIR for the Reduced Intensity and Density Project:

- A GPA, that will not be subject to a vote of the general population, for the realignment of Rockwood Road
- A GPA, that will not be subject to a vote of the general population, for designation of the 1,100 acres within SPA #4 as a "Subarea" of the SPA #4
- Approval of the proposed Valley View Estates SP Map and Text
- Approval of a Development Agreement which will allow 89 dwelling units more than the Rural II designation and 250 resort units
- Allocation of units per the Specific Plan/Development Agreement density provisions
- Approval of Zone Reclassifications
- Approval of a TM
- Approval of a CUP for the golf course
- Specific Plan alignment for Rockwood Road
- Preliminary Development Plan

- Master Development
- Grading Exemptions
- Off-site sewer pipeline extension from the Valley View Estates SP site to the wastewater treatment plant at Via Rancho Parkway and I-15
- Off-site water pipeline extension from the Valley View Estates SP site to Reed Tower Reservoir
- Off-site improvements to Zoo Road
- Off-site improvements to Old Battlefield Road
- Off-site improvements to County alignment of Rockwood Road to Old Battlefield Road
- Adoption of road standards for the SP development that do not conform to City design standards
- Rock crushing
- Wildlife agency permits (1603)
- Multiple Species/Habitat Conservation Program agreements
- 4d Permit, if required
- ACOE 404 permits
- RWQCB permits

GPA

Originally Proposed Project

The GPA proposes a change to SPA #4 to allow a small commercial center that is clustered, self-contained and intended to provide local-serving commercial activity within the Valley View Estates SP. There are also 75 apartment units proposed in association with the commercial center. The commercial development is primarily to provide goods and services to residents of the Valley View Estates SP development and immediately adjacent communities. Maximum commercial coverage will be limited to four acres although the commercial lot itself could be larger, providing landscaped areas. The General Plan Amendment will allow the use to occur within the SPA #4 but will not control the location except through approval of a Specific Plan.

In addition, a General Plan Amendment is proposed to allow more than 403 total dwelling units for a Specific Plan with residential units proposed in association with resort units. The proposed Amendment will allow a total of 560 dwelling units and 250 hotel and casita units.

The extension of Rockwood Road to access the Valley View Estates SP has been designed along an alignment that is north of the adopted County Circulation Element Alignment. A GPA to the Escondido Circulation Element is required to relocate this segment of Rockwood Road. The adopted County alignment is evaluated within this EIR as an alternative.

Designation of the 1,100 acres of this application as a "Sub-area" of the SPA #4 will allow other specific plans on the remainder of SPA #4 to be considered under separate SPA subareas.

Reduced Intensity and Density Alternative

The extension of Rockwood Road to access the Valley View Estates SP has been designed along an alignment that is north of the adopted County Circulation Element Alignment. A GPA to the Escondido Circulation Element is required to relocate this segment of Rockwood Road. The adopted County alignment is evaluated within this EIR as an alternative.

Designation of the 1,100 acres of this application as a "Sub-area" of the SPA #4 will allow other specific plans on the remainder of SPA #4 to be considered under separate SPA subareas.

Valley View Estates SP and TM

Originally Proposed Project

The Valley View Estates SP covers 1,150 acres. The 1,100 acres within SPA #4 represent approximately 96 percent of the proposed SP/TM area. The SP provides for 560 residential units, including 304 estate lots, 181 patio (single-family detached) homes and 75 apartment units; a 250-unit resort hotel; an 18-hole championship golf course with clubhouse and tennis courts; 4 acres of commercial development; an equestrian center, and natural open space (Table 2.2-1, Originally Proposed Valley View Estates SP Development and Figure 2.2-3, Originally Proposed Valley View Estates SP Land Use Plan). The layout of proposed lots is shown on Figure 2.2-4, Originally Proposed Valley View Estates SP TM. The development is unitized with the resort facilities in the first phase along with a small number of residential estate lots. A total of 11 phased units is proposed (Table 2.2-2, Originally Proposed Valley View Estates SP TM Unit Breakdown). The community will be gated.

Reduced Intensity and Density Project

The Reduced Intensity and Density Alternative will cover the same 1,150 acres as the Originally Proposed Valley View Estates SP but will reduce the area of development within the property. The SP and TM will provide 403 residential units including 229 estate lots (0.5 acre or larger) and 174 residential lots (Figure 2.2-5, Reduced Intensity and Density Project SP Land Use Map and Figure 2.2-6, Reduced Intensity and Density Project TM). The 250-unit resort hotel with casitas and a golf course will remain as designed in the Originally Proposed Valley View Estates SP. The ungraded areas within the golf course lot will be shown as natural open space. No commercial or apartment development is proposed. The land distribution under this alternative is shown in Table 2.2-3, Reduced Intensity and Density Project Development Plan. The development will continue to provide the resort facilities in the first phase (Table 2.2-4, Reduced Intensity and Density Project TM Units).

Table 2.2-1 Originally Proposed Valley View Estates SP Development

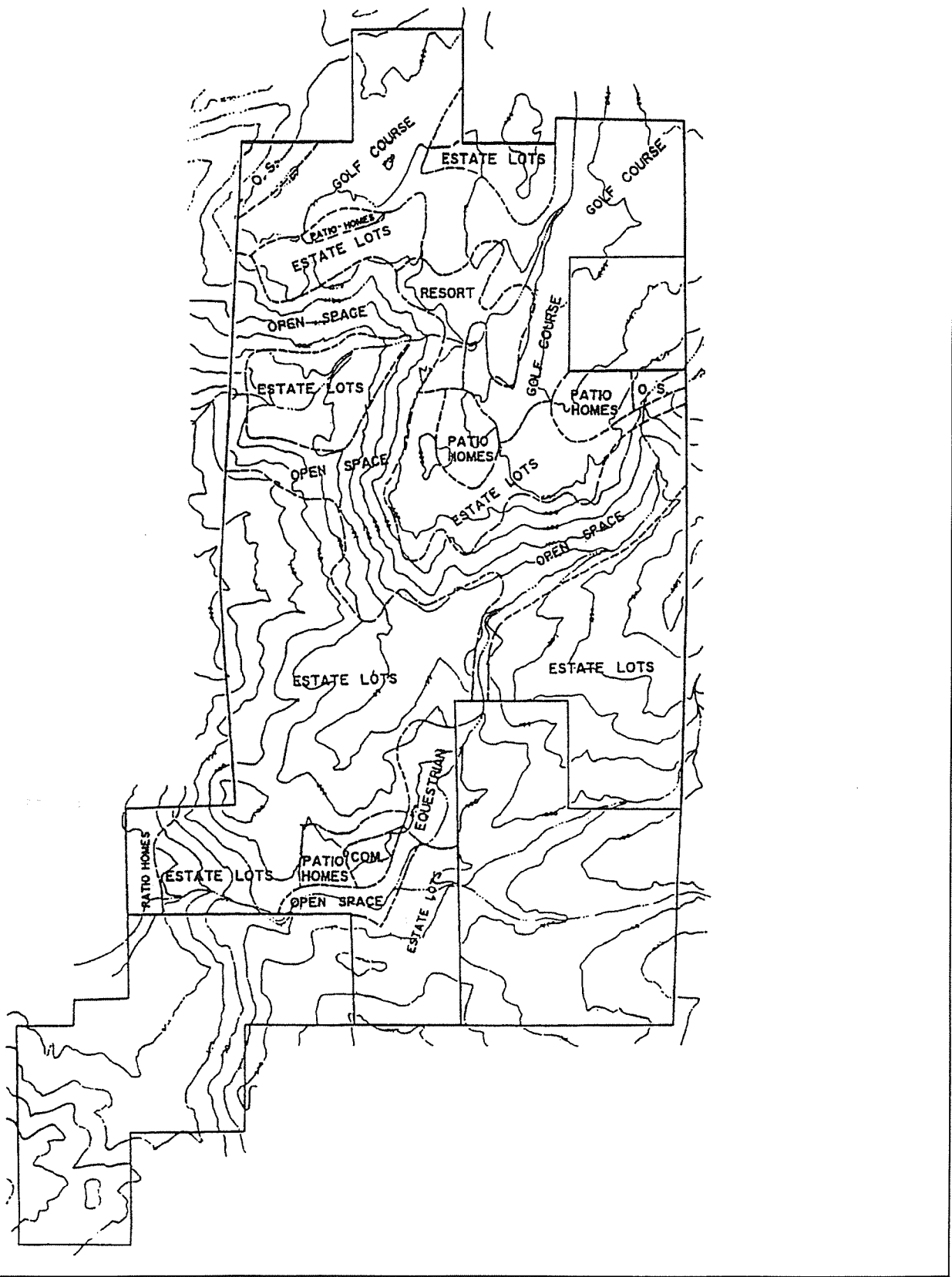
| Usage | Lots | Acres |
|--|--|--------------|
| Golf Course | 1, 2, 3, and 4 | 205.14 |
| Club House and Tennis Courts | 5 | 2.79 |
| Hotel, Including Casitas | 6, 7, and 8 | 20.40 |
| Neighborhood Parks | 65-68, 91-92, 168 -169, 393-394, and 406 | 26.39 |
| Equestrian Center | 408 | 17.90 |
| Commercial/Apartments (4.0 acres maximum use area) | 407 | 6.50 |
| Residential Estate Lots | 9 -34, 70-90, 161-167, 211-218, 221-357, 395-398, 411-488, and 492-514 | 466.02 |
| Residential Patio Homes | 35-64, 93-160 170-210, 358-392, and 399-405 | 21.26 |
| Roads | | 51.32 |
| Natural Open Space | 69, 219-220, 409-410, and 489-491 | 331.28 |
| Total Development | | 1,150 |

Source: Valley View Estates SP TM, 1997

Table 2.2-2 Originally Proposed Valley View Estates SP TM Unit Breakdown

| Unit No. | Estate Lots | Residential Lots | Commercial, Equestrian, Hotel, Casitas & Golf Course | Common Area Open Space | Natural Open Space |
|---------------|-----------------------------|-----------------------------|--|------------------------|--------------------|
| 1 | 9-12 = 13 | --- | 1-8 = 8 | --- | --- |
| 2 | 22-34 = 13 | 35-64 = 30 | --- | 65-68 = 4 | 69 = 1 |
| 3 | 70-90 = 21 | 93-160 = 68 | --- | 91-92 = 2 | --- |
| 4 | 161-167 = 7 211 -218 = 8 | 170-210 = 41 | --- | 168-169 = 2 | 219-220 = 2 |
| 5 | 221-264 = 44 | --- | --- | --- | --- |
| 6 | 265-311 = 47 | --- | --- | --- | --- |
| 7 | 312-357 = 46 | --- | --- | --- | --- |
| 8 | 395-398 = 4 | 358-392 = 35 399-405 = 7 | 407-408 = 2 | 393-394 = 2 406 = 1 | 409-410 = 2 |
| 9 | 411-437 = 27 | --- | --- | --- | --- |
| 10 | 438-488 = 51 | --- | --- | --- | 489-491 = 3 |
| 11 | 492-514 = 23 | --- | --- | --- | --- |
| TOTALS | 304 Lots | 181 Lots | 10 Lots | 11 Lots | 8 Lots |

Source: Valley View Estates SP TM, 1997



SOURCE: Valley View Estates SP Text



Not to Scale

**Originally Proposed
Valley View Estates SP Land Use Plan**

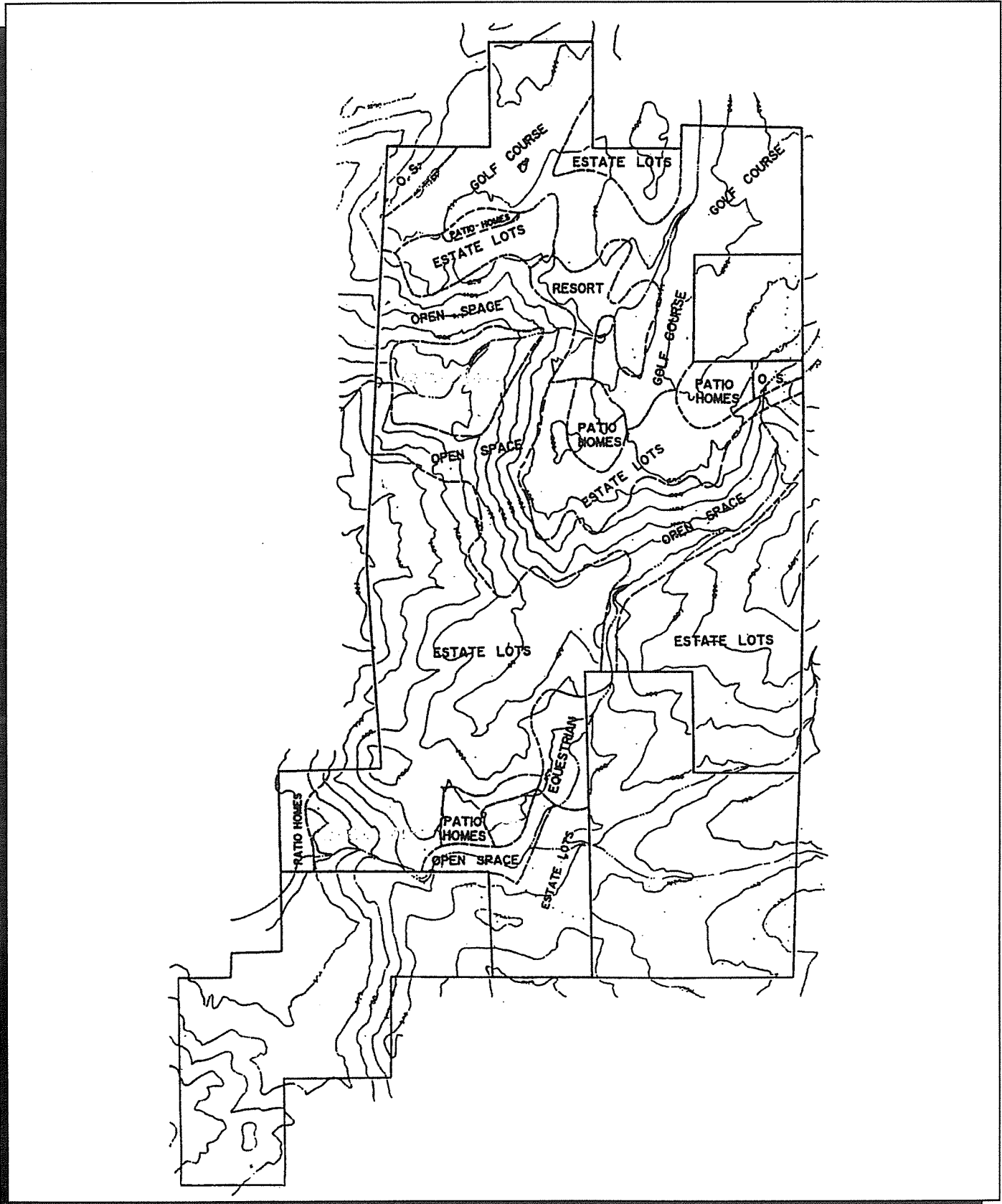
Figure 2.2-3



SOURCE: Piro Engineering

The logo for Looney & Associates is located in the bottom left corner. To its right is a graphic scale bar showing a distance of 0 to 350 feet, with a midpoint at 175 feet. A north arrow symbol is also present.

Originally Proposed
Valley View Estates SP TM
Figure 2.2-4



SOURCE: TRS Consultants 2002

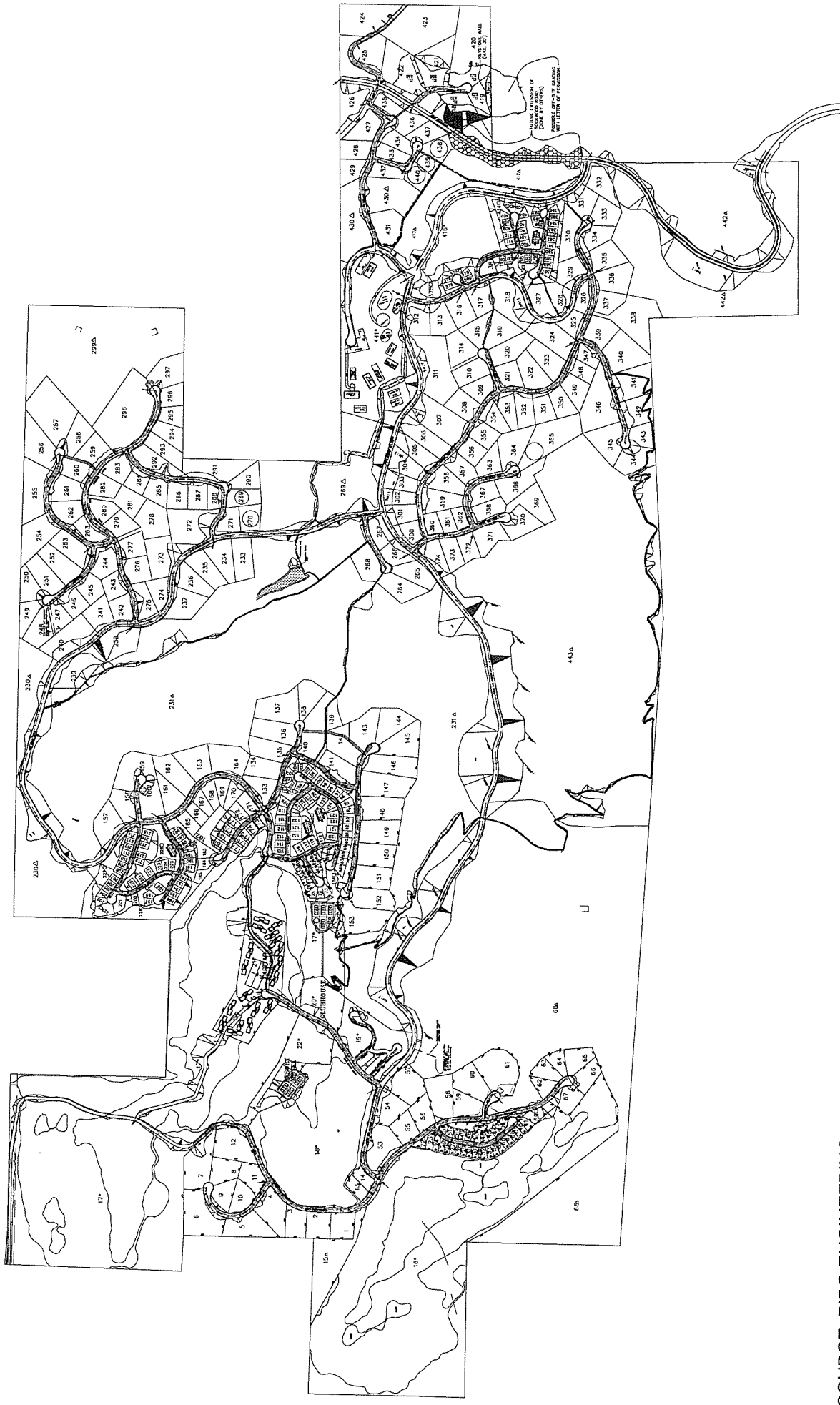


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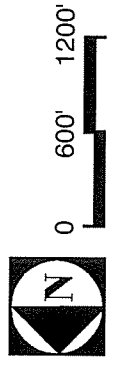
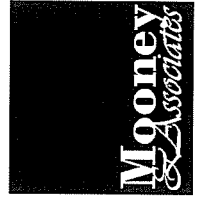
Reduced Intensity and Density Project SP Land Use Map

Figure 2.2-5

Valley View Estates SP EIR - Volume 2, City of Escondido



SOURCE: PIRO ENGINEERING 2002



Reduced Intensity and Density Project TM

Figure 2.2-6

Valley View Estates SP EIR - Volume 2, City of Escondido

Table 2.2-3 Reduced Intensity and Density Project Development Plan

| Usage | Lots | Acres |
|--|---|--------------|
| Proposed Developed Areas | | |
| Golf Course | 16-18 | 152.0 |
| Club House and Tennis Courts | 20 | 2.8 |
| Hotel, including Casitas | 19, 21, and 22 | 19.9 |
| Specialty Use | 416 | 7.5 |
| Equestrian Center | 441 | 17.9 |
| Estate Lots | 1-14, 53-67, 133-153, 157-172, 182, 233-268, 270-298, 300-374, 418-429, and 431-440 | 330.0 |
| Residential Lots (Patio Homes) | 23-52, 73-105, 107-132, 173-181, 183-201, 203-225, 377-380, and 382-411 | 23.4 |
| Roads | 69-72, 106, 154-156, and 202 | 49.6 |
| Pocket Parks and Common Areas | 226-229, 232, 375-376, 381, and 412-415 | 21.2 |
| Proposed Natural Open Space within Developed Lots | | |
| Golf Course | | 49.5 |
| Proposed Natural Open Space Lots | 15, 68, 230-231, 269, 299, 417, 430, and 442-443 | 476.2 |
| Total Project Area | | 1,150 |

Source: Piro Engineering, 2002

Table 2.2-4 Reduced Intensity and Density Project TM Units

| Unit | Lots | Total Estate Lots | Total Residential Lots | Other Uses |
|--------------|-------------------------|-------------------|------------------------|---|
| 1 | 1-14, 15, 16-22 | 14 | 0 | Resort hotel, golf course and golf course natural open space, and natural open space (approximately 10 percent of natural open space, including areas within the golf course) |
| 2 | 23-52, 53-67, 68, 69-71 | 15 | 30 | Common area open space and natural open space (approximately 21 percent of natural open space) |
| 3 | 73-156 | 21 | 59 | Common area open space (0 percent of natural open space) |
| 4 | 157--232 | 17 | 51 | Common area open space and natural open space (approximately 31 percent of natural open space) |
| 5 | 233-263 | 31 | 0 | (0 percent of natural open space) |
| 6 | 264-299 | 34 | 0 | Natural open space (approximately 7 percent of natural open space) |
| 7 | 300-339, 347-356, 442 | 50 | 0 | Natural open space (approximately 8 percent of natural open space) |
| 8 | 375-417, 441 | 0 | 34 | Common area open space and natural open space (approximately 3 percent of natural open space) |
| 9 | 418-440 | 22 | 0 | Natural open space (approximately 1 percent of natural open space) |
| 10 | 340-346, 357-374, 443 | 25 | 0 | Natural open space (approximately 19 percent of natural open space) |
| Total | | 229 | 174 | |

Source: Piro Engineering, 2002

Residential Development

Originally Proposed Project

Residential development will include single-family patio homes with a minimum area of 5,000 square feet and estate residences on lots ranging upward from one-half acre in size. Estate lots and patio homes are interspersed, because slopes were the controlling factor in the type of residential use. Both types of residential use will occur in the Northern Upper Plateau, Southern Upper Plateau and Southwest Valley neighborhoods (Table 2.2-5, Originally Proposed Valley View Estates SP Neighborhoods). Exclusively large-lot development will occur in the neighborhoods identified as Southeast Highlands, Southcrest, West-central Mesa and Northwestern Mesa. The SP allows transfer of up to 25 percent of the units in any one neighborhood to another neighborhood.

Table 2.2-5 Originally Proposed Valley View Estates SP Neighborhoods

| Neighborhood Number | SP Name | General Location | Allowed Land Uses |
|---------------------|------------------------|--|--|
| (1) | Northern Upper Plateau | Northeastern portion of the SP | Hotel, estate lots, patio homes, golf course, resort, natural open space, common open space and roads |
| (2) | Southern Upper Plateau | Southernmost areas of the large northern plateau | Estate lots, patio homes, natural open space, common open space and roads |
| (3) | Southeast Highlands | Southeast part of the SP site | Estate lots and roads |
| (4) | Southcrest | Southern most extension of the SP | Estate lots and roads |
| (5) | Southwest Valley | Lower, southwestern area of the SP | Estate lots, patio homes, commercial/mixed use, natural open space, equestrian center, common open space and roads |
| (6) | West-central Mesa | West- and south-facing slopes of the northern plateau and intermediate ridgeline | Estate lots, natural open space and roads |
| (7) | Northwestern Mesa | Western portion of the SP | Estate lots and roads |

Source: Source: Valley View Estates SP Text, 1997

Reduced Intensity and Density Project

The Reduced Intensity and Density Alternative alters land uses allowed within the SP Neighborhoods (3) Southeast Highlands and (4) Southcrest to include natural open space. Within Neighborhood (5) Southwest Valley, commercial/mixed use is replaced with specialty/mixed use that will allow such uses as equestrian center parking, fire station or other civic facilities. Neighborhood (7) Northwestern Mesa has been eliminated (Figure 2.2-7, Reduced Intensity and Density Project Neighborhoods).

Resort Uses

Originally Proposed Project

The Upper Plateau has principally been set aside for the resort and golf course uses. The resort complex is envisioned as closely affiliated with the championship eighteen-hole golf course (Figure 2.2-8, Originally Proposed Valley View Estates SP Resort and Golf Clubhouse). Tennis courts and a clubhouse with dining room, meeting rooms, ancillary resort-oriented commercial facilities, pro shop and locker rooms will be associated with associated with the golf course. A cart storage facility, a practice range and maintenance facility will be provided. The affiliated resort complex will offer additional dining areas, meeting facilities and tennis courts. Other recreational amenities will include weight training rooms, swimming pools and spas. Hotel units can include casitas.

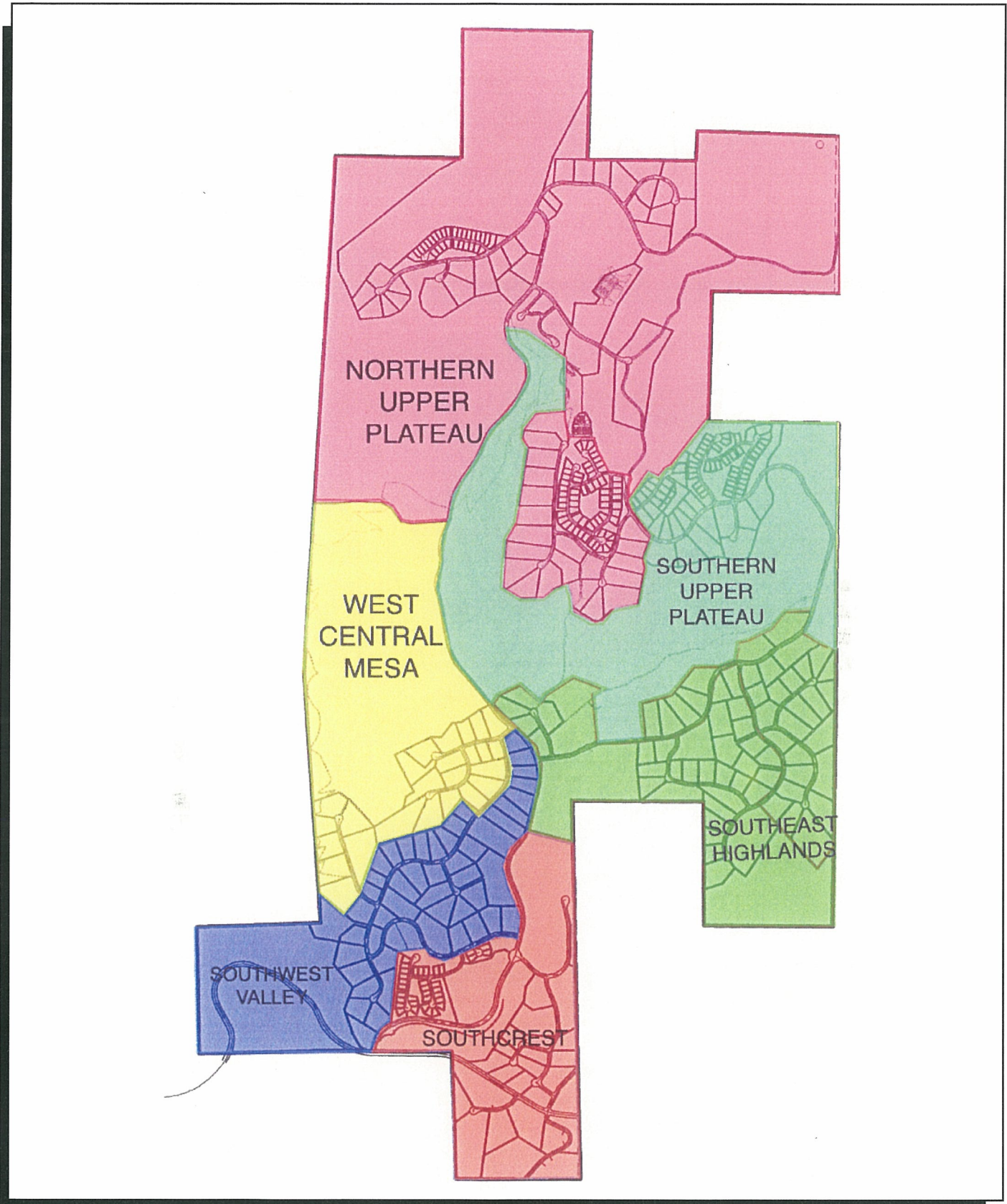
Reduced Intensity and Density

Overall, the golf course lots as shown for the Reduced Intensity and Density Project are the same as those shown for the Originally Proposed Valley View Estates SP. The emergency access road within the northeastern portion of lot 17 has been realigned. The design details of individual golf course holes are shown modified slightly, but the conceptual location of the tees, fairways and holes does not change. Designated areas of natural open space within the golf course lots are included in the Reduced Intensity and Density Alternative (Figure 2.2-9, Reduced Intensity and Density Project Golf Course Open Space). The basic conceptual design for the resort hotel, clubhouse and casitas remains unchanged.

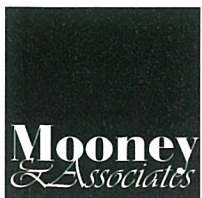
Commercial Center

Originally Proposed Project

The retail commercial will be a small convenience center, located in the Southwest Valley neighborhood, and will require public voter approval. The SP establishes the commercial



SOURCE: TRS Consultants 2002

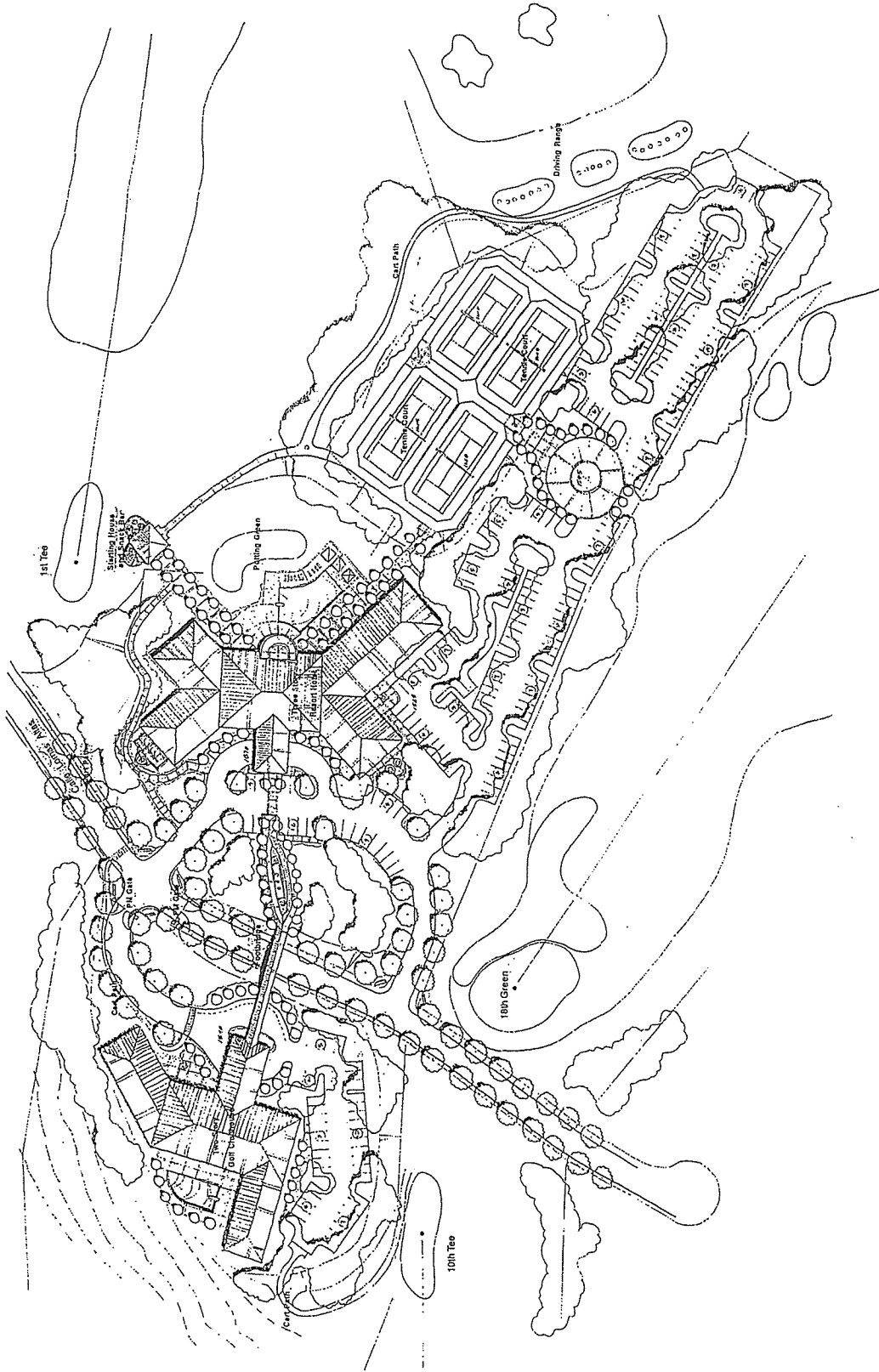


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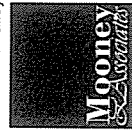
**Reduced Intensity and Density
Project Neighborhoods**

Figure 2.2-7

Valley View Estates SP EIR - Volume 2, City of Escondido



SOURCE: Valley View Estates SP Text

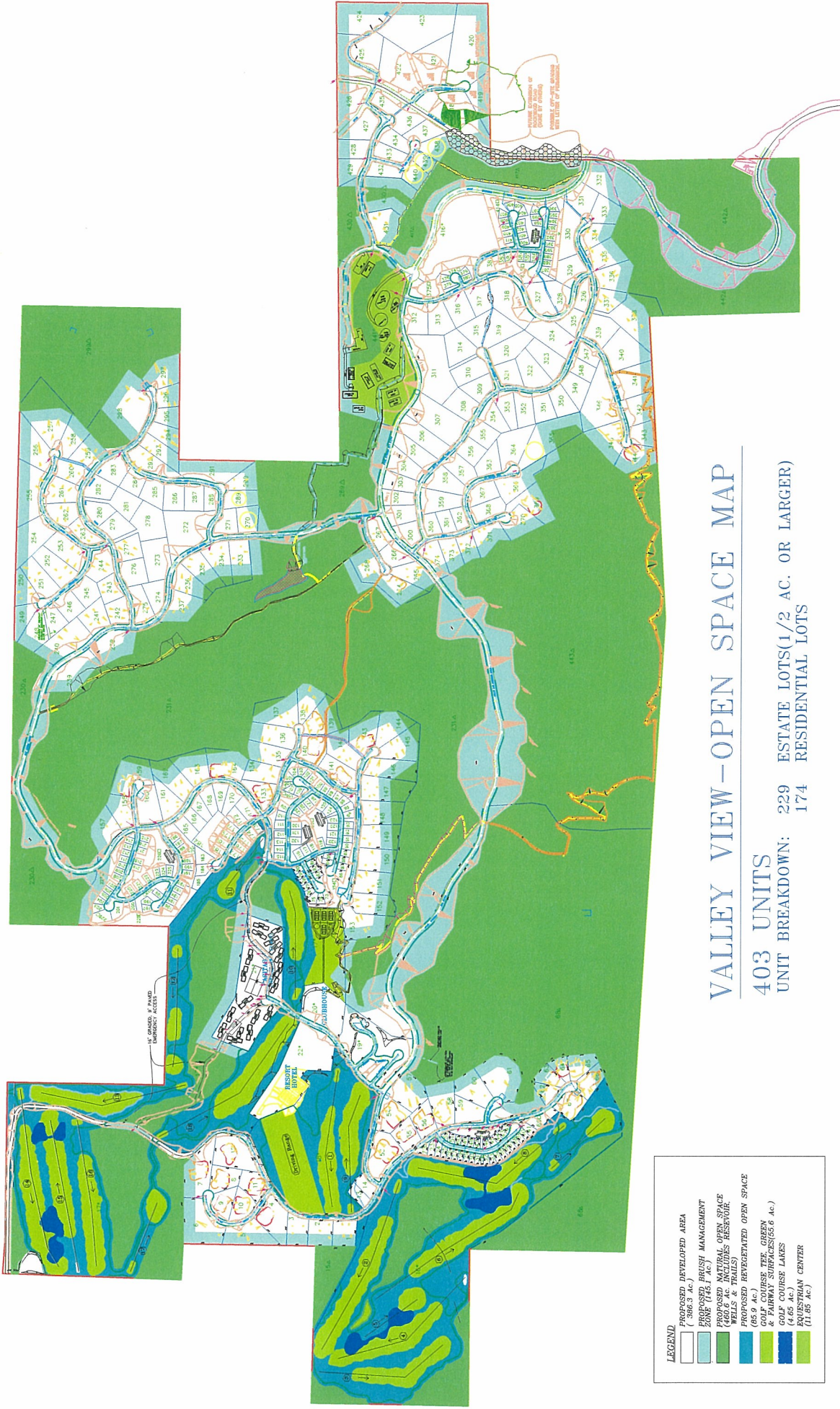


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**Originally Proposed Valley View Estates SP
Resort and Golf Clubhouse**

Figure 2.2-8

Valley View Estates SP EIR - Volume 2, City of Escondido



Reduced Intensity and Density Project Golf Course Open Space

Figure 2.2-9
Valley View Estates SP EIR - Volume 2, City of Escondido

development standards for this Center. Goods and services are limited to those which will be used by the residents of Valley View Estates or adjacent communities. Apartments and community center uses are allowed. The SP proposed 75 apartment units. Regulations set forth include: lot dimensions, setbacks, building height, floor area ratio, parking space requirements, landscaping and operations limitations.

Reduced Intensity and Density Project

No commercial is proposed. The area will be used for community open space, fire station and/or other community-related purposes.

Access and Internal Circulation

Originally Proposed Project

Primary access will be provided by extending Rockwood Road from its terminus adjacent to the Rancho San Pasqual project easterly through the SP property (Figure 2.2-4). This roadway will be a 44-foot private easement. A second primary access will connect Rockwood Road via Old Battlefield Road south to Zoo Road then through the Wild Animal Park to SR-78. This access will not be required to be built to City Standards. One emergency only access within a 20-foot easement is proposed to connect the SP at the southeast corner via the Wild Animal Park Service Road.

The primary internal road linkage is on a relatively straight north/south alignment fairly central to the property. The easement width for this road varies from a 44-foot to a 32-foot private easement with the widest portion fronting the commercial center. A second road linkage is provided in a circular alignment around the steep slopes separating the northern portion of the SP site from the southern portion. This 32-foot private road extends to the eastern Valley View Estates SP boundary before orienting back west to the resort. The neighborhood private easement roadway access from these major internal streets and vary in width from 28 feet to 32 feet. The resort entrance roadway will be constructed in a 36-foot wide private easement.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project does not propose any changes to the primary and emergency access routes off site or to the levels of off-site road improvements. Except for the road alignment to the northeast corner of the property and roads that have been eliminated with removal of residential areas, the road system is essentially the same as the Originally Proposed Valley View Estates SP. The project engineer has worked with Escondido's Department of Public Works on the road standards required for Rockwood Road extension. While the road alignment is essentially the same, graded slopes have been adjusted accordingly, as shown on the Reduced Intensity and Density Project TM. It is assumed that these same refinements

will be required of the Originally Proposed Valley View Estate SP as conditions if approved, and that for purposes of EIR analysis, there are no differences in Rockwood Road between the Originally Proposed Valley View Estates SP and the Reduced Intensity and Density Project.

Recreational Uses

Originally Proposed Project

In addition to the golf course and associated amenities in the northern area of the Valley View Estates SP discussed under Resort Uses, an equestrian center will be located in the Southwest Valley neighborhood that will connect with the City's Master Plan of trails. An activity building, barns, pens, rings and parking areas are proposed (Figure 2.2-10, Originally Proposed Valley View Estates SP Equestrian Center).

Reduced Intensity and Density Project

The Reduced Intensity and Density Project equestrian center will retain additional area along the drainage in a natural condition.

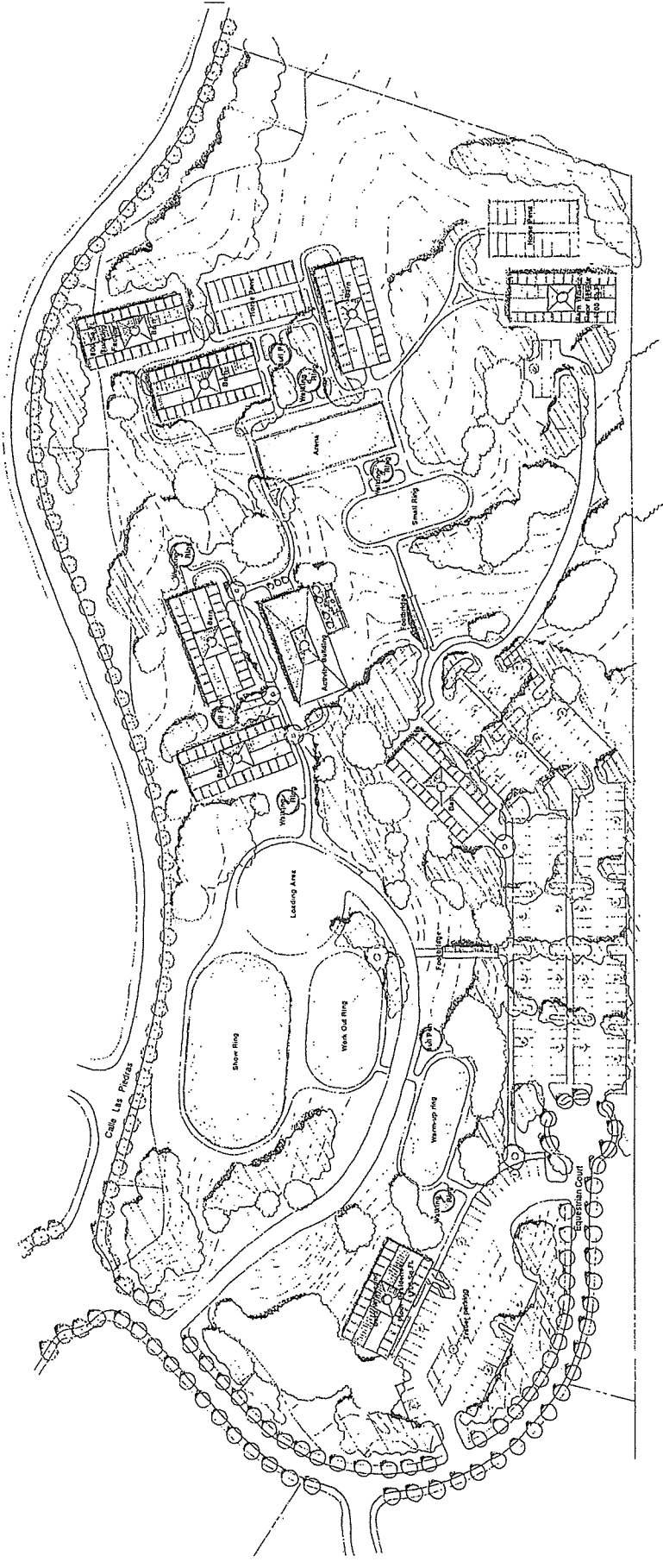
Grading

Originally Proposed Project

Earthwork will involve an estimated 3,529,000 cubic yards of cut and 2,387,000 cubic yards of fill. An export of approximately 1,142,000 cubic yards of material from the site will occur during site preparation of the resort, golf course, commercial center, equestrian center, patio homes and roads. Mass grading is generally not proposed in the area of estate lots. A Grading Exemption for manufactured slopes steeper than 2:1 is being requested for the following circumstances:

- Sliver fills and cuts to prevent creation of large but shallow slopes;
- In areas where substantial rock and boulders are encountered; and
- In areas to avoid sensitive environmental resources.

The grading exemption request covers 113 specific slope areas where these special conditions exist. Alternatively, retaining devices and structural support features will be used to create 2:1 fill and 1½:1 cut banks, where required by engineering criteria for safety or by the City, to contain the manufactured slopes within the limits shown on the tentative map.



SOURCE: Valley View Estates SP Text



Not to Scale

Originally Proposed Valley View Estates SP
Equestrian Center

Valley View Estates SP EIR - Volume 3, City of Escondido
Figure 2.2-10

Reduced Intensity and Density Project

Since mass grading is generally not proposed in the area of estate lots and these are the areas of development eliminated from the Reduced Intensity and Density Project, earthwork for this project design will be essentially the same as for the Originally Proposed Valley View Estates SP. The same Grading Exemptions will be required.

Open Space

Originally Proposed Project

Besides the golf course greenbelt, a system of natural open space is proposed over the steepest slopes and areas of sensitive native vegetation. In addition to a central open space corridor between the golf course/resort complex and the majority of residential neighborhoods, several smaller areas of noncontiguous open spaces are incorporated for the preservation of biological resources. A system of hiking and equestrian trails will also meander throughout the site.

Reduced Intensity and Density Project

The open space program for the Reduced Intensity and Density Project SP remains the same as the Originally Proposed Project but with the overall area of natural open space increased.

Landscaping

Originally Proposed Project

The Originally Proposed SP includes an overall landscape design concept. The overall objective of the proposed landscape design concept is to promote high quality aesthetic design throughout the community. Landscaping will focus on a special relationship with the open space hillsides providing the community backdrop. The proposed Spanish Mediterranean style architectural theme will be complimented through the use of drought tolerant xeriscape type plant materials. The Originally Proposed SP text includes a conceptual landscaping palette and overall goals for the landscaping approach. Separate landscape implementation standards are established for each of five functional areas: (1) streetscapes, (2) entry treatments, (3) manufactured slopes, (4) fire and fuel modification buffer zones and (5) greenbelt areas - habitat enhancement and revegetation. The Originally Proposed SP provides typical cross-sections, tree and plant pallets, landscape elements, conceptual landscape layout designs, and fencing, signage and exterior lighting standards.

Reduced Intensity and Density Project

The landscaping element of the Reduced Intensity and Density Project SP is the same as that of the Originally Proposed SP.

Development Agreement

Originally Proposed Project and Reduced Intensity and Density Project

The Development Agreement between the City of Escondido and the Valley View Estates SP property owner is necessary to implement the project. The Development Agreement will establish long-term land use and zoning rights for the property while assuring the financing to construct the infrastructure necessary for the City to provide public services.

2.2.3 Statement of Valley View Estates SP Objectives

Originally Proposed Project and Reduced Intensity and Density Project

The need for the Valley View Estates SP ownership to plan for the long-term impact on their land is derived from:

- Development of the property west of the Valley View Estates SP site and within the City of Escondido
- Adoption of the Multiple Species Conservation Program over a portion of the site
- Expansion of the Wild Animal Park within the City of San Diego as included in conceptual plans
- Future development of San Dieguito River Park as proposed in plans for this region

The following specific objectives to meet these needs have been identified:

1. Profitable return on investment in the property through development in conformance with the City of Escondido's General Plan for the area identified as SPA #4;
2. Development of a quality destination resort integrated with a permanent upscale residential community in support of the region's tourist industry (development of an upscale destination resort, including a golf course and extensive amenities, at a density higher than currently allowed by existing General Plan designations in conjunction with a permanent mixed use residential community which supports the region's tourist industry);
3. Comprehensive planning of open space for both preservation of environmental resources and provision of recreational opportunities (development which maintains

the aesthetic and rural character of the Valley View Estates SP area as anticipated in the City's General Plan for SPA #4);

4. Utilization of the site's natural qualities for residents' and visitors' enjoyment (development of a residential and destination resort community designed to be compatible with the existing adjacent residential uses, internationally recognized San Diego Wild Animal Park, San Dieguito River Valley Regional Open Space Park, and open space preservation areas);
5. Location of resort facilities and residential units to maximize view opportunities while preserving the integrity of off-site viewsheds; and
6. Establishment of a maintenance program which will ensure the long-term quality of the community (installation of adequate circulation improvements, drainage facilities, domestic water and sewage disposal facilities).

2.2.4 Intended Uses of this EIR for Valley View Estates SP

The proposed development under the Valley View Estates SP requires the approval of LAFCO to bring the property under the City of Escondido's jurisdiction and approvals of GPAs, a SP, a TM and development improvement applications by the City of Escondido. Issuance of discretionary permits will also be required from the California Department of Fish and Game (DFG), Regional Water Quality Control Board (RWQCB), United States Army Corps of Engineers (ACOE), and United States Fish and Wildlife Service (USFWS). In addition to the legislative and discretionary requests, the following required permits are anticipated in conjunction with the review and certification of an EIR:

1. DFG Section 1603 Streambed Alteration Agreement for work within the existing stream courses;
2. ACOE Section 404 Permit for the filling of wetlands;
3. USFWS Consultation in conjunction with the 404 Permit and agreements under the adopted MSCP;
4. County of San Diego agreements under the MSCP;
5. County of San Diego grading permit for off-site access improvements;
6. City of San Diego grading permit for off-site access improvements; and
7. State Water Resources Control Board (SWRCB) NPDES General Construction Storm Water Permit.

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2.3.0 ENVIRONMENTAL ANALYSIS

2.3.1 Aesthetics (Visual Resources)

Environmental Setting

On-Site Visual Resources

The project site is currently undeveloped and appears as open space. Topographically, the site consists of a series of multidirectional ridges and valleys which are typical of the southeastern horizon of the Escondido area. The predominant landform is a steep, narrow ridgeline which forms the base for the upper plateau areas. Remaining topography is characterized as moderate to steep slopes and level to moderately-rolling meadows. The majority of the site is under 35 percent in slope gradient. Isolated areas of slopes greater than 35 percent occur throughout the property, mostly associated with the central ridgeline.

Vegetation on the site generally includes brush-covered slopes and grassy meadows. Oak woodlands occur in the valley areas. Large boulders and rock outcrops are scattered over the site.

On- and Off-Site Visibility

Views from the project site span south to the Wild Animal Park and the San Dieguito River, southwest toward the hills surrounding Lake Hodges, and west to Rancho San Pasqual and the agricultural preserve areas of the San Pasqual Valley. Views to the east and north are of rugged hillsides and boulder-topped ridgelines.

Ridgelines of SPA #4 are visually prominent from off-site areas, to the south from the Wild Animal Park and to the west from a number of communities, including the Rancho San Pasqual subdivision. These views of the site are illustrated in Figure 2.3.1-1, View from the Wild Animal Park; Figure 2.3.1-2, View from Rockwood Road; Figure 2.3.1-3, Views from Rancho San Pasqual. Views from the Wild Animal Park can be seen from both the monorail and from various vantage points throughout the park, including the Heart of Africa Exhibit (Figure 2.3.1-1). The adjacent communities of Rancho San Pasqual and East Grove have direct views of the steep slopes and ridgelines. The agricultural preserve areas in the lower valley have more distant but similar views of the SPA #4 area. The views from near the corner of Rockwood Road and Cloverdale Road (Figure 2.3.1-2) and the Rancho San Pasqual Clubhouse (Figures 2.3.1-3) generally represent this vista.

The project area is also visible from scattered homes on the northern and eastern boundaries. The San Dieguito River Regional Open Space Park (SDRP), approximately 1.5 miles to the

south, has a limited viewshed of this area. During recent changes in the SDRP's Focused Planning Area, SPA #4 was deleted from the viewshed planning area for the park.

City of Escondido General Plan

The City of Escondido established General Plan goals, objectives and policies for protection of natural viewsheds from obtrusive types of development. Viewshed protection policies address existing internal and external view corridors in Escondido, with particular emphasis on ridgelines, unique landforms, and visual gateways and edges of the community.

Goal 8: Preserving Escondido's Natural

and Scenic Resources (e): Establish density and development standards designed to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts.

Elevations

Objective B4.1:

Primary and secondary ridgelines, as well as other mountain peaks and prominent high points, shall be protected from intensive urban development.

Elevations

Objective B4.2:

View and vistas of natural landmarks within the open space system shall be preserved.

Ridgeline/Hillside

Policy D1.2:

Development on "skyline" ridges shall be prohibited. The City shall seek to obtain dedication of a scenic easement from the property owner for "skyline" ridges not intended for public access, in conjunction with any development which may occur on the remainder of the property. The granting of a scenic easement will obligate the property owner to retain, maintain, preserve, protect the public view of these areas in their natural state, without obstruction by structures. A scenic easement shall not prohibit clearing of brush or planting of vegetation which is necessary to reduce fire hazards.

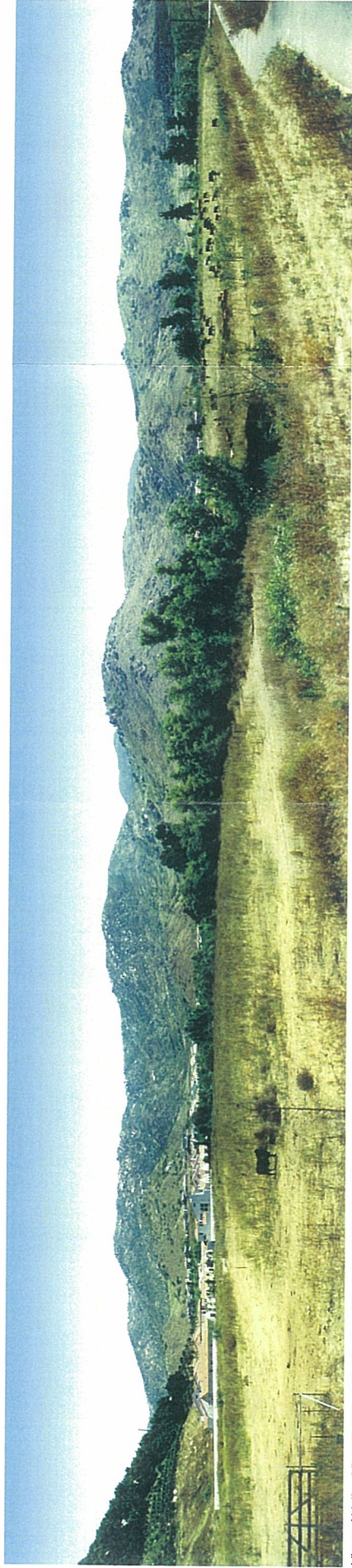
Ridgeline/Hillside

Policy D1.3:

"Intermediate" ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that:



View of Valley View Estates SP Site from the Wild Animal Park at the Heart of Africa Exhibit



View of Valley View Estates SP Site from Rockwood Road at Cloverdale Road Near Rancho San Pasqual Subdivision



View of Valley View Estates SP Site from Rancho San Pasqual Subdivision Near Clubhouse Looking Northeast



View of Valley View Estates SP Site from Rancho San Pasqual Subdivision Near Clubhouse Looking Southeast

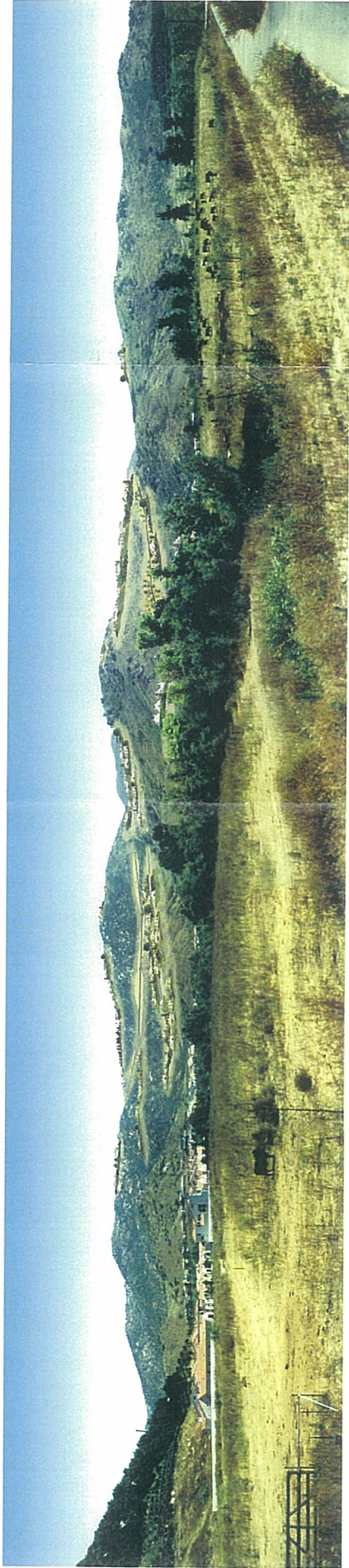
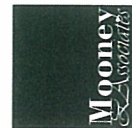


Photo Simulation of the Valley View Estates SP

**Visual Simulation of the Originally Proposed
Valley View Estates SP from Rockwood Road**

Figure 2.3.1-4

Valley View Estates SP EIR - Volume 2, City of Escondido



- (a) landscaping plans minimize the visual impact of the development from adjoining properties and the Valley floor;
- (b) site plans concentrate development in subordinate or hidden locations;
- (c) grading plans minimize disruption of the natural landform and vegetation; and
- (d) development on "intermediate" ridges shall only be permitted in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

*Ridgeline/Hillside
Policy D1.4:*

The City shall restrict development on hillsides so that it preserves the natural appearance and landform of the site. Development projects on terrain with a slope greater than 15 percent shall conform with the following standards:

- (a) All development shall be sited to avoid potentially hazardous areas and environmentally sensitive areas as identified in the Open Space Element, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.
- (b) Development shall be designed to minimize grading requirements by conforming to the natural contours of the site.
- (c) The overall development pattern for a project shall be clustered in accordance with provisions in Chapter VII to preserve the maximum amount of open space and natural setting and to reduce grading, erosion, and runoff potential.
- (d) The site shall be landscaped with existing trees or other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.
- (e) To the extent feasible, development shall be designed to minimize the visual impact on adjoining residential areas.

- (f) Grading, terracing, padding, and cut-and-fill shall be minimized to protect the visual continuity of the hillsides.

The development potential of those portions of the site considered to be inappropriate for development due to visual quality may be transferred onto other portions of the site subject to the policies of the Land Use Element.

Viewshed
Policy E1.3:

In order to protect the viewshed of undeveloped rolling grassland and chaparral, the contrast between the proposed development and the natural setting should be softened by siting construction on low-lying areas in the less visually obtrusive portions of the site, use of building clustering, use of low building profiles, and use of materials and colors subordinate to the natural environment.

Viewshed
Policy E1.4

In order to protect views of unique landforms such as steep hills and rock outcroppings, buildings should not be permitted on top of or on the upper sides of such formations and should be sited to avoid obstructing views of these scenic features.

Viewshed
Policy E1.5:

Development proposals shall maintain public views of creeks, lakes, their shores and their adjoining riparian features as much as possible.

San Diego County General Plan

*Land Use Element/
Open Space Element:*

To the extent practical, it is the policy of the County to protect and preserve unique geological features from destruction, damage or loss, which includes features of high aesthetic appeal. The preservation of significant natural features, including canyons, mountain peaks and major rock outcroppings is encouraged.

Scenic Highway Element:

The County has established Scenic Highway designations to enhance scenic resources within both rural and urban highway corridors. Highways which meet two of the four criteria for designation are classified as second priority and those which meet only one are classified as third priority. First priority is reserved for corridors which meet three or all of the criteria. Protection measures to be considered include building heights

and setbacks, screening of offensive uses, and limits on manufactured slopes and movement of natural terrain. Development design should result in an attractive appearance and harmonious relationship to the scenic setting.

*North County Metropolitan
Subregional Plan*

Conservation:

It is the County's policy to protect and manage aesthetic resources within identified North County Metropolitan Subregional Resource Conservation Areas.

San Diego City General Plan

Open Space:

Consideration should be given to whether an area provides scenic and visual enjoyment as a site that:

- Is in its natural state, and its preservation will maintain or enhance the conservation of natural or scenic resources;
- Has outstanding scenic and visual qualities;
- Has quality long vistas either to or from open space; and
- Provides for scenic and visual enjoyment or relief from continuous urban development.

San Pasqual Valley Plan:

Grading should be designed to retain the natural shape of the landform and reflect the topographic constraints of the terrain; should not create building pads on the most visible portions of the ridgelines; and use creative techniques such as contour grading.

Scenic Highways

The County of San Diego has designated SR 78 a Scenic Highway (County of San Diego 1986). The corridor from Via Rancho Parkway to SR 79, excluding the portion within the City of San Diego, is classified as second priority. Connecting portions of SR 78 within the City of San Diego are not presently designated as "Scenic Route," only recommended for designation (City of San Diego 1989). Only a very small portion of this segment of SR 78 occurs in the vicinity of SPA #4 (near Cloverdale Road). From this westerly stretch of the Scenic Highway, SPA #4 is visible in the distance from portions of this roadway. This view is similar to Figure 2.3.1-2, however, it is a more distant view. A third priority designation has been applied to SR 78 from Valley Center Road to Via Rancho Parkway. Views of the site are obstructed by intervening topography from this easterly stretch of SR 78.

SDRP

The SDRP Conceptual Plan includes design and development standards for private and other public agency proposal within the Focused Planning Area (FPA):

- Grading should be limited to the extent possible and be designed to retain the natural shape of the landform and reflect the topographic constraints of the terrain;
- Grading should be phased to allow prompt revegetation for erosion control and to reduce visual impacts;
- Building pads should be designed to conform to the site topography, including smaller terraced pads rather than large graded pad areas;
- Roadways should be designed to minimize grading and visual impacts and located in areas with the least visual and environmental impacts to the SDRP; and
- Structures should be set back from ridges and bluffs;

Thresholds for Determining Significance

Appendix G of the State CEQA Guidelines established that there will be a significant effect if the proposed project will:

1. Have a substantial adverse effect on a scenic vista.
2. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
3. Substantially degrade the existing visual character or quality of the site and its surroundings.
4. Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area.

Thresholds for determining aesthetic/visual resources impacts are also established by the City of Escondido General Plan. Significant impacts will result where:

5. Physical changes are inconsistent with Escondido General Plan goals, policies and objectives for protecting natural viewsheds from obtrusive development; and/or
6. Physical changes, which will be visible from outside of the City Limits, are incompatible with General Plan/Master Plan goals of adjacent jurisdictions from whose lands the site is visible.

Environmental Impacts and Significance

Originally Proposed Project

Grading for the Originally Proposed Valley View Estates SP encompasses cut and fill for building pads and road cuts. Implementation of the Originally Proposed Valley View Estates SP and TM will alter the topography of the site by flattening the City identified "skyline" and "intermediate" ridges for building pads and exposing the underlying bedrock as cut-and-fill banks. While residential and resort development will avoid steep slopes (greater than 35 percent) areas, roads will be graded across steep slopes to provide access throughout the Valley View Estates SP from Rockwood Road.

A grading exemption is requested to allow manufactured slopes steeper than 2:1 in several circumstances. If approved, cut slopes of 1:1 will be allowed and fill slopes of 1½:1. Crib/retaining walls will be used in some cases. West facing cut slopes will have face exposures up to approximately 300 feet and west facing fill slopes will have face exposures up to approximately 250 feet. The highest slopes are related to construction of Rockwood Road and Calle Las Piedras. For the majority of the exposure of these slopes, there is a setback of more than 1,000 feet from the Originally Proposed Valley View Estates SP property line. Road construction for Units 8, 10 and 11 will create slopes with face exposures of up to approximately 70 feet within 200 feet of the western Originally Proposed Valley View Estates SP property boundary.

With the Originally Proposed Valley View Estates SP development, the site will be transformed from natural open space to hillsides with a variety of structures, a golf course, and landscaping. Due to intervening topography, the Valley View Estates SP development will primarily be visible from the west. Seven estate lots in Unit 9 will have exposure to the south. From off-site, views generally will be limited to development on the western portion of the project site.

Grading for Rockwood Road and Calle Las Piedras will be visible to residents at the adjacent Rancho San Pasqual subdivision, Cloverdale Road and rural residential development on the western uplands of the Cloverdale Creek valley. Residential units and resort facilities along the ridgelines and on the westerly facing slopes will also be visible. As shown by Figure 2.3.1-4, Visual Simulation of the Originally Proposed Valley View Estates SP from Rockwood Road, views of the project site from the vicinity of Rockwood and Cloverdale Road to the west will be mid-distant views of structures along the hillsides. Views from the Rancho San Pasqual Clubhouse (Figure 2.3.1-5, Visual Simulations of the Originally Proposed Valley View Estates SP from Rancho San Pasqual) will be similar, though closer. Intervening topography will screen out some of the Originally Proposed Valley View Estates SP development from the Clubhouse vantage point. Because the major graded slopes associated with Rockwood Road and Calle Las Piedras and the graded slopes for roads and structures placed near the

periphery of the project site will be highly visible on the hillsides as viewed from off-site areas to the west, there will be direct significant aesthetic (visual resources) impacts.

From the Wild Animal Park and the SDRP south of the Originally Proposed Valley View Estates SP, there will be small segments of new ridgeline construction in Unit 9 visible, with the natural ridgeline topography intervening on site and off site. No major cut-or-fill banks for roads will be visible from the south. With landscaping, the ridgeline change will appear similar to existing development scattered along the same topographic vista and will not be a disruption to the existing view quality. The impact will be less than significant as shown by the visual simulation from the Wild Animal Park (Figure 2.3.1-6, Visual Simulation of the Originally Proposed Valley View Estates SP from the Wild Animal Park) for off-site viewers to the south.

The General Plan Amendment will increase the intensity of use over that which is allowed by the adopted General Plan by adding a local serving commercial/mixed use center, including 75 apartments, to SPA #4. By definition the planned neighborhood commercial designation limits such facilities to a 5-acre maximum size. There are locations within SPA #4 where this use can be placed and it will not be highly visible. For these reasons, the General Plan Amendment to allow commercial development will not result in significant visual impacts.

Reduced Intensity and Density Project

Grading for the Reduced Intensity and Density Project will be similar to the Originally Proposed Valley View Estates SP because only estate lots and associated roads will be eliminated by this alternative. The bulk of the cut and fill slopes required for building pads and road cuts will remain unchanged. A grading exemption will still be required to allow manufactured slopes steeper than 2:1 in several circumstances. If approved, cut slopes of 1:1 will be allowed and fill slopes of 1½:1. Crib/retaining walls will be used in some cases. West facing cut slopes will have face exposures up to approximately 300 feet. West facing fill slopes will have face exposures up to approximately 250 feet. The highest slopes are related to construction of Rockwood Road and Calle Las Piedras. For the majority of the exposure of these slopes, there is a setback of more than 1,000 feet from the Reduced Intensity and Density Project property line. Construction of residential roads within 200 feet of the western boundary has been substantially reduced with the elimination of Unit 11, elimination of residential lots (patio homes) in Unit 8, and reduction in estate lots in Unit 10.

With Reduced Intensity and Density Project development, the site will still be transformed from natural open space to hillsides with a variety of structures, a golf course, and landscaping. However, fewer estate lot dwelling units and accessory structures and patio homes will be located within the viewshed from the west. Seven patio homes and four estate lots near the western boundary are eliminated in Unit 8. Fifty-five estate lots along ridgelines in the western portion of the Reduced Intensity and Density Project are removed with the elimination of Unit 11 and the reduction in Unit 10. From off site, views generally will be limited to development



Photo Simulation of the Valley View Estates SP Looking Northeast



Photo Simulation of the Valley View Estates SP Looking Southeast

Visual Simulations of the Originally Proposed Valley View Estates SP from Rancho San Pasqual

Figure 2.3.1-5

Valley View Estates SP EIR - Volume 2, City of Escondido



Photo Simulation of the Valley View Estates SP

**Visual Simulation of the Originally Proposed
Valley View Estates SP from the Wild Animal Park**

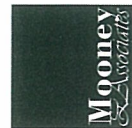
Figure 2.3.1-6
Valley View Estates SP EIR - Volume 2, City of Escondido



From Rockwood Road at Cloverdale Road Near Rancho San Pasqual Subdivision

**Visual Simulation of the Reduced Intensity
and Density Project from Rockwood Road**

Figure 2.3.1-7
Valley View Estates SP EIR - Volume 2, City of Escondido



on the western portion of the Reduced Intensity and Density Project (Figure 2.3.1-7, Visual Simulation for the Reduced Intensity and Density Project from Rockwood Road.)

Grading for Rockwood Road and Calle Las Piedras will be visible to residents at the adjacent Rancho San Pasqual subdivision, Cloverdale Road and rural residential development on the western uplands of the Cloverdale Creek valley. As shown by Figure 2.3.1-7, views of the Reduced Intensity and Density Project from the vicinity of Rockwood and Cloverdale Road to the west will be mid-distant views of structures but with substantially less disruption to the natural ridgelines from that of the proposed Valley View Estates SP. Views from the Rancho San Pasqual Clubhouse will be similar, though closer. Intervening topography will screen out some of the Reduced Intensity and Density Project development from the Clubhouse vantage point. However, the major graded slopes associated with Rockwood Road and Calle Las Piedras will be highly visible on the hillsides as viewed from off-site areas to the west. Therefore, there will be direct significant aesthetic (visual resources) impacts.

From the Wild Animal Park and the SDRP south of the Reduced Intensity and Density Project, there will be small segments of new ridgeline construction in Unit 9 visible, with the natural ridgeline topography intervening on site and off site. No major cut-or-fill banks for roads will be visible from the south. With landscaping, the ridgeline change will appear similar to existing development scattered along the same topographic vista and will not be a disruption to the existing view quality. The impact will be less than significant for off-site viewers to the south.

Consistency with Escondido Planning Programs

Originally Proposed Project

Development of the Valley View Estates SP site is constrained by a number of factors, including steep slopes, sensitive habitat, and cultural resources. This has resulted in an Originally Proposed Valley View Estates SP proposal which intersperses ridgeline and hilltop development with natural slopes.

The City of Escondido has created an overlay for ridgelines and hillsides, with primary ridgelines defined as "skyline ridges" and secondary ridgelines as "intermediate" ridges. The City defines "skyline" ridge as a long, narrow, conspicuous elevation identified on the Hillside and Ridgeline Overlay Map (Figure 2.3.1-8, Valley View Estates SP Ridgeline Overlay Map). "Skyline" ridges generally define the horizon and have the height more than 900 feet AMSL in the south portions of the City and more than 1,500 feet AMSL in the north portions of the City as separated by El Norte Parkway. The City defines "intermediate" ridge as a long, narrow, conspicuous elevation identified on the Hillside and Ridgeline Overlay Map. "Intermediate" ridges generally have visible land behind them which creates a backdrop to the ridge and generally have the height from 500 feet to 900 feet AMSL in the south portions of the City and from 900 to 1,500 AMSL in the north portions of the as separated by El Norte Parkway.

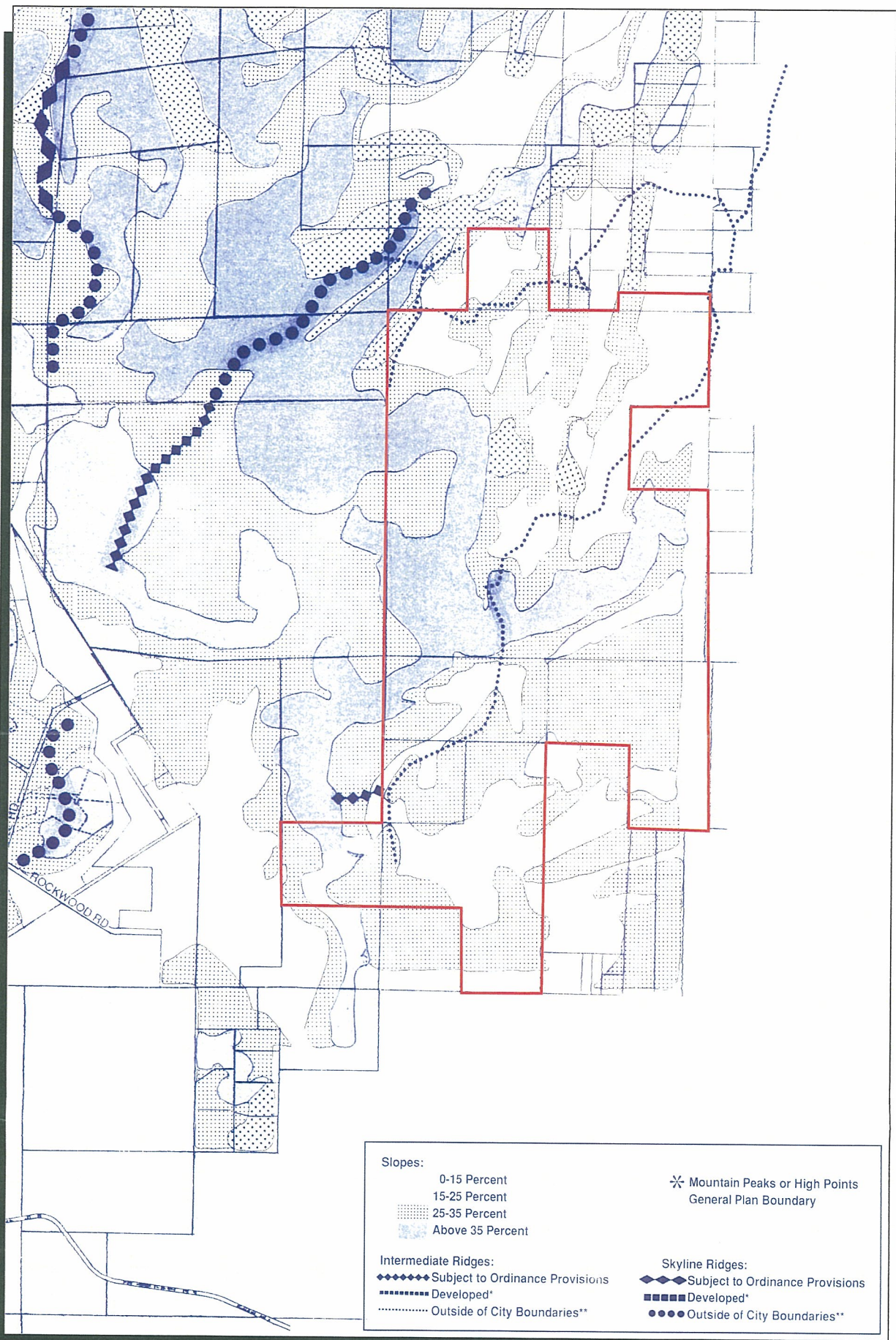
The Originally Proposed Valley View Estates SP TM development will be built in units and these units were analyzed according to their visual impacts as indicated in Table 2.3.1-1, Ridgeline Impacts by TM Unit for the Originally Proposed Valley View Estates SP. As shown by this table, “skyline” development will occur in Units 1, 2, 3, 7, and 11. This will be inconsistent with Escondido’s Elevations Objective 4.1, Ridgeline/Hillside Policy D1.2 and Viewshed Policy E1.4. The Valley View Estates SP TM development will be built in units and these units were analyzed according to their visual impacts as indicated in Table 2.3.1-1, Ridgeline Impacts by TM Unit for Valley View Estates SP. As shown by this table, “skyline” development in Units 1, 2, 3, and 7 will occur on primary ridgelines. This will be inconsistent with Escondido’s Elevations Objective 4.1, Ridgeline/Hillside Policy D1.2 and Viewshed Policy E1.4. The visual simulation from the corner of Rockwood Road and Cloverdale Road (Figure 2.3.1-4) shows areas on the western slopes where the Originally Proposed Valley View Estates SP proposes development on “skyline” ridges.

Table 2.3.1-1 Ridgeline Impacts by TM Unit for the Originally Proposed Valley View Estates SP

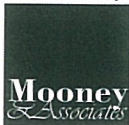
| Unit | Ridgeline Type | Visual Impact |
|-------------|----------------|--|
| 1 | Skyline | Hotel and Clubhouse on skyline |
| 2 | Skyline | Homes on skyline |
| 2 | Intermediate | Summit of peak behind homes visible |
| 3 | Skyline | Homes on skyline |
| 4 | None | Open space |
| 5 (Portion) | Intermediate | Homes are backed by other ridgelines and/or peaks |
| 6 (Portion) | Intermediate | Homes are backed by other ridgelines and/or peaks |
| 7 | Skyline | Homes along skyline |
| 7 | Intermediate | Summit of peak behind homes visible |
| 8 | Intermediate | Homes are backed by Valley View Estates SP slopes retained in open space |
| 9 | Intermediate | Summit of peak behind homes visible; most units hidden by intervening ridgelines |
| 10 | Intermediate | Homes are backed by Valley View Estates SP slopes retained in open space |
| 11 | Skyline | Homes are backed by Valley View Estates SP slopes retained in open space |

Source: Valley View Estates SP Text, 1997 and Escondido Ordinance 2001-21, Article 55, 2001

The Originally Proposed Valley View Estates SP will be inconsistent with Goal 8: Preserving Escondido’s Natural and Scenic Resources (e); Elevations Objectives B4.2 and Viewshed Policy E1.5 because scenic ridgeline resources will be not preserved. While the Originally



SOURCE: City of Escondido Hillside and Ridgeline Overlay District, Ordinance 92-27, June 10, 1992

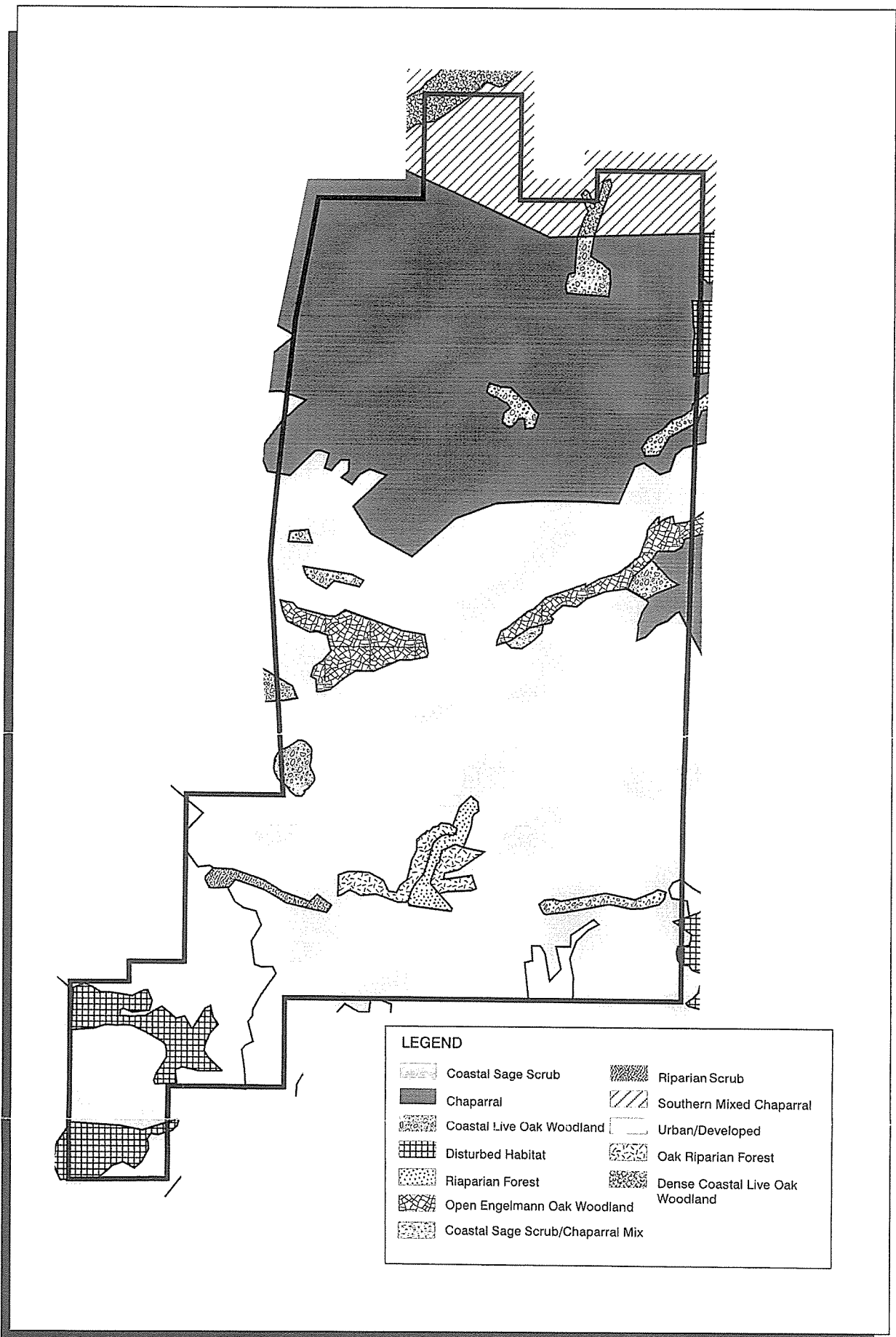


Not to Scale

**Valley View Estates SP
Ridgeline Overlay Map**

Figure 2.3.1-8

Valley View Estates SP EIR - Volume 2, City of Escondido



SOURCE: SanGIS Regional Vegetation Coverage

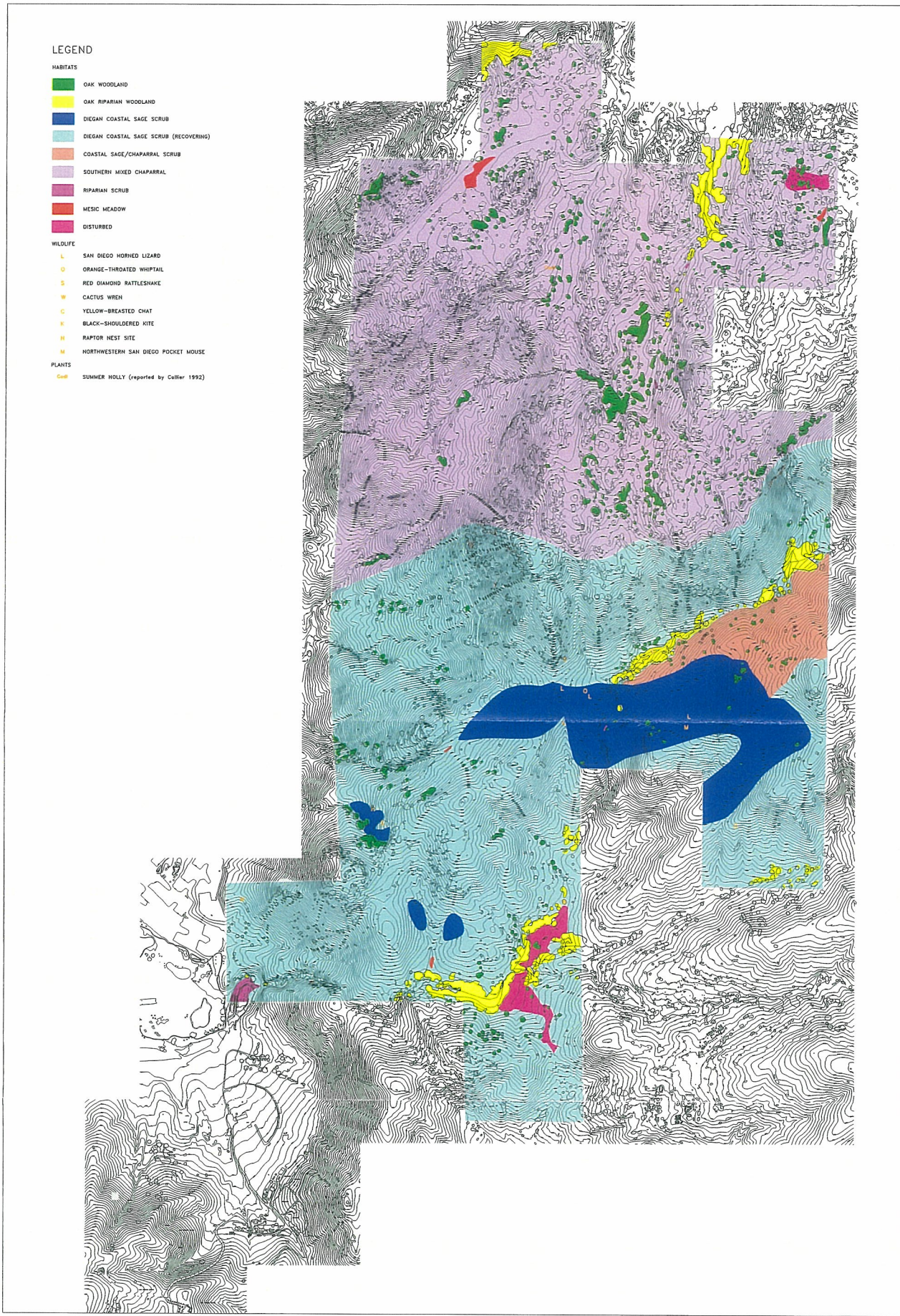


Not to Scale

Regional Vegetation Map

Figure 2.3.4-1

Valley View Estates SP EIR - Volume 2, City of Escondido



Proposed Valley View Estates SP will be clustered to avoid environmentally sensitive areas, to preserve open space and to reduce grading; the visual impacts on adjoining residential areas will not be minimized to the extent feasible. Therefore, the Originally Proposed Valley View Estates SP will also be inconsistent with Ridgeline/Hillside Policy D1.4 (b).

Development of lots 5-7, 26-64, 73-81, 93-98, 129-143, 163-164, 313-318, 334-345, 337, 347-356, 438-442, 492-496, and 501-507 will occur on a City identified "skyline" ridge within Units 1, 2, 3, 7, and 11 of the Originally Proposed Project. This development will be inconsistent with several City policies and objectives aimed at preserving natural landforms and reducing grading and visual impacts. The aesthetic (visual quality) impact will be direct and potentially significant.

Development is also proposed in areas that are hidden from off-site viewers and on secondary ("intermediate") ridges. Visible development on "intermediate" ridges is permitted by Ridgeline/Hillside Policy D1.3 in association with the preservation of significant open space, habitat and cultural resources. In this respect, the Originally Proposed Valley View Estates SP is consistent with Ridgeline/Hillside Policy D1.3 (a) and (d). The Originally Proposed Project SP encourages the use of contour grading to provide a more natural appearance consistent with Ridgeline/Hillside Policy D1.4.

Reduced Intensity and Density Project

Development of the Reduced Intensity and Density Project site is constrained by a number of factors, including steep slopes, sensitive habitat, and cultural resources. The City of Escondido has created an overlay for ridgelines and hillsides, with primary ridgelines defined as "skyline" and "intermediate" ridgelines as those ridgelines that have another ridgeline above and behind visually. As shown by Table 2.3.1-2, Ridgeline Impacts by TM Unit of the Reduced Intensity and Density Project, the Reduced Intensity and Density Project development will occur on "skyline" ridges in Units 1, 2, 3, and 7. This will be inconsistent with Escondido's Elevations Objective 4.1, Ridgeline/Hillside Policy D1.2 and Viewshed Policy E1.4.

The Reduced Intensity and Density Project will be inconsistent with Goal 8: Preserving Escondido's Natural and Scenic Resources (e); Elevations Objectives B4.2 and Viewshed Policy E1.5 because scenic ridgeline resources will be not preserved. While the Reduced Intensity and Density Project will be clustered to avoid environmentally sensitive areas, to preserve open space, and to reduce grading, the visual impacts on adjoining residential areas will not be minimized to the extent feasible. Therefore, the Reduced Intensity and Density Project will also be inconsistent with Ridgeline/Hillside Policy D1.4 (b).

Development of lots 20-22, 23-52, 56, 58-67, 77-83, 111-118, 142-149, 184-185, 301-307, 326, 334-335, 337-339, 347-355, and 369-374 will occur on a City identified "skyline" ridge within Units 1, 2, 3, and 7 of the Reduced Intensity and Density Project. This development will be

Table 2.3.1-2 Ridgeline Impacts by TM Unit of the Reduced Intensity and Density Project

| Unit | Ridgeline Type | Visual Impact |
|-------------|----------------|---|
| 1 | Skyline | Hotel and Clubhouse on skyline |
| 2 | Skyline | Homes on skyline and open space |
| 2 | Intermediate | Summit of peak behind homes visible |
| 3 | Skyline | Homes on skyline |
| 4 | None | Open space |
| 5 (Portion) | Intermediate | Homes are backed by other ridgelines and/or peaks |
| 6 (Portion) | Intermediate | Homes are backed by other ridgelines and/or peaks |
| 7 | Skyline | Homes along skyline |
| 7 | Intermediate | Summit of peak behind homes visible and open space |
| 8 | Intermediate | Summit of peak behind homes visible |
| 9 | Intermediate | Summit of peak behind homes visible; most units hidden by intervening ridgelines |
| 10 | Intermediate | Homes are backed by Reduced Intensity and Density Project slopes retained in open space |

Source: Valley View Estates SP Text, 1997 and Escondido Ordinance 2001-21, Article 55, 2001

inconsistent with several City policies and objectives aimed at preserving natural landforms and reducing grading and visual impacts. The aesthetic (visual quality) impact will be direct and potentially significant.

Development is also proposed in areas that are hidden from off-site viewers and on secondary (“intermediate”) ridges. Visible development on “intermediate” ridges is permitted by Ridgeline/Hillside Policy D1.3 in association with the preservation of significant open space, habitat and cultural resources. In this respect, the Originally Proposed Valley View Estates SP is consistent with Ridgeline/Hillside Policy D1.3 (a) and (d). The Reduced Intensity and Density Project SP encourages the use of contour grading to provide a more natural appearance consistent with Ridgeline/Hillside Policy D1.4.

Scenic Highway Impacts

Originally Proposed Project

Originally Proposed Valley View Estates SP will not be visible along the easterly portion of SR 78, as intervening topography will obstruct the view. The Originally Proposed Valley View Estates SP will, however, be visible in windows along the westerly portion of SR 78. The

proposed development will appear in the distant view, more than 2 miles away and will be similar to existing development scattered along the same topographic vista. Due to the distance involved, the Originally Proposed Valley View Estates SP project will not result in a significant visual impact from the County Scenic Highway corridor.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will not be visible along the easterly portion of SR 78, as intervening topography will obstruct the view. The Reduced Intensity and Density Project will, however, be visible in windows along the westerly portion of SR 78. The proposed development will appear in the distant view, more than 2 miles away and will be similar to existing development scattered along the same topographic vista. Due to the distance involved, the Originally Proposed Valley View Estates SP project will not result in a significant visual impact from County Scenic Highway corridor.

Summary of Significant Impacts

Originally Proposed Project

1. Mid-distant and near-view, off-site vistas from the west of the Originally Proposed Valley View Estates SP development will have direct, potentially significant impacts because the major graded slopes associated with Rockwood Road and Calle Las Piedras and the graded slopes for roads and structures near the periphery of the Valley View Estates SP will be highly visible on the hillsides as viewed from off-site areas to the west.
2. Development on lots 5-7, 26-64, 73-81, 93-98, 129-143, 163-164, 313-318, 334-345, 337, 347-356, 438-442, 492-496, and 501-507 within Units 1, 2, 3, 7, and 11 of the Originally Proposed Valley View Estates SP TM will occur on a City identified "skyline" ridge. This development will be inconsistent with several City policies and objectives aimed at preserving natural land forms and reducing grading and visual impacts. The aesthetic (visual quality) impact will be direct and potentially significant.

Reduced Intensity and Density Project

1. Mid-distant and near-view, off-site vistas from the west of the Reduced Intensity and Density Project development will have direct, potentially significant impacts because the major graded slopes associated with Rockwood Road and Calle Las Piedras will be highly visible on the hillsides as viewed from off-site areas to the west.
2. Development on lots 20-22, 23-52, 56, 58-67, 77-83, 111-118, 142-149, 184-185, 301-307, 326, 334-335, 337-339, 347-355, and 369-374 within Units 1, 2, 3, and 7

of the Reduced Intensity and Density TM will occur on a City identified "skyline" ridge. This development will be inconsistent with several City policies and objectives aimed at preserving natural land forms and reducing grading and visual impacts. The aesthetic (visual quality) impact will be direct and potentially significant.

Mitigation Measures

Originally Proposed Project

- 1-1. The Originally Proposed Valley View Estates SP Tentative Map and all subsequently approved use permits and site plans for construction of the Specific Plan facilities shall be conditioned to comply with the Valley View Estates Specific Plan community-wide design program which establishes guidelines and standards to reduce the magnitude of visual impacts. This program will regulate such things as architectural theme and detail, landscaping, street design, design and construction of walls and fences, lighting standards, and other specialized design treatment areas. These measures include:
 - a. Use of low profile structures and use of natural materials and colors to improve sensitivity to natural features; and
 - b. Grading techniques, such as contour grading, to minimize landform alteration.
- 1-2. Grading Plans for the construction of the Valley View Estates Specific Plan Tentative Map, commercial and recreational facilities, and custom home lot development shall be conditioned to provide landscape screening of graded slopes to the maximum extent possible on bedrock slopes and without interruption of other property owners' on-site vistas. Architectural design standards, based on a Spanish Mediterranean theme, are identified to provide consistency and blend with the environment. Finally, a community landscaping design concept is identified to promote aesthetics throughout the community.
2. No feasible mitigation as designed.

Reduced Intensity and Density Project

- 1-1. The Reduced Intensity and Density Project Tentative Map and all subsequently approved use permits and site plans for construction of the Specific Plan facilities shall be conditioned to comply with the Valley View Estates Specific Plan community-wide design program which establishes guidelines and standards to reduce the magnitude of visual impacts. This program will regulate such things as architectural theme and detail, landscaping, street design, design and construction of walls and fences, lighting standards and other specialized design treatment areas. These measures include:

- a. Use of low profile structures and use of natural materials and colors to improve sensitivity to natural features; and
 - b. Grading techniques, such as contour grading, to minimize landform alteration.
- 1-2. Grading Plans for the construction of the Reduced Intensity and Density Project Tentative Map, recreational facilities, and custom home lot development shall be conditioned to provide landscape screening of graded slopes to the maximum extent possible on bedrock slopes and without interruption of other property owners' on-site vistas. Architectural design standards, based on a Spanish Mediterranean theme, are identified to provide consistency and blend with the environment. Finally, a community landscaping design concept is identified to promote aesthetics throughout the community.
2. No feasible mitigation as designed.

Level of Significance after Mitigation

Originally Proposed Project

While the mitigation measures described above will reduce visual impacts of ridgeline development, the reduction will not be to a level below significant. Application and enforcement of the design guidelines will be handled by a Development and Design Review Committee (DDRC) which will review all projects for consistency with the Specific Plan. Community design considerations will soften the contrast of the proposed development with the natural setting. Landscaping will also soften the visual impact of the development from off-site areas. However, landscape plantings are difficult to establish on slopes cut into granitic rock. While the program calls for graded areas and retaining walls to be landscaped with trees at the base of the slopes to help conceal the grades of Rockwood Road and Calle Las Piedras, cut slopes along these roads will typically have face exposures of 200 feet or higher. Trees along the base of these slopes will provide only partial screening. Originally Proposed Valley View Estates SP development on highly visible hillsides, which is inconsistent with the City's General Plan, must be avoided in order to avoid significant impacts.

While the Originally Proposed Valley View Estates SP will be clustered to avoid environmentally sensitive areas, to preserve open space, and to reduce grading, development will occur on "skyline" ridges as the Originally Proposed Project is designed. Therefore, no mitigation is feasible without redesign of development in the areas of lots 5-7, 26-64, 73-81, 93-98, 129-143, 163-164, 313-318, 334-345, 337, 347-356, 438-442, 492-496, and 501-507 within Units 1, 2, 3, 7, and 11.

Reduced Intensity and Density Project

While the aesthetic impacts have been reduced by the elimination of a substantial number of lots and roads within the viewshed from the west, landscape plantings are difficult to establish on slopes cut into granitic rock. The program calls for graded areas and retaining walls to be landscaped with trees at the base of the slopes to help conceal the grades of Rockwood Road and Calle Las Piedras, but cut slopes along these roads will typically have face exposures of 200 feet or higher. Trees along the base of these slopes will provide only partial screening. Mitigation measures described above will also help reduce visual impacts of ridgeline development. However, the overall reduction will not be to a level below significant. Application and enforcement of the design guidelines will be handled by a DDRC which will review all projects for consistency with the Specific Plan. Community design considerations will soften the contrast of the proposed development with the natural setting. Landscaping will also soften the visual impact of the development from off-site areas. However, the Reduced Intensity and Density Project road design across visible hillsides, which is inconsistent with the City's General Plan, must be avoided in order to avoid significant impacts.

While the Reduced Intensity and Density Project eliminated a substantial number of dwelling units, development will still occur on "skyline" ridges. Therefore, no mitigation is feasible without redesign of development in the areas of lots 20-22, 23-52, 56, 58-67, 77-83, 111-118, 142-149, 184-185, 301-307, 326, 334-335, 337-339, 347-355, and 369-374 within Units 1, 2, 3, and 7.

2.3.2 Agriculture Resources

Environmental Setting

Although the Valley View Estates SP property was grazed on, for at least 50 years by the Cassou brothers of Escondido (c.1890s forward), the grazing and farming areas are in severe disrepair having been abandoned at least 30 years ago. The potential for this property to sustain agricultural uses is limited to either cattle grazing or crops that will survive on steep slopes in decomposing granite soils. To the north and outside the Valley View Estates SP property, there is an area in the San Diego County Agricultural Preserve designation.

Soils

The project site contains soils from Fallbrook, Vista, and Cieneba Series (Figure 2.3.2-1 Valley View Estate SP Soils and Prime Agricultural Soils Map). Table 2.3.2-1, Valley View Estates SP Agricultural Ratings, below provides a summary of the site soils, their Storie index rating, and capability grouping.

Table 2.3.2-1 Valley View Estates SP Agricultural Ratings

| Soil Type | Storie Index | Capability Unit |
|--|---------------------|------------------------|
| CmrG Cieneba very rocky, coarse, sandy loams with 30-75% slopes | <5 | Vlls-8(19) |
| CnG2 Cieneba Fallbrook rocky, sandy loams with 30-65% slopes, eroded | — | Vllls-1(19) |
| FeE2 Fallbrook rocky, sandy loam with 9-30% eroded slopes | 27 | Vle-7(19) |
| VaC Visalia sandy loam with 5-9% slopes | 73 | lle-1(19) |
| VsC Vista coarse sandy loam with 5-9% slopes | 45 | llle-1(19) |
| VvD Vista rocky, coarse, sandy loam with 5-15% slopes | 27 | Vle-7(19) |
| VsD Vista coarse, sandy loam with 9-15% slopes | 43 | lve-1(19) |
| VsE Vista coarse, sandy loams with 15-30% slopes | 35 | Vle-1(19) |

% = percent

19 = coastal soils

e = erosion

s = shallow

1 = An actual or potential erosion hazard

8 = Nearly impervious bedrock or hardpan within the effective rooting depth

Highlighted = Prime Agricultural Soils

Source: U.S. Department of Agriculture, 1973

The Storie Index is a soil classification system that ranks agricultural soils by profile characteristics, texture of surface, slope and limitations, such as poor drainage, erosion, or acidity. The number reflected is a percentage that determines the Grade (1-6) given to the soil for agriculture, with Grade 1 being 100 percent and a high quality, and Grade 6 being less than 20 or low agricultural potential. The Capability Grouping unit groups soils from Class I to Class VII, with progressively higher rankings having greater limitations. Prime Agricultural Soils are defined as having a Capability Grouping unit of I or II, with few limitations.

All but one of the soils within the project site have ratings ranging from Class IV through VI, limited by shallow soil and erosion. The Visalia sandy loam (VaC) soil is rated Class II, encompasses approximately 5.6 acres combined between a linear area in the southwest corner of the Sphere of Influence/Annexation limits and a narrow strip at the northern boundary of the Valley View Estates SP property.

State Designated Farmlands

There are no lands within Valley View SP which are classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency.

San Diego County General Plan

In 2000, the County of San Diego, passed a General Plan Amendment affecting land having a (20) Agricultural Preserve Land Use Designation. The resolution stated that minimum lot size zoning of 10 acres in areas west of the County Water Authority (CWA) boundary and 40 acres in the areas east of the CWA boundary. No parcels in the Valley View Estates are affected by this General Plan Amendment.

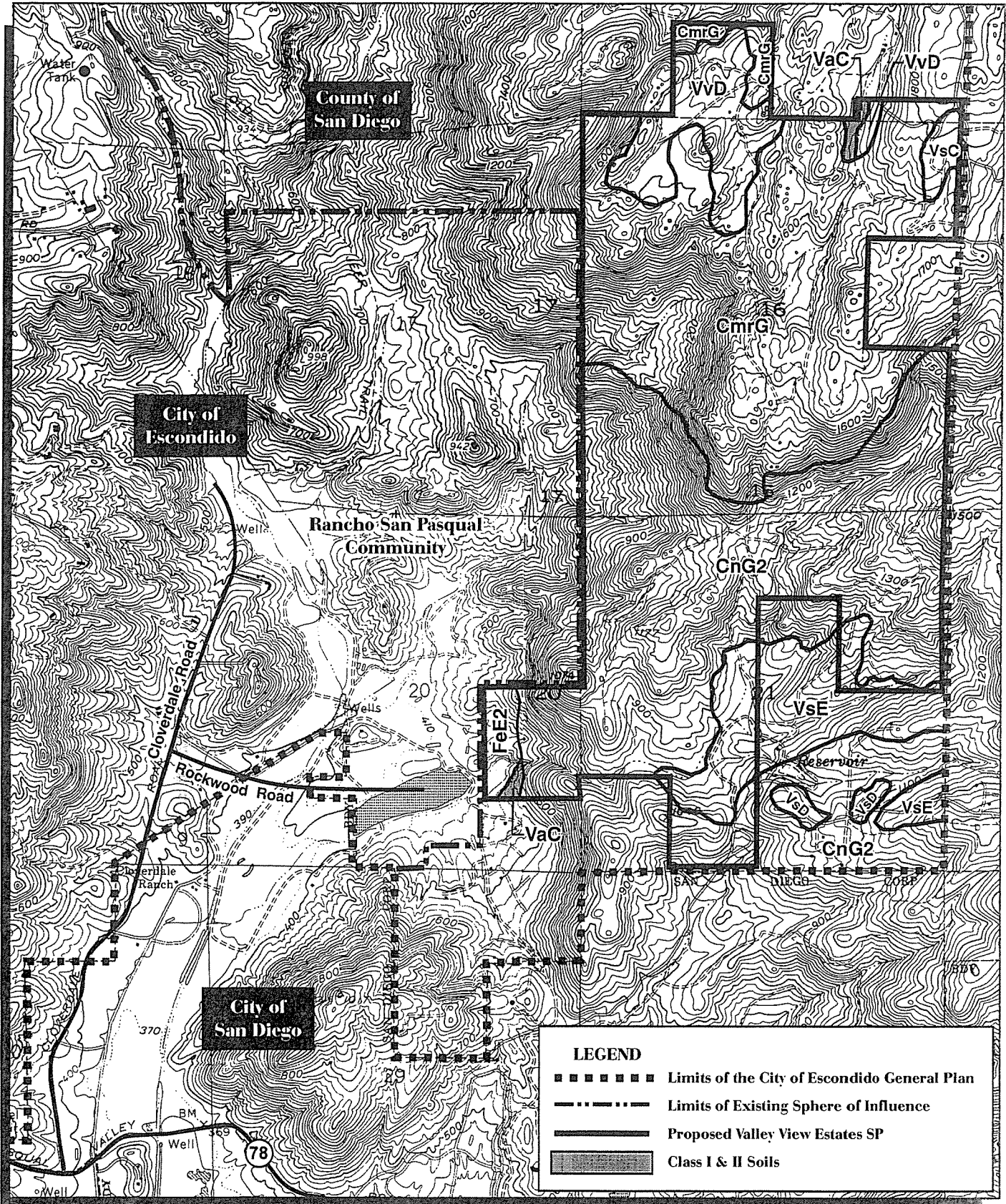
North County Metropolitan Subregional Plan Agriculture Policies

Interim agriculture is a desired method of protecting existing agriculture from development until essential urban services are made available. Agriculture is an important commercial activity in the North County Metropolitan Subregion and valuable commercial crops are being raised. Row crops and nursery production are common to the maritime area climate while orchards are scattered throughout the eastern portion of the Subregion.

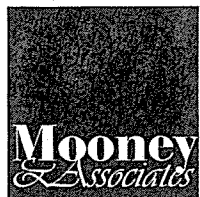
Applicable Goals and Policies

North County Metropolitan Subregional Plan

Agriculture, No.11: Designate remote areas primarily east and northeast of Escondido as Multiple Rural Use.



SOURCE: USGS 7.5' Quad Maps (Valley Center, San Pasqual, Escondido & Rodriguez Mountain)



0 1000' 2000'

Valley View Estates SP Soils and Prime Agricultural Soils Map

Figure 2.3.2-1

Valley View Estates SP EIR - Volume 2, City of Escondido

*North County Metropolitan
Subregional Plan*

Agriculture, No. 12: Apply the Future Urban Development Area Category to appropriate areas as an interim means of protecting existing agriculture.

*North County Metropolitan
Subregional Plan*

Agriculture, No. 13: Recognize avocational agriculture is a compatible secondary use of land throughout the subregion.

City of Escondido General Plan

Applicable Goals and Policies

Agricultural

Policy H1.1: The City shall strive to maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.

Agricultural

Policy H1.2: Agriculture should be buffered from more intensive urban uses with intermediate land uses which are mutually compatible through the implementation of appropriate policies of the Land Use Element.

Agricultural

Policy H1.3b: The requirements for projects to transfer development rights from existing agricultural lands to other portions of the project, thereby preserving the agricultural lands in permanent open space, consistent with clustering policies.

Agricultural

Policy H1.3c: The “right to farm” in open space areas.

Agricultural

Policy H1.3d: The requirements for projects adjacent to agricultural practices to provide physical separation and screening to minimize urban/agricultural conflicts.

Thresholds for Determining Significance

Thresholds for determining agricultural impacts are established by CEQA Guidelines, Appendix G. Significant impacts will result if the project:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract.
3. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Thresholds for determining agricultural impact significance are also established by General Plan Goals and Policies. Significant impacts to agriculture will result where:

4. The project is inconsistent with the City of Escondido General Plan Agricultural Goals and Policies.

Environmental Impacts and Significance

Originally Proposed Project

The Valley View Estates SP property is mapped as Grazing Land and Other Land on the map of Important Farmlands of San Diego County. These categories do not meet the 10 criteria needed to qualify as a State Important Farmland. Therefore, no significant impacts to Prime Farmland, Farmland of Statewide Importance or Unique Farmland will occur with the implementation of the Valley View Estates SP proposed development.

Cattle grazing has not been conducted on the remaining area for more than 30 years. Except for approximately 20 acres zoned A-72, General Agricultural and approximately 20 acres zoned A-70 Limited Agricultural, the Valley View Estates SP site is currently all zoned S-92 General Rural. The 40 acres zoned for agricultural uses are located in an area typified by steep slopes. The property is within the San Diego County Regional Designation Rural Development Area (RDA). This regional category is designed to provide a phased regional development strategy consistent with the availability of public facilities. The City of Escondido has preplanned this subregion as a Specific Plan Area to assure planning and financing mechanisms for urban services prior to development. There are no Williamson Act Contracts associated with any of the Valley View Estates SP parcels. The Williamson Contract property off-site to the north will be separated from any residential or hotel use by 40 acres of open space and golf course.

Therefore, there will be no conflicts with existing zoning or the Williamson Act with the proposed development of Valley View Estates SP.

On the Valley View Estates Specific Plan site, a small area of VaC soils occurs at the southwestern corner (Figure 2.3.2-1). This land is under water in a streambed for the majority of the year and is not suitable for cultivation. Another minor area with VaC soils at the northeastern corner is on a steep slope. The VaC soils cover a small strip between rock outcrops and is not conducive for agriculture use. Therefore, no prime agricultural land will be affected by the proposed Valley View Estates development. Since avocational agriculture is a compatible secondary use of land throughout North County Metropolitan Subregion and essential urban services are available, there is no conflict with the County General Plan.

The Valley View Estates Specific Plan proposal is in compliance with the City's policies concerning large-lot residential land uses in agricultural areas (Policy H1.1). Only two lots are planned near recently conducted agriculture activities on adjacent properties. Both lots are larger estate residences which are compatible with the smaller farming operations in this area. The "right to farm" in open space areas and transfer of development rights are not an issue in this case, as the minor scale farming in the southwestern portion of the annexation area will not be affected by either the inclusion of the parcels within the Escondido's Sphere of Influence nor the City. Agricultural activities can continue in this area as a secondary use on these relatively small parcels where previous farming was conducted.

Agriculture in the San Pasqual Valley will be buffered from more intensive urban uses because the Valley View Estates SP will provide more than 500 acres of open space that will screen the valley from the developed areas (Policy H1.2). The Valley View Estates project conforms to the General Plan policies for projects adjacent to agricultural practices to provide physical separation and screening to minimize urban/agricultural conflicts (Policy H1.3d). Therefore, no aspect of the Originally Proposed Project is incompatible with Escondido's agricultural policies leading to any significant agricultural impacts.

Reduced Intensity and Density Project

The Reduced Intensity and Density project will result in a similar footprint of development, except areas of residential uses have been eliminated and replaced with passive natural open space. Therefore, the Reduced Intensity and Density Alternative will not create any new agriculture resources impacts not identified for the proposed Valley View Estates SP.

Summary of Significant Impacts

Originally Proposed Project

No significant agricultural impacts have been identified.

Reduced Intensity and Density Project

No significant agriculture impacts have been identified.

Mitigation Measures

Originally Proposed Project

None required since no significant impacts are identified.

Reduced Intensity and Density Project

None required since no significant impacts are identified.

Level of Significance After Mitigation

Originally Proposed Project

As there are no mitigation measures, this section does not apply.

Reduced Intensity and Density Project

There are no mitigation measures; this section does not apply.

2.3.3 Air Quality

An Air Quality Study for the Valley View Estates SP was conducted by Environmental Science Associates in March 2002 (Volume 6, Appendix D). Air pollutants can be placed in three general categories: criteria pollutants, toxic air contaminants, and odorous compounds. This section focuses on criteria pollutants and does not discuss the latter two types of pollutants because the Valley View Estates SP does not lie adjacent to a substantial source of toxic air contaminants or odors, nor will it introduce a substantial source of either type of pollutant to the site. This section evaluates criteria air pollutant impacts on the basis of estimates of emissions and concentrations. "Emissions" refer to emission rates and are typically expressed in terms of pounds per day, and "concentrations" refer to pollutant levels in a given volume of air and are typically expressed in terms of parts per million. Emissions estimates are evaluated through comparison with emissions-based significance criteria and concentrations are evaluated through comparison with ambient air quality standards.

Environmental Setting

Meteorology/Climate

Air quality is a function of both the rate and location of pollutant emissions under the influence of meteorological conditions and topographic features. Atmospheric conditions, such as wind speed, wind direction, and air temperature gradients, along with the local topography, influence the movement and dispersal of pollutants and thereby provide the link between air pollutant emissions and air quality.

The State of California is divided into air basins that are defined partly by their meteorological and topographical characteristics. The Valley View Estates SP is located in the San Diego Air Basin (Air Basin). The Air Basin is defined by the boundaries of San Diego County. The Air Basin gradually rises from west to east with mountain ranges in the eastern portion marking the eastern boundary of the Air Basin. The climate of the Air Basin is strongly influenced by the semipermanent high-pressure system over the Pacific Ocean. The moderating effects of the ocean produce a climate characterized by warm, dry summers and mild, wet winters. Average temperatures in the coastal valley section of the basin range from the 60s and 80s (in degrees Fahrenheit) during the spring and summer months to as low as the middle 40s during the winter. Because of the moderating influence of the ocean, temperature extremes more than 100 degrees or much below freezing occur infrequently. According to the County of San Diego Average Annual Precipitation Map, rainfall in the Escondido area averages approximately 10 inches per year.

Prevailing winds are westerly to northwesterly and are generally light to moderate. Winter storms moving inland from the ocean and strong northeasterly wind flow (Santa Ana conditions) are usually responsible for infrequent stronger winds in the area. Winds in the Valley View

Estates SP area result mainly from temperature differences between the ocean and the inland areas to the east. Long-term wind records show a very dominant onshore flow from the west with moderate (8 to 12 miles per hour) speeds. A light (3 to 5 miles per hour) offshore flow from the southeast occurs more frequently in winter months, though still not as prevalent as the onshore winds.

While winds control the horizontal transport processes important for air pollution dispersion, temperature inversions control the vertical extent through which pollutants can be mixed. Subsidence inversions occur during the warmer months as descending air, associated with the Pacific high-pressure cell, comes into contact with cool marine air. The boundary between the two layers of air represents a temperature inversion that traps pollutants and prevents them from rising. Radiation inversions develop on winter nights when air near the ground cools by heat radiation and air aloft remains warm. The shallow inversion layer formed between these two air masses can trap pollutants. These radiation inversions are strongest in winter when nights are longest and air is coldest. Radiation inversions may lead to stagnation of ground-level pollution sources, such as automobile exhaust near freeways or major parking facilities.

While air quality in a given air basin is usually determined by emission sources within the basin, air quality in some air basins can also be affected by pollutants transported from upwind air basins by prevailing winds. For instance, Santa Ana conditions in the South Coast Air Basin can combine with the prevailing sea breeze to transport emissions generated in the greater Los Angeles metropolitan area into the Air Basin with subsequent adverse effects on regional air quality. Under certain other meteorological conditions, emissions generated in Mexico can also adversely affect air quality in the Air Basin (California Air Resources Board 1996).

Localized air quality conditions for the Rancho San Pasqual Community may vary with traffic dispersion patterns with little measurable effect to regional air quality.

Air Quality

The San Diego Air Pollution Control District (APCD) regional air quality monitoring network provides information on ambient concentrations of criteria pollutants. The monitoring station located closest to the Valley View Estates SP is located in Escondido and is approximately 5 miles west of the Valley View Estates SP. Table 2.3.3-1, Escondido Air Pollutant Summary, 1996-2000, provides a five-year summary of concentration data recorded at the APCD's Escondido monitoring station.

Ozone

Ozone is not emitted directly into the atmosphere, but is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and nitrogen oxides (NO_x), precursors to ozone. Significant ozone production

Table 2.3.3-1 Escondido Air Pollutant Summary, 1996-2000

| Pollutant | Standard ^b | Concentrations ^a | | | | |
|---|-----------------------|-----------------------------|------|------|------|------|
| | | 1996 | 1997 | 1998 | 1999 | 2000 |
| <i>Ozone</i> | | | | | | |
| Highest 1-hour average, ppm ^c | 0.09 | 0.12 | 0.11 | 0.12 | 0.10 | 0.12 |
| Number of exceedances ^d | | 12 | 5 | 9 | 1 | 6 |
| <i>Carbon Monoxide</i> | | | | | | |
| Highest 1-hour average, ppm | 20.0 | 11.2 | 9.3 | 10.2 | 9.9 | 9.3 |
| Number of exceedances | | 0 | 0 | 0 | 0 | 0 |
| Highest 8-hour average, ppm | 9.0 | 7.1 | 4.9 | 4.5 | 5.3 | 4.9 |
| Number of exceedances | | 0 | 0 | 0 | 0 | 0 |
| <i>Nitrogen Dioxide</i> | | | | | | |
| Highest 1-hour average, ppm | 0.25 | 0.10 | 0.12 | 0.09 | 0.10 | 0.08 |
| Number of exceedances | | 0 | 0 | 0 | 0 | 0 |
| <i>Particulate Matter (PM-10)^e</i> | | | | | | |
| Highest 24-hour average, µg/m ³ | 50 | 53 | 63 | 51 | 52 | 65 |
| Annual Geometric Mean, µg/m ³ | 30 | 25 | 27 | 21 | 29 | 28 |

^a Data are from the APCD monitoring station located at Valley Parkway in the City of Escondido.

^b State standard, not to be exceeded.

^c ppm = parts per million; µg/m³ = micrograms per cubic meter.

^d Except for ozone, the term, "number of exceedances" refers to the number of measured values above the corresponding standard. For ozone, "number of exceedances" refers to the number of days in a given year during which one or more hourly concentrations exceeded the standard.

^e Unlike most of the other pollutants, which are measured continuously, PM-10 is typically measured every sixth day.

Source: California Air Resources Board, 1996, 1997, 1998, 1999, 2000

generally requires ozone precursors to be present in a stable atmosphere with strong sunlight for approximately three hours. Ozone is a regional air pollutant because its precursors are transported and diffused by wind concurrently with ozone production. On-road motor vehicles contribute approximately 57 percent to the Basin-wide inventory of ROG and 77 percent to the Basin-wide inventory of NO_x (California Air Resources Board 1997). Ozone causes eye and respiratory irritation, reduces resistance to lung infection, and may aggravate pulmonary conditions in persons with lung disease. Ozone also damages vegetation and untreated rubber products.

Carbon Monoxide

Carbon monoxide (CO) is an odorless, invisible gas usually formed as the result of incomplete combustion of organic substances. Ambient CO concentrations normally correspond closely to the spatial and temporal distributions of vehicular traffic. CO concentrations also are influenced by wind speed and atmospheric mixing. Under inversion conditions, CO concentrations may be distributed more uniformly over an area out to some distance from vehicular sources. In the Air Basin, on-road motor vehicles contribute approximately 86 percent to the Basin-wide inventory of CO (California Air Resources Board, 1997). High concentrations of CO in respired air can impair the ability of the human body to absorb oxygen into the bloodstream, thereby aggravating cardiovascular disease and causing fatigue, headaches, and dizziness.

Particulate Matter (PM) PM-10

PM-10 consists of PM that is 10 microns or less in diameter (a micron is one-millionth of a meter). PM-10 and PM-2.5 represent fractions of PM, which can be inhaled into the air passages and the lungs and can cause adverse health effects. PM is a primary pollutant resulting from many kinds of dust- and fume-producing industrial and agricultural operations as well as fuel combustion. PM is also a secondary pollutant formed through atmospheric reactions involving NO_x , sulfur dioxide (SO_2), and ROG. Residences can contribute to local particulate concentrations from the use of wood-burning fireplaces. Sources of PM, such as demolition and construction activities, are more local in nature, while others, such as vehicular traffic, have a more regional effect.

Nitrogen Dioxide and Sulfur Dioxide

Nitrogen Dioxide (NO_2) and SO_2 are two gaseous compounds within a larger group of compounds, NO_x and oxides of sulfur (SO_x), respectively, which are products of the combustion of fuel. NO_x and SO_x emission sources can elevate local NO_2 and SO_2 concentrations, and both are regional precursor compounds to PM. As described above, NO_x is also an ozone precursor compound and can affect regional visibility. NO_2 is the "whiskey brown" colored gas readily visible during periods of heavy air pollution. Elevated concentrations of these compounds are associated with increased risk of acute and chronic respiratory disease.

Sensitive Land Uses

Some persons are considered more sensitive than others to air pollutants. Land uses, such as schools, hospitals, and convalescent homes, are considered to be relatively sensitive to poor air quality because the very young, the old, and the ill are more susceptible to respiratory infections and other air quality-related health problems. Residential land uses are considered

sensitive to poor air quality because people are often at home for extended periods. Recreational land uses are moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory system. Sensitive land uses in the Valley View Estates SP vicinity include the San Pasqual Union Elementary School on Rockwood Road, low-density residential development in the Rancho San Pasqual Community and recreational use associated with the Eagle Crest Golf Course. In addition, the San Diego Wild Animal Park has sensitive plant and animal species located south of the Valley View Estates SP property.

Regulatory Framework

Regulation of air quality is achieved through national and state ambient air quality standards and emission limits for individual sources of air pollutants.

Criteria Air Pollutants

The federal Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to list air pollutant compounds which may endanger public health or welfare; to publish air quality "criteria" describing the latest scientific knowledge on these compounds, their pollutant interactions, and control techniques; and to identify National Ambient Air Quality Standards (national standards) protective of public health and welfare. Currently, the EPA has established national standards for ozone, CO, NO₂, SO₂, PM-10 and PM-2.5, and lead. California has adopted more stringent standards for most of the criteria air pollutants (referred to as State Ambient Air Quality Standards, or state standards) and has adopted ambient air quality standards for some pollutants for which there are no corresponding national standards.

Attainment/Non-Attainment Designations

Under amendments to the federal Clean Air Act, EPA has classified air basins, or portions thereof, as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether or not the national standards have been achieved. In 1998, the State Legislature passed the California Clean Air Act, which is patterned after the federal Clean Air Act to the extent that areas are designated as "attainment" or "non-attainment" with respect to the state standards, rather than the federal standards. Thus, areas in California have two sets of attainment/non-attainment designations: one set with respect to the national standards and one set with respect to the state standards.

The Air Basin is in attainment for CO, NO_x and ROC under both the state and federal guidelines. The Air Basin is designated as a serious non-attainment area for ozone under the state and federal standards. The Air Basin is classified as a non-attainment area for PM10 under the state air quality guidelines but is unclassifiable under the federal guidelines. The 40 CFR Chapter I-Part 93 sets federal conformity standards for non-attainment areas. The

thresholds listed in Table 2.3.3-2, Federal Yearly Standards of Significance, are federal de minimus thresholds, below which a project is assumed not to have a significant impact that would necessitate completion of a conformity determination.

Table 2.3.3-2 Federal Yearly Standards of Significance

| Air Pollutant | Designation | Significance Criteria |
|----------------------|---|------------------------------|
| ROC | Serious Ozone NAA | 50 Tons per year |
| NO _x | Serous Ozone NAA | 50 Tons per year |
| PM-10 | State Non-attainment (Federal Moderate Non-attianment) | 100 Tons per year |

Source: 40 CFR Chapter 1-Part 93

The standards do not give guidance for areas that are in federal attainment. No significance thresholds have been adopted for the Air Basin and federal de minimum thresholds are generally acceptable. Federal moderate non-attainment area criteria are used for PM-10 since the Air Basin is only in non-attainment under state standards.

APCD developed the Regional Air Quality Strategy (RAQS) to address non-attainment pollutants and has continued to revise the RAQS as required by the federal and state Clean Air Acts.

Ozone

San Diego County is in serious non-attainment for both federal and state ozone standards. The 1998 Update of the 1991 RAQS indicates that ozone concentrations in the Air Basin decreased significantly between 1994-1996 and the baseline planning period 1986-1988. Expected peak-day ozone concentrations at the El Cajon and Alpine monitoring stations (where the highest concentrations are typically measured) improved by 11 percent and 14 percent, respectively. Over that same period, the Basin-wide, population-weighted exposure indicator improved by 61 percent. As shown in Table 2.3.3-1, violations of the state ozone standard have been recorded in Escondido on an average of seven days per year over the past five years.

Carbon Monoxide

San Diego County is in attainment for both federal and state CO standards. Table 2.3.3-1 show that background CO concentrations do not violate ambient air quality standards in Escondido.

PM-10

San Diego County is in non-attainment for the state PM-10 standard. San Diego County is unclassified for the federal PM-10 standard, meaning that it had once been in non-attainment. Table 2.3.3-1 indicates that PM-10 concentrations have violated the state 24-hour standard approximately 7 percent of the time over the past five years.

Nitrogen Dioxide and Sulfur Dioxide

San Diego County is in attainment for both federal and state NO_x and SO_x (Table 2.3.3-1).

Regulatory Agencies

The California Air Resources Board (CARB) develops and implements the state's motor vehicle pollution control program; administers and coordinates the state's air pollution research program; adopts and updates, as necessary, the state's ambient air quality standards; reviews the operations of the local air pollution control districts; and coordinates preparation of the State Implementation Plan for achievement of the national standards. APCD has the primary responsibility for preparing air quality plans to address "non-attainment" pollutants. APCD also is responsible for regulating stationary sources as well as certain portable sources of pollutants.

City of Escondido

The City has not adopted local standards, except thresholds to require the preparation of an EIR. The City relies on state and federal standards for significance findings. The Quality of Life Standard of the Escondido General Plan states that the City shall implement feasible measures within the jurisdiction of the City to meet standards established by state and federal laws regulating air quality including but not limited to, the reduction of the number of vehicular miles traveled, coordinating land-use approvals and occupancies with the Air Pollution Control District (APCD) regulations, increasing landscaping standards, promoting landscaping programs, and encouraging non-polluting alternative energy systems.

The Community Open Space and Conservation Element of the Escondido General Plan includes applicable air-quality-related policies (City of Escondido, 1990). The following air resources policies apply to the proposed Valley View Estates SP:

Air Quality

Policy J1.5: The City shall establish criteria in consultation with the Air Pollution Control District to determine the significance of air quality impacts of proposed developments in conjunction with environmental review. Such criteria shall be considered if potential emissions exceed air quality standards, if the proposed project is consistent with the adopted air quality management plan, and if the

proposed project would expose sensitive receptors (schools, hospitals, convalescent homes) to substantial concentrations. Appropriate mitigation measures shall also be required for proposed developments.

Air Quality

Policy J1.7(c): The City will require all large developments to examine the proximity and location of public transit lines and of other large trip generators within the vicinity.

Thresholds for Determining Significance

According to State CEQA Guidelines, Appendix G, a project will normally have a significant adverse impact on the environment if it will:

1. Conflict with or obstruct implementation of the applicable state or federal air quality plan.
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
3. 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).
4. Expose sensitive receptors to substantial pollutant concentrations.
5. Create objectionable odors affecting a substantial number of people.

Threshold for determining air quality impacts are also established by City of Escondido's General Plan Policies and Quality of Life standards. Significant impacts will result where:

6. The project is inconsistent with the City of Escondido's General Plan and Quality of Life standards.

Environmental Impacts and Significance

Originally Proposed Project

Construction phase air quality impacts were analyzed quantitatively utilizing construction emissions estimation worksheets that follow the methodology outlined in the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook. Operational air quality impacts were analyzed utilizing CARB's URBEMIS-7G air emissions model. The line-source dispersion model, CALINE4 was used to estimate local CO concentrations at roadway intersections at peak traffic periods.

Construction Pollutants

Originally Proposed Project

Construction related air quality impacts at the Originally Proposed Valley View Estates SP site will occur over a 10- to 15- year period, in seven phases. Development will begin on the northern boundary, and move clockwise around the Specific Plan area. According to the Specific Plan, development may occur simultaneously in more than one phase, so that during construction of Phase 1 some development may be occurring in the Phase 2 through Phase 7 areas. As the duration of construction for each phase is not known at this time, construction was divided into two major periods for the purpose of analysis. The first period includes construction of the resort hotel, the initial phase of residential dwelling units and community support facilities, including recreation and resort commercial. The second period covers the continued buildout of the residential communities. The construction of the Originally Proposed Valley View Estates SP will intermittently generate fugitive dust from grading, hydrocarbon emissions from paints and asphalt, exhaust emissions from powered construction equipment, and motor vehicle emissions associated with construction activities. The levels will vary from day to day, depending on the level and type of activity, silt content of soil, and the prevailing weather. Table 2.3.3-3, Anticipated Construction Emission Sources at the Originally Proposed Valley View Estates SP, shows the equipment type and quantity assumed for each major period of construction.

As shown in Table 2.3.3-4, Originally Proposed Valley View Estates SP Construction Emissions, construction emissions will not be considered significant under federal and state thresholds for either phase.

Table 2.3.3-3 Anticipated Construction Emission Sources at the Originally Proposed Valley View Estates SP

| Period One (Approximately 2 Years) | | | Period Two (Approximately 13 Years) | |
|------------------------------------|---------------|-----------------------------------|-------------------------------------|-----------------------------------|
| Equipment Type | Quantity Used | Other Factors | Quantity Used | Other Factors |
| Bobcat | 5 | | 2 | |
| Forklift | 3 | | 1 | |
| Compressor | 20 | | 3 | |
| Grader | 3 | | 1 | |
| Crane | 2 | | 2 | |
| Backhoe | 2 | | 2 | |
| Compactor | 4 | | 3 | |
| Roller | 3 | | 1 | |
| Welder | 1 | | 0 | |
| Paver | 3 | | 1 | |
| Rock crusher | 1 | | 1 | |
| Haul truck | 25 | 15 miles to and from the job site | 10 | 15 miles to and from the job site |
| Employee | 150 | 15 miles to and from the job site | 80 | 15 miles per day at the job site |
| Water truck | - | 30 miles per day at the job site | - | 10 miles per day at the job site |
| Dump truck | - | 30 miles per day at the job site | - | 10 miles per day at the job site |

Source: Environmental Science Associates, 2002

Table 2.3.3-4 Originally Proposed Valley View Estates SP Construction Emissions

| Air Pollutant | Phase One (Tons per Year) | Phase Two (Tons per Year) | Significance Criteria |
|-----------------|------------------------------|------------------------------|-----------------------|
| ROC | 7 | 3 | 50 |
| NO _x | 41 | 9 | 50 |
| PM-10 | 7 | 5 | 100 |

Source Environmental Science Associates, 2002

Sensitive Receptors

It is anticipated that nearby sensitive receptors will be exposed to increased pollutant concentrations during construction. Sensitive receptors in the vicinity of the Originally Proposed Valley View Estates SP include the Rancho San Pasqual housing development, Eagle Crest Golf Course and San Pasqual Union Elementary School, that are located directly west of the Originally Proposed Valley View Estate SP site, and the San Diego Wild Animal Park, that is located to the south and southeast. Both sensitive plant and wildlife species from around the world are housed at the Wild Animal Park. Construction dust could be a nuisance to local sensitive receptors and have a short-term, indirect and potentially significant construction air quality impact to sensitive receptors.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project eliminates construction of a commercial center and apartments and lessens the overall number of dwelling units, reducing the estimated period of construction to approximately 10 years. The first period includes construction of the resort hotel, the initial phase of residential dwelling units and recreation support facilities. The second period covers the continued buildout of the residential communities. The construction of the Reduced Intensity and Density Project will intermittently generate the same types of pollutants as the Originally Proposed Valley View Estates SP. The levels will vary from day to day, depending on the level and type of activity, silt content of soil, and the prevailing weather. Table 2.3.3-5, Anticipated Construction Emission Sources for the Reduced Intensity and Density Project, shows the equipment type and quantity assumed for each major period of construction.

As shown in Table 2.3.3-6, Reduced Intensity and Density Project Construction Emissions, construction emissions will not be considered significant under federal and state thresholds for either phase.

Sensitive Receptors

Impacts from the Reduced Intensity and Density Project to sensitive receptors will be essentially the same as those for the Originally Proposed Valley View Estates SP but will be continuous over a shorter period of time (approximately eight years as compared to approximately 13 years). Construction dust could be a nuisance to local sensitive receptors and have a short-term, indirect and potentially significant construction air quality impact to sensitive receptors.

**Table 2.3.3-5 Anticipated Construction Emission Sources at
Reduced Intensity and Density Project**

| Period One (Approximately 2 Years) | | | Period Two (Approximately 13 Years) | |
|------------------------------------|---------------|-----------------------------------|-------------------------------------|-----------------------------------|
| Equipment Type | Quantity Used | Other Factors | Quantity Used | Other Factors |
| Bobcat | 3 | | 1 | |
| Forklift | 2 | | 0 | |
| Compressor | 10 | | 3 | |
| Grader | 3 | | 1 | |
| Crane | 1 | | 1 | |
| Backhoe | 2 | | 2 | |
| Compactor | 3 | | 3 | |
| Roller | 3 | | 1 | |
| Welder | 1 | | 0 | |
| Paver | 3 | | 1 | |
| Rock crusher | 1 | | 1 | |
| Haul truck | 20 | 15 miles to and from the job site | 10 | 15 miles to and from the job site |
| Employee | 110 | 15 miles to and from the job site | 80 | 15 miles per day at the job site |
| Water truck | - | 20 miles per day at the job site | - | 10 miles per day at the job site |
| Dump truck | - | 20 miles per day at the job site | - | 10 miles per day at the job site |

Source: Environmental Science Associates, 2002

Table 2.3.3-6 Reduced Intensity and Density Project Construction Emissions

| Air Pollutant | Phase One (Tons per Year) | Phase Two (Tons per Year) | Significance Criteria |
|-----------------|------------------------------|------------------------------|-----------------------|
| ROC | 4 | 2 | 50 |
| NO _x | 25 | 8 | 50 |
| PM-10 | 6 | 7 | 100 |

Source Environmental Science Associates, 2002

Operational Pollutants***Originally Proposed Project***

Operational emissions include stationary and mobile sources of emissions. Stationary sources include emissions generated on site as a result of the combustion of natural gas and off site as a result of an increased electrical energy demand. While stationary source emissions contribute an insignificant amount to local operational emission when compared to mobile sources of emissions, stationary sources are accounted for in the URBEMIS-7G air emission computer model. Mobile source emission will result from use of motor vehicles and will be the largest source of pollutants resulting from the implementation of the Originally Proposed Valley View Estates SP.

As shown in Table 2.3.3-7, Estimated Daily Operational Emissions for the Originally Proposed Valley View Estates SP, operational emissions will exceed significance criteria for NO_x.

Table 2.3.3-7 Estimated Daily Operational Emissions for the Originally Proposed Valley View Estates SP

| Air Pollutant | Emissions (Tons per Year) | |
|-----------------|--|-----------------------|
| | Originally Proposed Valley View Estates SP | Significance Criteria |
| ROC | 24 | 50 |
| NO _x | 53 | 50 |
| PM-10 | 28 | 100 |

Source: Environmental Science Associates, 2002

To determine whether the Originally Proposed Valley View Estates SP project will create CO hotspots at local intersections, CO concentrations were modeled and compared to state CO standards of 20.0 ppm. For the analysis, a worst-case scenario with four receptors located 16 to 20 meters from the roadway at each of the intersections analyzed was assumed. Background CO concentrations were estimated based on data available from the Escondido air monitoring station. Based on the year 2000 period, existing worst-case background concentrations were estimated to be 9.3 ppm, one-hour average. For each intersection modeled, the terrain was assumed to be flat except for Rockwood Road at Cloverdale Road, where a steep mountainside was assumed on the west side of Cloverdale Road.

Regional CO emissions and associated background concentrations are expected to decrease in the future due to the continued replacement of older model vehicles with more recent models designed to meet more stringent state and federal emissions standards. As indicated by Table 2.3.3-8, Existing and Projected Curbside CO Concentrations for the Originally Proposed Valley View Estates SP, under the existing and future scenarios, CO concentrations will not be above state and federal CO standards at any of the intersections analyzed. The CO concentrations are lower in the future, despite higher traffic volumes, due to cleaner burning cars and fuels, projected by California State Department of Transportation (Caltrans) to be in use at the time. Therefore, there will be no cumulatively considerable net increase in CO concentrations with the Originally Proposed Valley View Estates SP.

Table 2.3.3-8 Existing and Projected Curbside CO Concentrations for the Originally Proposed Valley View Estates SP

| Intersection | Scenarios | | | |
|---|----------------------|----------------|-----------------|--|
| | State Standard (ppm) | Existing (ppm) | Year 2005 (ppm) | Year 2020 Originally Proposed Valley View Estates SP (ppm) |
| Northbound I-15 On-/Off Ramps at Via Rancho Parkway | 20.00 | 11.8 | 9.9 | 8.0 |
| Bear Valley Parkway at Sunset Drive | 20.00 | 11.0 | 9.8 | 7.6 |
| San Pasqual Valley Road at Citrus Road | 20.00 | 10.5 | 9.4 | 7.5 |
| San Pasqual Road at Old Pasqual Road | 20.00 | 10.0 | 8.7 | 7.7 |
| Rockwood Road at Cloverdale Road | 20.00 | 9.8 | --- | 7.5 |

NOTE: Local intersection increment based on CALINE4 and the results of the traffic analysis assuming worst-case meteorological conditions. Concentrations correspond to a distance of varying from approximately 16-20 feet from the center of the given intersection.

I-15 = Interstate 15

Source: Environmental Science Associates, 2002; Katz, Okitsu and Associates, 2002

The Originally Proposed Valley View Estates SP proposes a 17.9-acre equestrian center as part of its recreational opportunities. There will be objectionable odors associated with horse manure, stalls, and corral areas. The equestrian center is located adjacent to an eastern boundary of the Originally Proposed Valley View Estates SP. The adjacent property is currently vacant land but may be developed in the future. Within the Originally Proposed Valley View Estates SP, estate lots, patio lots, possibly apartments and the commercial center will be

located in the vicinity of the equestrian center. The Originally Proposed Valley View Estates SP text does not address operational guidelines for the equestrian center to reduce potential odors. Odors from the equestrian center at future off-site development or on-site at residential or commercial uses will be a direct and potentially significant impact.

Reduced Intensity and Density Project

As shown in Table 2.3.3-9, Estimated Daily Operational Emissions for the Reduced Intensity and Density Project, no operational emissions federal de minimus thresholds will be exceeded, as calculated using URBEMIS-7G model. The operation pollutant emissions impact will not be significant.

Table 2.3.3-9 Estimated Daily Operational Emissions for the Reduced Intensity and Density Project

| Air Pollutant | Emissions (Tons per Year) | |
|-----------------|---------------------------------------|-----------------------|
| | Reduced Intensity and Density Project | Significance Criteria |
| ROC | 11 | 50 |
| NO _x | 18 | 50 |
| PM-10 | 9 | 100 |

Source: Environmental Science Associates, 2002

As indicated by Table 2.3.3-10, Existing and Projected Curbside CO Concentrations for the Reduced Intensity and Density Project, under the existing and future scenarios, CO concentrations will be the essentially the same for the Reduced Intensity and Density Project as for the Originally Proposed Valley View Estates SP and will not be above state and federal CO standards at any of the intersections analyzed.

The Reduced Intensity and Density Project retains the proposed equestrian center as part of its recreational opportunities. There will be objectionable odors associated with horse manure, stalls, and corral areas. The equestrian center is located adjacent to an eastern boundary of the Reduced Intensity and Density Project. The adjacent property is currently vacant land but may be developed in the future. Within the Reduced Intensity and Density Project design, estate lots and patio lots will be located in the vicinity of the equestrian center. The Valley View Estates SP text for the Reduced Intensity and Density Project does not address operational guidelines for the equestrian center to reduce potential odors. Odors from the equestrian center at future off-site development or on-site at residential uses will be a direct and potentially significant impact.

Table 2.3.3-10 Existing and Projected Curbside CO Concentrations for the Reduced Intensity and Density Project

| Intersection | Scenarios | | | |
|---|----------------------|----------------|-----------------|---|
| | State Standard (ppm) | Existing (ppm) | Year 2005 (ppm) | Year 2020 Reduced Intensity and Density Project (ppm) |
| Northbound I-15 On-/Off Ramps at Via Rancho Parkway | 20.00 | 11.8 | 9.9 | 8.0 |
| Bear Valley Parkway at Sunset Drive | 20.00 | 11.0 | 9.8 | 7.6 |
| San Pasqual Valley Road at Citrus Road | 20.00 | 10.5 | 9.4 | 7.5 |
| San Pasqual Road at Old Pasqual Road | 20.00 | 10.0 | 8.7 | 7.7 |
| Rockwood Road at Cloverdale Road | 20.00 | 9.8 | --- | 7.4 |

NOTE: Local intersection increment based on CALINE4 and the results of the traffic analysis assuming worst-case meteorological conditions. Concentrations correspond to a distance of varying from approximately 16-20 feet from the center of the given intersection.

Source: Environmental Science Associates, 2002; Katz, Okitsu and Associates, 2002

Summary of Significant Impacts

Originally Proposed Project

1. Construction dust will be a nuisance to local sensitive receptors, including nearby residents, elementary school students and staff, golf course users and the collection of sensitive plant and animal species housed at the Wild Animal Park. The impact will be short-term, indirect and potentially significant.
2. The operational emissions will exceed the federal de minimus thresholds for NO_x of 50 tons per year by 3 tons per year, as calculated using URBEMIS-7G model. Therefore, the operation pollutant emissions impact will be direct, long-term and potentially significant.
3. The Originally Proposed Valley View Estates SP text does not address operational guidelines for the equestrian center to reduce potential odors. Odors from the equestrian center at future off-site development or on-site at residential or commercial uses will be a direct and potentially significant impact.

Reduced Intensity and Density Project

1. Construction dust will be a nuisance to local sensitive receptors, including nearby residents, elementary school students and staff, golf course users and the collection of sensitive plant and animal species housed at the Wild Animal Park. The impact will be short-term, indirect and potentially significant.
2. The Valley View Estates SP text for the Reduced Intensity and Density Project does not address operational guidelines for the equestrian center to reduce potential odors. Odors from the equestrian center at future off-site development or on-site at residential uses will be a direct and potentially significant impact.

Mitigation Measures

Originally Proposed Project

- 1-1. During grading and construction, construction contractors shall implement, to the satisfaction of the Director of Public Works, a dust abatement program to reduce construction dust in the vicinity of the construction site and haul roads. Elements of this program shall include the following:
 - a. Water all active construction areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard.
 - c. Sweep daily (with water sweeper) all paved access roads, parking areas, and staging areas at the construction site.
 - d. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
 - e. Replant vegetation in disturbed areas as quickly as possible.
- 2-1. Mitigation measures identified in the State-approved model shall be incorporated into the Specific Plan design criteria by the Valley View Estates SP developer and include the following to the satisfaction of the Director of Planning:
 - a. Complete sidewalk/trail coverage,
 - b. Moderate coverage by street trees,
 - c. Moderate number and variety of visually interesting uses within walking distance,
 - d. Enhanced street safety system on most streets,
 - e. High degree of safety from street crime,
 - f. Moderate level of visually interesting walking routes,
 - g. High coverage of interconnected bike pathways,

- h. Paved shoulders for some bike routes,
 - i. Limited speeds to a safe level on local roadways,
 - j. Moderate number of interesting uses within bicycling distance, and
 - k. Unprotected bike racks at non-residential facilities.
- 3-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the equestrian center that address cleaning of horse stalls and corrals and removal of manure waste to reduce odors.

Reduced Intensity and Density Project

- 1-1. During grading and construction, construction contractors shall implement, to the satisfaction of the Director of Public Works, a dust abatement program to reduce construction dust in the vicinity of the construction site and haul roads. Elements of this program shall include the following:
- a. Water all active construction areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard.
 - c. Sweep daily (with water sweeper) all paved access roads, parking areas, and staging areas at the construction site.
 - d. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - e. Replant vegetation in disturbed areas as quickly as possible.
- 2-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the equestrian center that address cleaning of horse stalls and corrals and removal of manure waste to reduce odors.

Level of Significance after Mitigation

Originally Proposed Project

Nuisance impacts to sensitive receptors from construction dust will be reduced to an insignificant level by controlling the dust during construction at its source. The URBEMIS-7G model mitigation measures will reduce projected emission of NO_x to below the federal threshold and reduce the operation pollutant emissions impact to less than significant (Table 2.3.3-11, Estimated Daily Operational Emissions for the Originally Proposed Valley View Estates after Mitigation).

**Table 2.3.3-11 Estimated Daily Operational Emissions for the
Originally Proposed Valley View Estates after Mitigation**

| Air Pollutant | Emissions (Tons per Year) | |
|-----------------|---|-----------------------|
| | Originally Proposed Valley View Estates SP | Significance Criteria |
| ROC | 22 | 50 |
| NO _x | 48 | 50 |
| PM-10 | 25 | 100 |

Source: Environmental Science Associates, 2002

Odor impacts from the equestrian center will be reduced to below a level of significant with implementation of operational standards for cleaning the facility and removing the manure.

Reduced Intensity and Density Project

Nuisance impacts to sensitive receptors from construction dust will be reduced to an insignificant level by controlling the dust during construction at its source. Odor impacts from the equestrian center will be reduced to below a level of significant with implementation of operational standards for cleaning the facility and removing the manure.

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2.3.4 Biological Resources

Mooney & Associates completed a biological resource inventory and vegetation mapping of the Valley View Estates SP site during the spring and summer months of 1998 (Volume 6, Appendix F). Additional surveys were also conducted during May 1999 to determine impacts associated with off-site emergency access roads. Resources were mapped on a 1 inch = 300 feet scale topographic map. In addition to a general survey, focused surveys were conducted for the coastal California gnatcatcher (*Polioptila californica californica*) (Volume 6, Appendix F, Attachment 1) and Quino checkerspot butterfly (*Euphydryas editha quino*) (Volume 6, Appendix F Attachment 2). The subject property was also assessed for the potential presence of Stephens' kangaroo rat (*Dipodomys stephensi*) (Volume 6, Appendix F, Attachment 3). A previous biological study of this property (Collier 1992) was reviewed in preparation for the current project.

Environmental Setting

During the MSCP and the Multiple Habitat Conservation Program (MHCP) mapping projects, 12 vegetation communities were identified for the SPA #4 and immediately adjacent areas (Figure 2.3.4-1, Regional Vegetation Map). Urban/developed and disturbed habitat areas occur in the southwest and southeast corners of SPA #4. Coastal sage scrub dominates the southern two-thirds of the site. Southern mixed chaparral is predominant in the northern portion of SPA #4 and the two additional Valley View Estates SP properties outside of SPA #4. Areas of coastal live oak woodland are scattered throughout the Valley View Estates SP site, while oak riparian and riparian scrub are concentrated along the drainages. An area of coastal sage-chaparral scrub occurs along the eastern property boundary, adjacent to one of the oak riparian woodlands.

SPA #4 is covered by two Subareas of the regional conservation program. According to the County of San Diego's MSCP, impacts to habitats within Tiers I-III will be mitigated at predefined ratios where occurring within the adopted Subarea Plan. These represent sensitive habitats worthy of protection through mitigation. Only Tier IV lands (defined as lands which do not support natural vegetation and which are not regulated by this program) are exempt from mitigation requirements.

Botany

Virtually the entire proposed Valley View Estates SP site is comprised of Tier I-III habitats, as identified by the County Sub-area plan. These habitats are considered sensitive, requiring mitigation for impacts. Mitigation for each impacted sensitive habitat type will be required according to the ratios designated for each subarea plan or non-covered MSCP/MHCP area in which the habitat occurs. A very small portion of the on-site vegetation is considered not sensitive (9 acres out of 1,150). These areas are mapped as "disturbed" and "urban/developed." The on-site disturbed and urban/developed areas are located in the south-

central portion of the property. Disturbed and urban/developed areas include dirt roads, an abandoned homesite, and historical clearing of vegetation for cattle grazing. Mooney & Associates' survey found that the proposed Valley View Estates SP property supports eight native habitat types (Table 2.3.4-1, Proposed Valley View Estates SP Habitats and Figure 2.3.4-2, Valley View Estates SP Biological Resources Map). Vegetation communities located along the proposed off-site access roads include: coastal sage scrub, mule-fat scrub, non-native grassland, orchards, and existing roadway areas (Table 2.3.4-2, Proposed Off-site Roadways Habitats and Figure 2.3.4-3, Valley View Estates SP Off-site Roadways Biological Resources).

Table 2.3.4-1 Proposed Valley View Estates SP Habitats

| Habitats | Existing Resources (Acres) | | | |
|---------------------------------------|----------------------------|--------------|------------------|--------------|
| | North | South (PAMA) | Off Site | Total |
| Diegan Coastal Sage Scrub | 0 | 531 | 3 | 534 |
| Coastal Sage/Chaparral Scrub | 0 | 30 | 0 | 30 |
| Southern Mixed Chaparral | 448 | 0 | 0 | 448 |
| Engelmann Oak/Coast Live Oak Woodland | 64 | 29 | 0 | 93 |
| Oak Riparian | 13 | 25 | 0 | 38 |
| Riparian Scrub | 0 | 1 | 0 | 1 |
| Mesic Meadow | 1 | 0.2 | 0 | 1.2 |
| Non-native Grassland | 0 | 0 | 1 | 1 |
| Orchard | 0 | 0 | 1 | 1 |
| Disturbed/Developed | 2 | 7 | --- ¹ | 9 |
| TOTALS | 528 | 624 | 5 | 1,157 |

PAMA = Pre-Approved Mitigation Area for the County's adopted MSCP Subarea

Diegan coastal sage scrub (County MSCP Tier II). Diegan coastal sage scrub (sage scrub) is typically found on drier, south-facing slopes. Components of the habitat consist of low, soft-woody subshrubs that are often drought-deciduous. Coastal sage scrub is found both throughout the southern one-third of the Valley View Estates SP site and along the emergency access roads.

Coastal sage-chaparral scrub (County MSCP Tier II). Along the eastern boundary of the site is an area dominated by sage scrub elements including California sage brush, flat-top buckwheat, and white sage. Intermixed with the sage scrub elements are plants more typically found in southern mixed chaparral. The presence of the chaparral plants suggests this area of approximately 30 acres is progressing through post-fire successional stages with southern mixed chaparral as the climax community.

Table 2.3.4-2 Proposed Off-Site Roadways Habitats

| Habitats | Off-Site Existing Resources (Acres) | | | | TOTALS |
|---------------------------|-------------------------------------|---------------|---------------------------------------|--------------------------------------|-----------------|
| | Within Rancho Vistamonte SP | Within SPA #3 | Within Ferrick/Harwood/Brill/Albright | Within Wild Animal Park ¹ | |
| Diegan Coastal Sage Scrub | 1.6 | 0.0 | 2.2 | 3.0 | 6.8 |
| Mule-fat Scrub | 0.1 | 0.8 | 0.0 | 0 | 0.9 |
| Coast Live Oak Woodland | 0.4 | 0.0 | 0.0 | 0 | 0.4 |
| Non-native Grassland | 1.3 | 0.8 | 0.5 | 0 | 2.6 |
| Non-native Vegetation | 0.0 | 0.1 | 0.0 | 0 | 0.1 |
| Orchard | <1 | 0 | 0 | 0 | <1 |
| Disturbed/Developed | 2.9 | 0.0 | 0.7 | 0 | 3.6 |
| TOTALS | 7.2 | 1.7 | 3.4 | 3.0 | <15.3 |

¹Existing roadway area not included.

Source: Piro Engineering, Helix Environmental Planning, Inc. and Mooney & Associates 2001

Southern mixed chaparral (County MSCP Tier III). Southern mixed chaparral (chaparral) dominates the northern slopes of the subject property. Typically, the habitat consists of a dense cover of broad-leaved sclerophyllous shrubs with little or no understory vegetation. The existing canopy cover is slightly more open than normal due to a fire in 1993, known as the Guejito Fire, that burned through the Valley View Estates SP property.

Oak riparian woodland (County MSCP Tier I). Southern coast live oak riparian woodland (oak riparian woodland) is found within several of the drainages that cross the Valley View Estates SP site in both the southern and northern portions of the SP. Oak riparian woodlands are generally open to locally dense evergreen woodlands dominated by coast live oaks (*Quercus agrifolia*) and found along streambanks.

Coast Live Oak woodland (County MSCP Tier I). Oak woodland consisting of isolated oaks or groups of oaks, occurs across the subject property on the slopes and in shaded ravines. Typically, oak woodland is dominated by one oak species with a poorly developed shrub layer but a continuous herb layer.

Engelmann Oak Woodland (County MSCP Tier 1). Engelmann oak woodland and individual Engelmann oaks occur in numerous locations on the subject property. Engelmann oak woodland is characterized by a dominance of Engelmann oaks and an understory of grassland species. Coast live oaks may also be a significant species in Engelmann oak woodlands.

Riparian scrub (County MSCP Tier I). On site, approximately 1.2 acres of riparian scrub is found in the drainages with intermittent flows or where a vernal seep occurs. The riparian scrub occurs as dense thickets of willows (arroyo and black willows) or mule-fat. The stands are too dense to allow the development of an understory layer.

Mesic meadow (County MSCP Tier I). Small patches of mesic meadow occur in various areas on site. This habitat occurs in low areas where the runoff collects from the adjacent areas, subsequently, the soils were saturated during the surveys.

Non-native Grassland (County MSCP Tier III). Small areas of non-native grassland occur along the proposed emergency access roads (Zoo Road to Rockwood Road). These areas are dominated by non-native grasses including slender wild oat (*Avena barbata*), soft chess (*Bromus hordeaceus*) and ripgut grass (*Bromus diandrus*).

A total of 219 plant species (including 51, or 23 percent nonnative species) was detected during the on-site and assess route surveys (see Volume 6, Appendix F, Table 2 for a complete list). Due to the time of the year the survey was conducted (April through July), some herbaceous annual plants may have bloomed and already died-back and, therefore, may not have been detected.

Zoology

The 1998 survey identified a total of 72 wildlife species, including one amphibian, 10 reptile, 52 bird, and 9 mammal species. When this total is combined with the summer 1981 and winter/spring 1992 data collected by Collier (1992), a total of 100 wildlife species is known to occur on site: 2 amphibians, 14 reptiles, 72 birds, and 12 mammal species. Among the more numerous species detected on site during the 1998 surveys were the rufous-crowned sparrow (*Aimophila ruficeps canescens*), spotted towhee (*Pipilo maculatus*), wrenit (*Chamaea fasciata*), mourning dove (*Zenaida macroura*), Lazuli bunting (*Passerina amoena*) and the coastal whiptail (*Cnemidophorus tigris*), which was commonly noted on dirt roads. The unusual abundance of rufous-crowned sparrows on site is noteworthy. A complete list of species observed during the 1998 surveys is contained in Table 3 of Volume 6, Appendix F.

Overall, the assortment of wildlife species detected on site is representative of similar habitat areas within the northern portion of San Diego County. The coastal sage scrub wildlife component was somewhat light, but this is likely due to the early stage of post-fire recovery noted within this habitat type.

Sensitive Species

Plant and animal species are considered sensitive if they have been listed as such by federal or state agencies, or one or more special interest groups such as the California Native Plant

Society (CNPS) (Skinner and Pavlik 1994). The California Department of Fish and Game (DFG) publishes separate comprehensive lists for plants and animals through their Natural Heritage Division (DFG 1997a and 1998a). DFG also publishes Rarefind Searches (DFG 1998b) through the California Natural Diversity Data Base (CNDDB). These lists include taxa officially listed by the state and federal governments as Endangered, Threatened, or Rare, and candidates for state or federal listing.

Sensitive Plants Detected On Site

One sensitive plant species (Engelmann oak) was detected on site during the previous and current studies and another nine have been reported to occur in the vicinity. Sensitive species are summarized in Table 2.3.4-3, Sensitive Plant Species Observed and Potentially Occurring at Valley View Estates SP. Engelmann oak (*Quercus engelmannii*) occurs in oak woodland and southern mixed chaparral on site. Engelmann oak is listed as a Group A (rare, threatened or endangered in California and elsewhere) sensitive plant species incorporated into the County's MSCP for the Metro-Lakeside-Jamul Segment by County Ordinance. This species is also CNPS List 4 species. Individual trees are scattered across the slopes on the southern wall of the site but were more abundant in the northern half of the property. Many of these trees sprouted after the 1993 Guejito fire.

A small number of summer holly individuals were reported in the 1992 survey. The 1998 study was conducted during the time when the red fruits will have been easily visible, but the survey results were negative. Therefore, the potential that summer holly continues to occur on site is low. Low potential for occurrence also includes Orcutt's brodiaea within the mesic meadow, rush-like bristleweed, and San Diego golden-star. There is a very low potential for San Diego thornmint to occur due to limited amounts of potentially suitable habitat. Although appropriate habitat exists for both San Diego sagewort and Palmer's goldenbush on site, they were not detected during the field surveys. They should both have been easily detectable if present on site. San Diego barrel cactus should have also been detected if present and is therefore not expected. Parry's tetracoccus was not seen during either survey and is not expected due to the absence of appropriate habitat.

Sensitive Wildlife Observed On Site

Three sensitive reptile species, four sensitive bird species, and one sensitive mammal species were detected during field surveys conducted by Mooney & Associates. An additional seven sensitive species have been reported to occur in the vicinity of the Valley View Estates SP site. All of these species are discussed below and summarized in Table 2.3.4-4, Sensitive Wildlife Species Observed and Potentially Occurring at Valley View Estates SP.

Table 2.3.4-3 Sensitive Plant Species Observed and Potentially Occurring at Valley View Estates SP¹

| Common Name Scientific Name | Status ² | Preferred Habitat | Growth Habit (Flowering Period ³) | Probability to Occur On Site |
|---|---|---|---|---------------------------------|
| San Diego thormint <i>Acanthomintha ilicifolia</i> | Federal - FE State - CE, MSCP Group A CNPS List 1B | Grassy openings in chaparral and sage scrub; broken clay soils. | annual herb (Apr-May) | very low |
| San Diego sagewort <i>Artemisia palmeri</i> | MSCP Group B CNPS List 2 | Coastal scrub, oak woodland and riparian woodland; along creeks and drainages. | shrub | very low |
| Orcutt's brodiaea <i>Brodiaea orcuttii</i> | MSCP Group A CNPS List 1B, | Vernally moist grasslands, periphery of vernal pools, and occasionally streamside embankments. | bulbiferous herb Apr-Jul | very low |
| Summer holly <i>Comarostaphylis diversifolia</i> var. <i>diversifolia</i> | MSCP Group A CNPS List 1B | Southern mixed chaparral. | shrub | reported 1992 |
| Palmer's goldenbush <i>Ericameria palmeri</i> ssp. <i>palmeri</i> | MSCP Group B CNPS List 2 | Chaparral and occasionally in sage scrub; drainages. | shrub | very low |
| San Diego barrel cactus <i>Ferocactus viridescens</i> | MSCP Group B CNPS List 2 | Chaparral, coastal sage scrub, grasslands, periphery of vernal pools, and mima mound topography. | stem succulent | none |
| rush-like bristleweed <i>Machaeranthera junceus</i> | MSCP Group D CNPS List 4 | Chamise chaparral and sage scrub. | shrub | very low |
| Cleveland's golden-star <i>Mullea cleavelandii</i> | MSCP Group A CNPS List 1B | Grasslands, especially near mima mound topography or near vernal pools. | bulbiferous herb Apr-Jul | very low |
| Engelmann oak <i>Quercus engelmannii</i> | MSCP Group A CNPS List 4 | Oak woodland, oak-savannah, and chaparral | tree | observed |
| Parry's tetraococcus <i>Tetraococcus dioicus</i> | MSCP Group A CNPS List 1B | Chaparral and coastal sage scrub. | shrub | none |

¹ Includes plants reported in the 1992 Collier study of the site.

² FPE= Federally Endangered; CE=State-listed as Endangered, List 1B-4=CNPS listings, MSCP=flora covered by the Multiple Species Conservation Program. Please see Attachment 3 for further discussion of sensitivity listings. MSCP=sensitive and covered species known to occur in the Metro-Lakeside-Jamal Segment along with its sensitive plant list ranking.

³ Flowering periods of herbaceous annuals only.

Table 2.3.4-4 Sensitive Wildlife Species Observed and Potentially Occurring at Valley View Estates SP¹

| Common Name Scientific Name | Status ² | Preferred Habitat | Potential to Occur On Site |
|--|----------------------------|---|----------------------------|
| Quino checkerspot butterfly <i>Euphydryas editha quino</i> | Federal - FE | Open grasslands and sunny openings in shrublands. | low |
| Arroyo southwestern toad <i>Bufo microscaphus californicus</i> | Federal - FE State - SC | Sandy banks with willows, cottonwoods, or sycamores. | very low |
| Southwestern pond turtle <i>Clemmys marmorata pallida</i> | State - SC | Permanent or nearly permanent bodies of water; needs basking sites such as partially submerged logs, vegetation mats or open mud banks. | none |
| San Diego horned lizard <i>Phrynosoma coronatum blainvillei</i> | State - SC | Coastal sage scrub and chaparral; friable, rocky, or shallow sandy soils. | observed |
| Orange-throated whiptail <i>Cnemidophorus hyperythrus</i> | State - SC | Coastal sage scrub, chaparral, and valley-foothill hardwood forests; washes and other sandy areas. | observed |
| Red diamond rattlesnake <i>Crotalus ruber ruber</i> | State - SC | Rocky brushlands. | observed |
| Black-shouldered kite <i>Elanus caeruleus</i> | State - FP | Nests in riparian woodlands; forages in any open, grassy area. | observed |
| Golden eagle <i>Aquila chrysaetos canadensis</i> | State -FP, SC | Grasslands, broken chaparral, or sage scrub. | observed |
| Southwestern willow flycatcher <i>Empidonax trailii extimus</i> | Federal - FE State - SE | Nests in riparian woodlands that are marshy or at water's edge. | extremely low |
| Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegoense</i> | State - SC | Coastal sage scrub with tall opuntia cactus for nesting and roosting. | observed |
| Coastal California gnatcatcher <i>Poliioptila californica californica</i> | Federal - FT State - SC | Coastal sage scrub in arid washes, mesas, and slopes. | moderate |
| Least Bell's vireo <i>Vireo bellii pusillus</i> | Federal - FE State - SE | Nests at low levels of riparian woodland or riparian scrub habitat. | very low |
| Cooper's hawk <i>Accipiter cooperii</i> | State -SC | Riparian habitats | observed |
| Rufous-crowned sparrow <i>Aimophila ruficeps canescens</i> | State - SC | Sage scrub on steep rocky slopes. | observed |
| Sage sparrow <i>Amphispiza belli</i> | State - SC | Chaparral, especially chamise chaparral | moderate |
| Northwestern San Diego Pocket Mouse <i>chaetodipus pollax pollax</i> | State - SC | Sage Scrub and Grasslands | observed |
| Mountain lion <i>Felis concolor</i> | State - FP | Occupies a wide variety of habitats within San Diego County | high |

¹ Includes wildlife species observed during the 1992 Collier study.² Federal: FE=Federally Endangered, FT=Federally Threatened; State: SE=State Endangered, FP=Fully Protected, SC=Species of Special Concern. See Attachment 4 for discussion on sensitivity listings. MSCP=sensitive and covered species known to occur in the Metro-Lakeside-Jamul Segment.

The San Diego horned lizard was observed in the southern-central portion of the site within the coastal sage scrub habitat. It is expected to occur over much of the property, as suitable habitat is widespread. The orange-throated whiptail was observed in several areas on site and is expected to occur over the majority of the property. Both species are MSCP sensitive and covered species known to occur in the Metro-Lakeside-Jamul Segment and State Species of Concern. Red diamond rattlesnakes, a state species of concern, were observed at two locations on site and are expected to be common throughout the property.

The golden eagle is an uncommon resident of San Diego County, where it is widely but sparsely distributed. The golden eagle is a California Fully Protected Species and a Species of Special Concern and is a sensitive and covered species under the Metro-Lakeside-Jamul Segment of the County's MSCP. A single golden eagle was observed flying over the east-central portion of the property during the 1998 surveys. A single Cooper's hawk was also observed on site. This species is a common migrant and rare summer resident in San Diego County. It typically breeds in oak woodland habitats and utilizes a wide variety of habitats within southern California for foraging. The black-shouldered kite is a State Fully Protected Species. This raptor prefers to nest in riparian woodlands but forages over any open, grassy area. Kites were observed in two locations on the southern half of the property. The sightings are believed to represent a single pair.

The coastal cactus wren, a State Species of Special Concern, can be found in coastal sage scrub, maritime succulent scrub, and other areas with tall opuntia cactus for nesting and roosting. A single cactus wren was detected in the southwestern portion of the property.

The Southern California rufous-crowned sparrow, an MSCP sensitive and covered species and a State Species of Concern, is very common on the Valley View Estates SP property. Initial attempts to map sighting locations were quickly abandoned due to the abundance of this species on site. This may represent a metapopulation, serving as a source for dispersal into many surrounding habitats. As such, impacts to the species and its on-site habitat will have increased cumulative significance.

Despite the lack of a small mammal trapping program, a single northwestern San Diego pocket mouse, a State Species of Concern, was captured along an overgrown dirt road near the southeastern portion of the site. Habitat for this species is most often sparse or disturbed coastal sage scrub or grasslands with sandy soils. Much of the habitat on the southern half of the property could support this species.

The mountain lion is a MSCP sensitive and covered species and a State Fully Protected Species. This species ranges through most of western North America. The Valley View Estates SP site is almost certainly within the home range of at least one mountain lion. Employees of the San Diego Wild Animal Park have seen mountain lions along the perimeter and interior of the park. Mountain lions have even been noted within the Peñasquitos Canyon Preserve, which is at least 15 miles southwest of the Valley View Estates SP property, closer

Appropriate mitigation measures, such as buffering and setbacks and revegetation plans shall be incorporated to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.

Biological Policy K1.3: Development proposals for sites containing riparian habitat areas shall include mitigation of impacts associated with flood control measures and appropriate measures determined in consultation with DFG and USFWS. At a minimum buffers and/or setbacks are required.

Biological K1.4: If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner or homeowners' association to restrict access to the sensitive area.

Biological K1.5: Any confinement of livestock, dumping or disposal of refuse, or structural improvement other than those permitted by appropriate agencies is prohibited in riparian areas.

Biological K1.6: Significant strands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement value shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.

Water Quality 12.7: Channels should be designed to accommodate existing and potential future riparian vegetation.

Escondido Tree Preservation Ordinance

The Tree Preservation Ordinance (Ord. No. 95-21) classifies oaks as a significant ecological resource.

State of California/U.S. Federal Regulations

Under the Endangered Species Act (ESA) Section 9, it is a violation of federal law to "take" any listed species. "Take" is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The protection of the act covers the habitat of listed species, as significant habitat modification or degradation may actually kill or injure listed plants and animals by significantly impairing essential behavior patterns (such as feeding or reproduction). Section 9 prohibits any taking of a listed species until a habitat conservation plan has been prepared and implemented in accordance with

Section 10(a) of the ESA, or until an Incidental Take Permit has been obtained in accordance with Section 4(d). The USFWS has allowed, under Section 4(d), the take of listed species if such take results from activities which are conducted pursuant to the State of California's Natural Communities Conservation Planning (NCCP) program, and in accordance with an approved NCCP plan.

Compliance with the 4(d) rule through preparation of the MSCP allows loss of coastal sage scrub habitat if the loss is in accordance with the restrictions and requirements of the MSCP. Under the 4(d) rule option, those jurisdictions participating in the NCCP program, but without an accepted plan to implement the NCCP, are allowed to authorize the loss of a limit of 5 percent of the total amount of coastal sage scrub within the jurisdictional boundaries. The jurisdiction must submit the proper findings to the USFWS and DFG that enables the agencies to evaluate the project and to credit the incidental take to their allowed coastal sage scrub take allowance. These findings are generated through the NCCP Interim Habitat Loss Permit Process. The specific information used to generate these findings is included throughout this report.

Applicable Habitat Conservation Plans

The County of San Diego Subarea of the MSCP covers the southern approximately one-half of the proposed Valley View Estates SP and surrounding properties, located in the unincorporated area. The majority of these properties are within the County's Pre-approved Mitigation Area (PAMA). The City of San Diego Subarea of the MSCP identifies all of the area adjacent to the Valley View Estates SP within the Wild Animal Park as a Multi-Habitat Planning Area (MHPA) for preservation. The County MSCP has established mitigation ratios for impacts to sensitive habitats within its PAMA.

The northern approximately one-half of Valley View Estates SP is within the North County MSCP Subarea that is currently under preparation. Since this portion of the unincorporated County is not covered by an adopted plan, only Diegan coastal sage scrub removal requires a permit from the County for compliance with the 4(d) rule. No Diegan coastal sage scrub or coastal sage/chaparral scrub was identified in the northern portion of Valley View Estates SP. The County, without an adopted MSCP, would apply mitigation ratios different from those of its adopted MSCP if a project on this portion of Valley View Estates SP was being processed by the County.

The Draft City of Escondido Multiple Habitat Conservation Program (MHCP) Subarea Plan was approved for release to the public by the Board of Directors of the San Diego Association of Governments during June 2001. Adoption of the Escondido's MHCP is still pending. While it is not proposed that the Escondido MHCP be extended into the area currently within either of the County's Subareas, the City's MHCP provides that, if at the time of final development approval a property is outside of an adopted MSCP or MHCP, Escondido can consider inclusion of the property into its MHCP.

to the center of population in San Diego and amidst very dense housing developments. No physical evidence of mountain lion occurrence was noted during the Valley View Estates SP surveys, but the property itself has the potential to function as a movement corridor between the Santa Ysabel river valley and the area of Lake Wohlford.

Two other sensitive bird species have a moderate to high potential to occur on the Valley View Estates SP property. The coastal California gnatcatcher is a Federally threatened species, a State Species of Special Concern and a sensitive and covered species under the MSCP. No coastal California gnatcatchers were detected during focused surveys conducted on the subject property (Volume 6, Appendix F, Biology Report, Attachment 1).

Bell's sage sparrow is a state species of concern known to inhabit chaparral areas. Although not detected during any biological surveys, this species is considered to have a moderate potential to occur on site due to the presence of potentially suitable habitat.

The Quino checkerspot butterfly, a federally endangered species, is restricted to open grasslands and sunny openings within shrub land habitats of Riverside and San Diego Counties. Its distribution is defined primarily by that of its larval host plant, dwarf plantain, and secondary host plants, bird's beak and owl's clover. The Quino checkerspot is generally found at sites where high densities of the host plant occur. Quino checkerspot butterflies were not observed on the Valley View Estates SP site during focused surveys (Volume 4, Appendix C, Attachment 2). The 1992 Collier study of the site reported observing dwarf plantain; however, the plant was not seen during the 1998 studies. Owl's clover was observed in narrow strips along one of the road cuts.

The southwestern arroyo toad is considered to have little-to-no potential to occur on site due to the absence of typically preferred habitat features. The southwestern arroyo toad breeds and forages along the edges of streams and rivers with shallow pools adjacent to sandy terraces. Terraces must be stable and usually possess a moderately well-developed, scattered shrub and tree overstory typically containing mule fat, California sycamore, Fremont cottonwood, or coast live oak. Although this species is known to occur within Guejito Creek (minimum 1 mile distance to the east), and Santa Ysabel Creek (2 miles distance to the south, beyond the Wild Animal Park), it is considered unlikely that the toad will disperse onto the site from one of these sources and very unlikely that it will successfully breed here if dispersal did take place.

The Valley View Estates SP site does not contain areas of dense willows with the potential for maintenance of a southwestern willow flycatcher breeding population. Even the oak-lined drainages on site do not match the unique characteristics of the oak-dominated habitats supporting the southwestern willow flycatcher at the San Luis Rey River. Least Bell's vireo habitat suitability over most of the property is marginal. The willow-dominated areas are small and isolated, and there is little understory beneath the oaks.

The southwestern pond turtle, a state species of special concern, is known to inhabit ponds and lakes. This species requires basking sites such as partially submerged logs, vegetation mats or open mud banks. The southwestern pond turtle was not detected during the field survey and is not expected on-site due to lack of appropriate habitat.

Wildlife Corridors

Wildlife corridors, or linkages, are important because of their role in preserving species diversity. Without some connection or corridor, wildlife use areas become islands surrounded by development. By definition, these corridors exist between important or major wildlife use areas. Carlquist's principles of island biogeography will predict that species' diversity of an island is a function of the size of the island, the distance from the mainland, and the length of time it has been isolated. These principles have been shown to apply to wildlife areas within the urban fabric (Soule et al. 1988). As shown by Soule, small, fragmented areas of habitat ultimately support lower numbers of species than similarly situated larger blocks of habitat.

The Valley View Estates SP site has been mapped as very high, high, and moderate value habitat according to the MHCP Habitat Value Biological Core and Linkage Area map. The entire site has also been mapped as a Biological Resource Core/Linkage area.

Wetlands and Jurisdictional Waters

DFG jurisdictional boundaries were mapped at the extent of the riparian canopy, or from "bank-to-bank" across ordinary high-water drainages without a well-developed canopy. ACOE jurisdiction was mapped at the ordinary high water mark, roughly corresponding to "bank to bank." Wetlands are County MSCP Tier I habitats and are present in several areas of the site. Many of the drainages, as well as a sizable mesic meadow in the northwestern corner of the site, qualify as wetlands. Jurisdictional waters are nonwetland waters subject to ACOE regulation. Virtually all of the mapable drainages on site are jurisdictional waters. Existing DFG jurisdictional boundaries include approximately 24 acres. ACOE jurisdictional boundaries include 5.5 acres, of which 2 acres overlap with DFG boundaries.

Escondido General Plan

The General Plan recognizes that the rare and endangered plant and animal species found around Escondido are a nonrenewable resource that shall be protected. Policies have been adopted to minimize the conflict between resource protection and development.

Biological Policy K1.1: Development shall be sensitive to significant biological resources, including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.

Thresholds for Determining Significance

Thresholds for determining biological resources impact significance are established by State CEQA Guidelines Appendix G, Escondido General Plan and Regional Conservation Programs. Significant impacts to biological resources will result where the project:

1. Has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by DFG and USFWS.
2. Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the DFG or USFWS.
3. Has 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.
4. Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites.
5. Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. Conflicts with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Environmental Impacts and Significance

The Valley View Estates Specific Plan biological resources analyses include impacts from on- and off-site road grading; from residential, resort, equestrian center, and community-use lot development; from golf course development; from utilities installation; and from trails. Trails occurring within natural open space are shown on various figures as two parallel lines closely spaced. For the majority of the development, the required 100-foot fuel break is accommodated within areas already impacted by lots, slopes, fairway, and roads. Where fuel breaks extend beyond these development areas, impacts are assumed and are included in the impacted acreage calculations.

Conflicts with Habitat Conservation Plans and Wildlife Corridors

Under the County's adopted MSCP, the southern half of the Valley View Estates SP (approximately 624 acres) is designated as MSCP of which the PAMA, is an area of approximately 571 acres. One of the purposes for the PAMA designation is the creation of significant blocks or core areas of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitat. The County's MSCP criteria establishes that a more than 25 percent intrusion into the PAMA will have significant biological resources impacts. The goal for corridor areas is the preservation of the biological integrity of linkages between biological resource core areas. Corridors with good vegetative and/or topographic cover are to be protected. If a corridor is relatively long, it must be wide enough for animals to hide. Generally wide corridors are better than narrow ones. If narrow corridors are unavoidable, the length should be relatively short with a minimum width of 400 feet and no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds.

Originally Proposed Project

The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The low percentage of preserved PAMA and the narrow corridor within the PAMA will result in potentially significant long-term, direct biological resources impacts.

Reduced Intensity and Density Project

Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. There will be a 203.5-acre increase in preserved natural areas. The 15 lots, removed from the corridor between the PAMA to the south and the north, will increase the proposed wildlife corridor width to approximately 800 feet, at the narrowest point on the northern end. Within 150 to the south, the corridor will widen out to 1,000 feet. Removal of 55 estate lots in the western portion of the project site will create an enlarged open space area with an interface of more than 3,900 feet in length with open space to the west and northwest.

However, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. While wider and shorter, the corridor between the MHPA and the PAMA will still be crossed by the proposed SP circulation road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within the preserved area will not be consistent with the MSCP and will be a direct and potentially significant biological resource impact.

Sensitive Habitats

Originally Proposed Project

The Originally Proposed Valley View Estates SP project will impact the habitat acreage as shown in Table 2.3.4-5, Originally Proposed Valley View Estates SP Habitat Impacts and Figure 2.3.4-4, Originally Proposed Valley View Estates SP Biological Impacts Map. Acreage listed as "off site" will be impacted due to improvements to the access roads from the west and south. Off-site impacts to habitats are 100 percent of the off-site roadway boundaries as shown on Figure 2.3.4-3 above. The Originally Proposed Valley View Estates SP will impact a total of approximately 856 acres, including 388 acres of coastal sage scrub, 20 acres of coastal sage-chaparral scrub, 346 acres of southern mixed chaparral, 69 acres of Englemann oak/coast live oak woodland, 14 acres of oak riparian, 1 acre of riparian scrub, 1.2 acres of mesic meadow, 0.9 acre of mule-fat scrub, 2.8 acres of non-native grassland, less than 1 acre of orchards, less than 1 acre of non-native vegetation, and 11 acres of disturbed/developed areas. If the Rancho Vistamonte SP is concurrently approved and constructed, the impacts from the originally proposed Valley View Estates SP will be reduced by 0.15 acre mule-fat scrub, 1.8 acres of non-native grassland, and 0.7 acre of disturbed/developed area. Removal of and intrusion into approximately 843 acres, consisting of coastal sage scrub, coastal sage-chaparral scrub, southern mixed chaparral, Englemann oak/coast live oak woodland, woodland, oak riparian, riparian scrub, mesic meadow, and non-native grassland, by the Valley View Estates SP development, as originally proposed, will have direct and potentially significant impacts to sensitive biological habitats.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will impact habitat acreages as shown in Table 2.3.4-6, Impacts and Mitigation Acreage for the Reduced Intensity and Density Project Compared with the Proposed Valley View Estates SP, and Figure 2.3.4-5, Reduced Intensity and Density Project Biological Impacts Map. The off-site impacts due to access roads will be the same as the Originally Proposed Project and will be reduced for the Valley View Estates SP project if the concurrently proposed Rancho Vistamonte SP is approved and built.

Table 2.3.4-5 Originally Proposed Valley View Estates SP Habitat Impacts

| Habitats | Originally Proposed Valley View Estates SP Impacts (Acres) | | | TOTALS |
|---------------------------------------|--|--------------|-----------------------|------------|
| | North | South (PAMA) | Off Site ¹ | |
| Diegan Coastal Sage Scrub | 0 | 381 | 6.8 | 388 |
| Coastal Sage/Chaparral Scrub | 0 | 20 | 0 | 20 |
| Southern Mixed Chaparral | 346 | 0 | 0 | 346 |
| Engelmann Oak/Coast Live Oak Woodland | 47 | 22 | 0.4 | 69 |
| Oak Riparian | 4 | 10 | 0 | 14 |
| Riparian Scrub | 0 | 1 | 0 | 1 |
| Mesic Meadow | 0.2 | 1 | 0 | 1.2 |
| Mule Fat Scrub | 0 | 0 | 0.9 | 0.9 |
| Non-native Grassland | 0 | 0 | 2.6 | 2.8 |
| Non-native Vegetation | 0 | 0 | 0.1 | 0.1 |
| Orchard | 0 | 0 | <1 | <1 |
| Disturbed/Developed | 2 | 6 | 3.0 | 11 |
| TOTALS | 399 | 441 | 15 | 856 |

¹Construction of Rockwood Road by Rancho Vistamonte SP will impact 0.15 acre of this same mule fat scrub habitat. 1.8 acres of this same non-native grassland habitat, and 0.7 acre of this same disturbed/developed habitat.

Source: Piro Engineering, Helix Environmental Planning, Inc. and Mooney & Associates 2001

**Table 2.3.4-6 Impacts and Mitigation Acreage for the
Reduced Intensity and Density Project
Compared with the Originally Proposed Valley View Estates SP**

| Habitats | Originally Proposed Valley View Estates SP Impacts (Acres) | Reduced Intensity and Density Project (Acres) ¹ | Difference (Acres) |
|---------------------------------------|---|---|-----------------------|
| Diegan Coastal Sage Scrub | 388 | 299 | 89 |
| Coastal Sage/Chaparral Scrub | 20 | 20 | 0 |
| Southern Mixed Chaparral | 346 | 188 | 158 |
| Engelmann Oak/Coast Live Oak Woodland | 69 | 68 | 1 |
| Oak Riparian | 14 | 13 | 1 |
| Riparian Scrub | 1 | 1 | 0 |
| Mesic Meadow | 1.2 | 1.2 | 0 |
| Mule Fat Scrub | 0.9 | 0.9 | 0 |
| Non-native Grassland | 2.8 | 2.8 | 0 |
| Non-native Vegetation | <1 | <1 | 0 |
| Orchard | <1 | <1 | 0 |
| Disturbed/Developed | 11 | 11 | 0 |
| TOTALS | 856 | 607 | 249 |

¹Construction of Rockwood Road by Rancho Vistamonte SP will impact 0.15 acre of this same mule fat scrub habitat, 1.8 acres of this same non-native grassland habitat, and 0.7 acre of this same disturbed/developed habitat.

Source: Piro Engineering, Helix Environmental Planning, Inc. and Mooney & Associates 2001

As shown by Table 2.3.4-6, there will be a substantial reduction in the areas of Diegan coastal sage scrub at 89 acres less and southern mixed chaparral at 158 acres less that will be impacted with the Reduced Intensity and Density Project when compared with the Originally Proposed Valley View Estates SP. There will be one acre less impact to Engelmann oak/coast live oak woodland and oak riparian. However, the remaining impacts to these and the other sensitive habitats will be direct and potentially significant.

Sensitive Plants

Originally Proposed Project

While no federal or state listed plant species were observed during the field surveys, Engelmann oak is identified as a Group A sensitive plant species in the County's MSCP. Both coast live oak and Englemann oak are classified as significant ecological resources by the City's Tree Preservation Ordinance. Individual scattered oaks with no associated riparian or woodland areas and no developed understory tend to have more aesthetic value than biological value. Individual oaks within oak woodland and oak riparian woodland with developed understory have the highest ecological value. There are more than 150 occurrences of oak

woodland/oak riparian woodland areas shown within or adjacent to the development footprint for the golf course (Figure 2.3.4-4). More than 220 oak woodland/oak riparian woodland areas are shown within or adjacent to the development footprint for the resort, residential neighborhoods, commercial area, and equestrian center. In all cases, removal of or grading within 50 feet of individual Englemann and coast live oak trees will have direct and potentially significant impacts.

Reduced Intensity and Density Project

While the preserved number of individual scattered Englemann and coast live oaks without developed understory and within oak woodland and oak riparian woodland with developed understory will increase, there are still more than 150 occurrences of oak woodland/oak riparian areas shown within or adjacent to the development footprint for the golf course and more than 180 occurrences scattered within or adjacent to other proposed development areas (Figure 2.3.4-5). Removal of or grading within 50 feet of individual Englemann and coast live oak trees will have direct and potentially significant impacts.

Sensitive Wildlife

Originally Proposed Project

Several species of concern were observed on-site during the field surveys, including San Diego horned lizard, orange-throated whiptail, red-diamond rattlesnake, coastal cactus wren, rufous-crowned sparrow, yellow-breasted chat, and the northwestern San Diego pocket mouse. The above-mentioned species, with the exception of the yellow-breasted chat, red-diamond rattlesnake and the northwestern San Diego pocket mouse, are County MSCP covered species. Although these species may be directly impacted by the Originally Proposed Valley View Estates SP, approximately 349 acres of native habitat will be placed in large blocks of biological open space easement in order to preserve suitable habitat for these and other wildlife species with potential to occur on site.

As the project site seems to support a relatively large population of rufous-crowned sparrows, impacts to this species are potentially greater than to other sensitive species detected on site. However, the viability of the rufous-crowned sparrow population on site is not expected to be significantly reduced as large blocks of suitable habitat will be preserved within open space. Furthermore, this species is more adaptable than other sensitive bird species that rely on coastal sage scrub for survival, such as the coastal California gnatcatcher (Unitt 1984). Given the adaptability of this species and the extent of the proposed open space, species-based mitigation for this species is not anticipated.

Residential and resort development adjacent to the open space easements will have indirect impacts on wildlife species. Significant indirect impacts will occur from collection of species within the open space areas and from construction disturbances during the nesting/breeding

season of native birds. Lighting along the perimeter of developed areas (particularly street lamps) will also have potentially significant indirect impacts on wildlife. Additionally, certain ornamental plants are known to escape into native plant communities. The edge-effect on natural open space will have indirect and potentially significant biological impacts.

Reduced Intensity and Density Project

While wildlife species of concern, which were observed on site during the field surveys, may be directly impacted by the proposed Reduced Intensity and Density Project, approximately 579 acres of native habitat, compared to the approximately 349 acres for the proposed Valley View Estates SP, will be placed in large blocks of biological open space easements in order to preserve suitable habitat for these and other wildlife species with potential to occur on site.

Residential and resort development will still be placed adjacent to the open space easements and will have indirect impacts on wildlife species. Significant indirect impacts will occur from collection of species within the open space areas and from construction disturbances during nesting/breeding season of native birds. Lighting along the perimeter of developed areas (particularly street lamps) will also have potentially significant indirect impacts on wildlife. Additionally, certain ornamental plants are known to escape into native plant communities. The edge-effect on natural open space will have indirect and potentially significant biological impacts.

Wetlands and Jurisdictional Waters

Originally Proposed Project and Reduced Intensity and Density Project

Both the Originally Proposed Valley View Estates SP and the Reduced Intensity and Density Project will affect area established as DFG jurisdictional wetlands and wetlands and jurisdictional waters of the ACOE. Impacts to wetlands and jurisdictional waters will be direct and potentially significant.

Secondary Biological Resources Impacts

Originally Proposed Project and Reduced Intensity and Density Project

Mitigation measures required to reduce public service impacts to below a significant level will have secondary impacts to biological resources due to pipeline construction in areas that have revegetated since the existing sewer and water systems were installed (Table 2.3.4-7, Off-Site Impacts to Biological Resources from Water and Sewer Pipeline Installation). Table 2.3.4-7 is based on a general biological survey of the off-site water and sewer pipeline alignments, conducted May 2002. Impacts will occur from water pipeline installation between the intersection of Old Ranch road and Cloverdale Road and Reed Tower (Figure 2.3.4-6a and b, Biological Resources and Impact Map Off-Site Waterline Installation) and from sewer pipeline

installation through the Kit Carson Park (Figure 2.3.4-7, Biological Resources and Impact Map Off-Site Sewerline Installation).

Table 2.3.4-7 Potential Impacts to Biological Resources from Water and Sewer Pipeline Installation

| Habitats | Potential Zone of Impact in Acres |
|---|--|
| Southern Coast Live Oak Riparian Forest | 1 |
| Diegan Coastal Sage Scrub | 1 |
| Non-native Grassland | <1 |
| Orchards/Landscaped | 2 |
| Disturbed/Developed | 1 |
| Total | 5 |

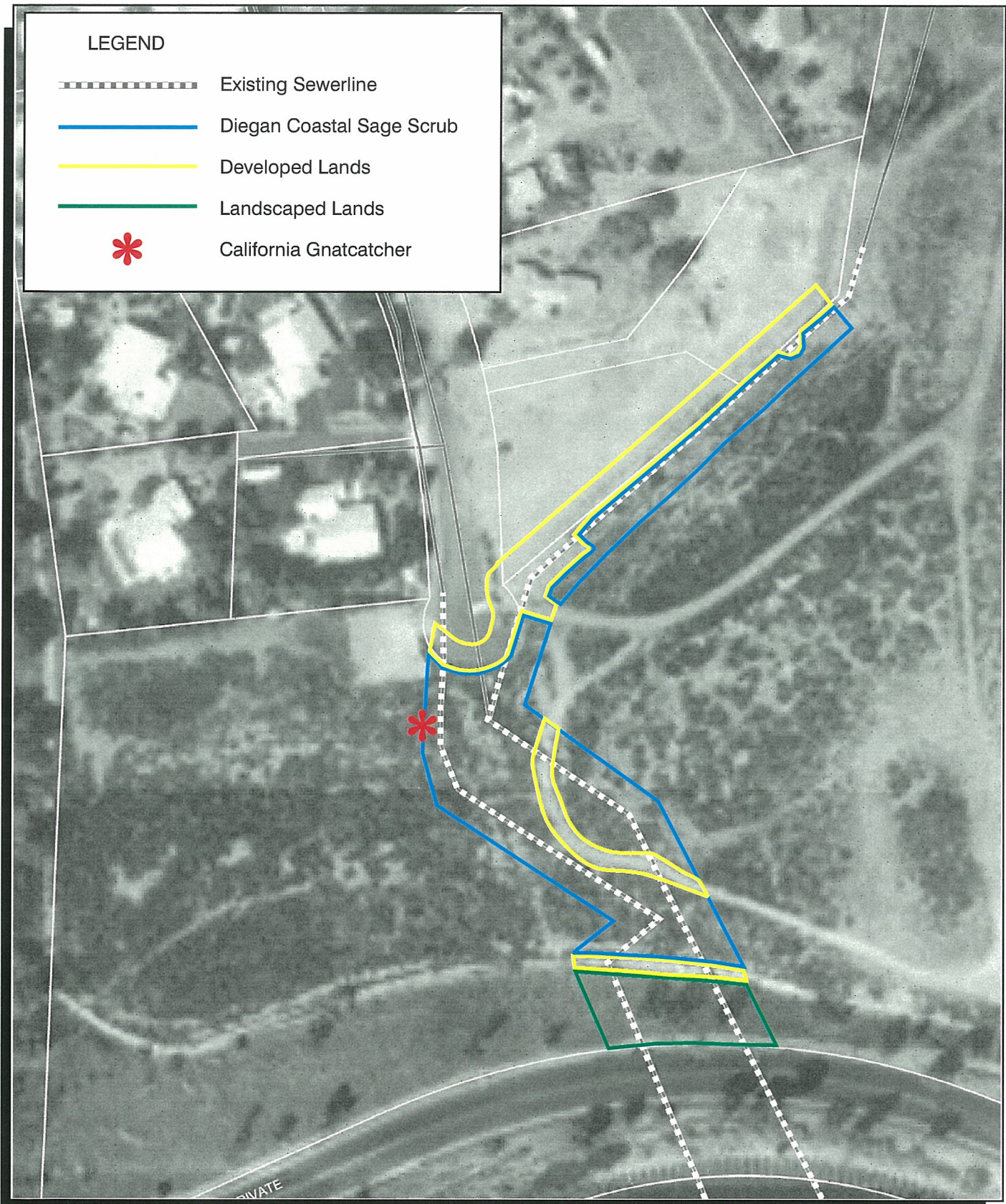
While the survey covered a 40-foot zone centered along each of the existing pipelines as the potential impact area, the actual impacted resources are expected to be reduced substantially based on the final pipeline alignments. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, whether more than 2 acres or some lesser quantity, will have potentially significant secondary impacts.

No sensitive plant species were identified. Plant species observed along the water and sewer pipeline alignment are included in Volume 6, Appendix F, Table 2. The only sensitive wildlife species observed was a coastal California gnatcatcher near the western boundary of the sewer pipeline alignment general survey limits as shown on Figure 2.3.4-7. Direct impacts to the coastal California gnatcatcher off site are not anticipated from installation of the sewer pipeline.

Summary of Significant Impacts

Originally Proposed Project

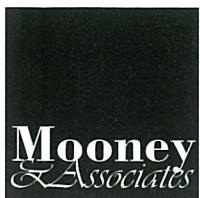
1. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. An internal circulation road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The low



LEGEND

-  Existing Sewerline
-  Diegan Coastal Sage Scrub
-  Developed Lands
-  Landscaped Lands
-  California Gnatcatcher

SOURCE: City of Escondido



0 50' 100'

**Biological Resources and Impact Map
Off-Site Sewerline Installation**

Figure 2.3.4-7

Valley View Estates SP EIR - Volume 2, City of Escondido

percentage of preserved PAMA and the narrow corridor within the PAMA will result in potentially significant long-term, direct biological resources impacts.

2. Removal of and intrusion into approximately 856 acres of sensitive biological habitats will have direct, potentially significant impacts to sensitive biological resources:

| <u>Habitat</u> | <u>Impacted Acreage</u> |
|---------------------------------------|-------------------------|
| Diegan Coastal Sage Scrub | 388 |
| Coastal Sage/Chaparral Scrub | 20 |
| Southern Mixed Chaparral | 346 |
| Engelmann Oak/Coast Live Oak Woodland | 69 |
| Oak Riparian | 14 |
| Riparian Scrub | 1 |
| Mesic Meadow | 1.2 |
| Mule Fat Scrub | 0.9 |
| Non-native Grassland | 2.8 |

Off-site impacts will occur to sensitive habitats within SPA #3 (1.7 acres), the currently proposed Rancho Vistamonte SP site (7.2 acres), the concurrently proposed Sphere of Influence Sub-Area 1(C), Ferrick/Harwood/Brill/Albright (3.5 acres), and the Wild Animal Park (3.0 acres).

3. Removal of or grading within 50 feet of individual Englemann oak and coast live oak trees in any of the more than 150 occurrences of oak woodland/oak riparian woodland within or adjacent to the golf course or in any of the more than 220 occurrences within or adjacent to the resort/residential/commercial/equestrian center development footprint will have direct and potentially significant impacts as identified by sensitivity under the County's MSCP and the City's Tree Preservation Ordinance.
4. Construction disturbances during nesting/breeding season of native birds and edge-effects on natural open space will have indirect and potentially significant biological impacts. Edge-effects include collection of species within the open space areas, lighting along the perimeter of developed areas (particularly street lamps), and certain ornamental plants that are known to escape into native plant communities.
5. Impacts to wetlands and jurisdictional waters of the DFG and ACOE, located along drainage areas and within the mesic meadow and mule-fat scrub habitat areas, will be direct and potentially significant.
6. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, during installation of off-site water and sewer pipelines will have potentially significant secondary impacts.

The total impacted area will be slightly more than 2 acres to some lesser quantity, depending on final alignments.

Reduced Intensity and Density Project

1. While the Reduced Intensity and Density Project represents an increase in preservation over that of the Originally Proposed Valley View Estates SP, only 40 percent of the area designated as Pre-Approved Mitigation Area (PAMA) under the County's Multiple Species Conservation Program (MSCP) will be preserved in permanent open space. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The wildlife corridor between the City of San Diego's MSCP Multi-Habitat Planning Area (MHPA) to the south and the on-site PAMA will increase in width to approximately 800 feet, at the narrowest point, and within 150 to the south, the corridor will widen out to 1,000 feet. However, this corridor will still be crossed by an internal circulation road and will be too restrictive within a PAMA. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within a PAMA will not be consistent with the MSCP and will be a direct and potentially significant biological resources impact.
2. Removal of and intrusion into approximately 594 acres of sensitive biological habitats will have direct, potentially significant impacts to sensitive biological resources:

| <u>Habitat</u> | <u>Impacted Acreage</u> |
|---------------------------------------|-------------------------|
| Diegan Coastal Sage Scrub | 299 |
| Coastal Sage/Chaparral Scrub | 20 |
| Coastal Sage/Chaparral Scrub | 188 |
| Southern Mixed Chaparral | 69 |
| Englemann Oak/Coast Live Oak Woodland | 13 |
| Oak Riparian | 1 |
| Riparian Scrub | 1.2 |
| Mule Fat Scrub | 0.9 |
| Non-native Grassland | 2.8 |

Off-site impacts will occur to sensitive habitats within SPA #3 (1.7 acres), the currently proposed Rancho Vistamonte SP site (7.2 acres), the concurrently

proposed Sphere of Influence Sub-Area 1(C), Ferrick/Harwood/Brill/Albright (3.5 acres), and the Wild Animal Park (3.0 acres).

3. Removal of or grading within 50 feet of individual Englemann oak and coast live oak trees in any of the more than 150 occurrences of oak woodland/oak riparian woodland within or adjacent to the golf course or in any of the over 180 occurrences within or adjacent to the resort/residential/commercial/equestrian center development footprint will have direct and potentially significant impacts as identified by sensitivity under the County's MSCP and the City's Tree Preservation Ordinance.
4. Construction disturbances during nesting/breeding season of native birds and edge-effects on natural open space will have indirect and potentially significant biological impacts. Edge-effects include collection of species within the open space areas, lighting along the perimeter of developed areas (particularly street lamps), and certain ornamental plants that are known to escape into native plant communities.
5. Impacts to wetlands and jurisdictional waters of the DFG and ACOE, located along drainage areas and within the mesic meadow and mule-fat scrub habitat areas, will be direct and potentially significant.
6. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, during installation of off-site water and sewer pipelines, will have potentially significant secondary impacts. The total impacted area will be slightly more than 2 acres to some lesser quantity, depending on final alignments.

Mitigation Measures

Originally Proposed Project

- 2-1. Prior to recordation of each Final Map, the developer shall show to the satisfaction of the Director of Planning that adequate preservation in a combination of on-site and off-site areas to mitigate for the sensitive habitat resources impacted by the Final Map has been accomplished. The County of San Diego MSCP mitigation ratios within a PAMA of an adopted subarea plan are 2:1 for Tier I, 1.5:1 for Tier II, and 1:1 for Tier III or 0.5:1 for non-native grassland unoccupied by burrowing owls. Outside of an adopted MSCP, the County typically applies 3:1 for Tier I, 2:1 for Tier II and 1:1 or 0.5:1 for Tier III habitats. The City of Escondido proposed mitigation ratios are no net loss (replacement at 1:1 to 3:1) for wetland/riparian, 3:1 inside the Focused Planning Area (FPA) and 2:1 outside the FPA for rare upland, 2:1 inside the FPA and 1:1 outside the FPA for coastal sage scrub, 1:1 inside the FPA and

0.5:1 outside the FPA for chaparral, and 0.5:1 for annual grassland. Mitigation ratios proposed in the mitigation measures reflects application of a single set of standards throughout the Valley View Estates SP property for consistency within the development [Table 2.3.4-8, Project Impacts and Mitigation Acreage (Originally Proposed Valley View Estates SP)]. The County MSCP standards for an adopted MSCP are applied because in all cases these ratios will apply to the southern one-half of the site. Satisfaction of the mitigation measures are to Escondido's Director of Planning. The Director of Planning will have the discretion to apply the appropriate set of ratios at that time mitigation measures are fulfilled.

- 2-2. As a condition of the Valley View Estates Specific Plan approval and prior to or concurrent with approval of the each Final Map Unit to the satisfaction of the Director of Planning:
 - a. A Biological Open Space Easement shall be granted to the City of Escondido, the County of San Diego, or a recognized conservancy over the "Natural Open Space" area as identified within the Specific Plan for that unit OR
 - b. If the easement is not accepted by either the City, the County, or a recognized conservancy, the "Natural Open Space" shall be included within the responsibility of the Homeowner's Association for protection of the biological resources contained therein.
- 2-3. Prior to any clearing or grading for any phase or unit of development within a County adopted Multiple Species Conservation Program (MSCP) Subarea, coverage under the adopted County MSCP Subarea shall be obtained from the County of San Diego for the Valley View Estates Specific Plan to the satisfaction of the City's Director of Planning. Agreements shall be reached between the County of San Diego and City of Escondido.
- 2-4. Prior to or at the time each Final Map Unit is recorded, all areas shown outside the golf course on the Tentative Map as natural open space shall be dedicated in perpetuity as open space easements to an approved land conservation trust or pursuant to Biological Mitigation Measure 2-2, the responsibility of the Homeowner's Association. At no time shall the total of on-site and off-site dedicated open space easement area be less than that required by the ratios established by the County Multiple Species Conservation Program (MSCP) or other applicable conservation plan to the satisfaction of the Director of Planning.
- 2-5. All areas shown on the Specific Plan as natural open space for the golf course shall be covered by a natural resource protection and management plan. As a condition of approval of the golf course, the natural resource protection and management plan shall be prepared by a biologist experienced with native habitat protection.

Table 2.3.4-8 Project Impacts and Mitigation Acreage (Originally Proposed Valley View Estates SP)

| Habitats | Total On-site and Off-Site Access Impacted Sensitive Biological Habitat (Acres) | Recommended County Adopted MSCP Subarea Mitigation Ratios | Mitigation Acreage Required | On-site Mitigation Acreage | On-site Wetland Acreage Creation | Off-site Mitigation Acreage |
|---------------------------------------|---|---|-----------------------------|----------------------------|----------------------------------|-----------------------------|
| Diegan Coastal Sage Scrub | 388 | 1.5:1 | 582 | 146 | 0 | 436 |
| Coastal Sage/Chaparral Scrub | 20 | 1.5:1 | 30 | 10 | 0 | 20 |
| Southern Mixed Chaparral | 346 | 1:1 | 346 | 121 | 0 | 225 |
| Englemann Oak/Coast Live Oak Woodland | 69 | 2:1 | 138 | 24 | 0 | 114 |
| Oak Riparian | 14 | 2:1 with a minimum 1:1 creation | 28 | 24 | 14 | 0 |
| Riparian Scrub | 1 | 2:1 with a minimum 1:1 creation | 2 | 0 | 2 | 0 |
| Mesic Meadow | 1.2 | 2:1 with a minimum 1:1 creation | 2.4 | 0 | 2.4 | 0 |
| Mule Fat Scrub | 0.9 | 2:1 with a minimum 1:1 creation | 1.8 | 0 | 1.8 | 0 |
| Non-native Grassland | 2.8 | 0.5:1 | 1.4 | 0 | 0 | 1.4 |
| TOTALS | 843 | | 1,132 | 325 | 20.2 | 796 |

- 2-6. On-site and off-site preservation and creation/enhancement mitigation for impacted wetlands shall be accomplished at the ratios established by Table 2.3.4-8, Project Impacts and Mitigation Acreage (Originally Proposed Valley View Estates SP)and provide for wetland buffer in accordance with the applicable Multiple Species Conservation Program (MSCP) or Multiple Habitat Conservation Program (MHCP) subarea plan for the location in which the wetland mitigation is accomplished, to the satisfaction of the Director of Planning. The total mitigation acreage required for wetlands shall be reduced where additional on-site protection is provided by design modification of the golf course. The developer shall have all state and federal permits for work within jurisdictional waters and wetlands prior to any grading or construction.
- 2-7. Prior to approval of any Final Map with roads that cross through natural open space that would otherwise be connected, the grading and improvement plans shall show to the satisfaction of the Director of Planning 10-foot high fencing that channels wildlife, including large mammals, to underpasses located away from intersections. The length-to-width ratio for wildlife underpasses shall be less than two unless the applicant receives approval from the Director of Planning prior to implementation. Where feasible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use shall be employed. Crossings shall be designed as follows: sound insulation materials shall be provided; the substrate shall be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end shall be provided; and, if necessary, low-level illumination shall be installed in the tunnel. As a condition of approval of grading and improvement plans, the wildlife underpasses shall be installed to the satisfaction of the City Engineer and the Director of Planning.
- 2-8. Prior to approval of each Final Map, a qualified biologist shall re-survey the area to be recorded as a Final Map for the occurrence of state and federally listed plant and animal species. If in the opinion of the biologist in consultation with US Fish & Wildlife Services and California Department of Fish & Game, directed searches pursuant to protocol procedures are warranted, appropriate directed searches shall be conducted. If listed species are found, the Final Map shall not record until a preservation design or compensation for take of that listed species in accordances with applicable practices, policies or statutes in effect at the time has been accomplished to the satisfaction of the Director of Planning.
- 3-1. Prior to any clearing of the property or issuance of any grading permits, the applicant shall provide a revegetation plan prepared by a qualified biologist to compensate for the loss of isolated Englemann oak trees and coast live oak trees. The revegetation plan shall, at a minimum, indicate a replacement ratio of 7:1 (minimum of 50 percent 1 gallon, 25 percent 5 gallon, and 25 percent 15 gallon trees), suitable on-site areas

to be planted, phasing of revegetation by development unit, a temporary irrigation system, a five-year monitoring and reporting program for each phase, success criteria, and the source of planting material, all to the satisfaction of the Director of Planning.

- 3-2. For oak woodlands, including areas within the golf course, the following shall be completed prior to recordation of each Final Map to the satisfaction of the Director of Planning:
- a. The limits of oak woodland resources shall be established by engineering survey.
 - b. The final golf course design shall show preparation, maintenance and designed use areas to avoid oak woodlands to the extent feasible.
 - c. Final golf course design adjustment for avoidance of oak woodland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.
 - e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 4-1. Construction activities adjacent to or for trails within preserved areas shall be monitored by a biologist. This monitoring will consist of four measures which are intended to avoid any intrusion into these habitats. 1) The edge of the construction open space easement will be conspicuously marked with temporary fencing placed between construction and the biological open space. 2) The biologist will discuss the sensitivity of these areas and the need to prevent any direct construction impact to them with the construction superintendent. 3) The Valley View Estates Specific Plan (SP) biologist will periodically visit the construction site to monitor compliance. 4) As part of these visits, the Valley View Estates SP biologist will evaluate the effectiveness of the erosion control measures. A monthly report on the monitoring will be submitted to the Director of Planning. Any problem areas, however, will be discussed immediately with the City Engineer.

- 4-2. Bird nests, which are state and federally protected, shall not be disturbed during and following construction activities. If construction or site preparation activities occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 15 through August 31 although breeding can begin as early as January), the applicant shall have a pre-grading field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found clearing, grubbing, and construction activities within 50 feet of the nest shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.
- 4-3. A revegetation plan shall be prepared for cut/fill slopes created by the Valley View Estates Specific Plan. The plan will be designed by a biologist experienced with native habitat restoration design implementation within the City of Escondido.
- 4-4. As a condition of the Valley View Estates Specific Plan (SP) and Tentative Subdivision Map approval, the Valley View Estates SP's covenants, conditions and restrictions (CC&R's) shall state that amphibians and reptiles will not be collected within the remaining open space areas of the site.
- 4-5. As an ongoing condition of the Valley View Estates Specific Plan (SP), the plants listed in Table 2.3.4-9, Invasive Exotic Plant Species, shall not be planted within the developed areas of the proposed site plan (including cut and fill slopes) and shall not be utilized within the fuel management zone. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible. The Valley View Estates SP Covenants, Conditions, and Restrictions (CC&Rs) shall identify the following invasive exotic plant species as prohibited for incorporating in private landscape areas. The CC&Rs shall be signed by all prospective buyers of property in the Valley View Estates SP development. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible.
- 4-6. All lighting along the perimeter of developed areas (particularly street lamps) shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent glare into the remaining open space areas.
- 5-1. Prior to commencement of any grading under an approved grading permit, the developer shall show to the satisfaction of the Director of Public Works that all required Army Corps of Engineers and California Department of Fish and Game permits and approvals for work within jurisdictional waters have been received and remain valid.

Table 2.3.4-9 Invasive Exotic Plant Species

| | | | |
|---|--|--|---|
| Acacia <i>Acacia</i> spp. | Poison hemlock <i>Conium maculatum</i> | Sweet clover <i>Mellilotus</i> spp. | Russian thistle <i>Salsola australis</i> |
| Tree-of-heaven <i>Ailanthus altissima</i> | Horseweed <i>Conyza canadensis</i> | Ice plant <i>Mesembryanthemum chilensis</i> | California pepper <i>Schinus molle</i> |
| Giant reed <i>Arundo donax</i> | Andean pampas grass <i>Cortaderia jubata</i> | Mattress vine <i>Muehlenbeckia complexa</i> | Brazilian pepper <i>Schinus terebinthifolius</i> |
| Australian saltbush <i>Atriplex semibaccata</i> | Pampas grass <i>Cortaderia selloana</i> | Myoporum <i>Myoporum laetum</i> | German ivy <i>Senecio mikanoides</i> |
| Bamboo <i>Bambusa</i> spp. | Cotoneaster <i>Cotoneaster pannosa</i> | Tree tobacco <i>Nicotiana glauca</i> | Milk thistle <i>Silybum marianum</i> |
| Mustard <i>Brassica</i> spp. | Artichoke thistle <i>Cynara cardunculus</i> | Kikiygrass <i>Pennisetum calndestinum</i> | Spanish broom <i>Sparteum junceum</i> |
| Thistle <i>Carduus</i> spp. | Bermuda grass <i>Cynodon dactylon</i> | Canary Island palm <i>Phoenix canariensis</i> | Tamarisk <i>Tamarix</i> spp. |
| Iceplant <i>Carpobrotus edulis</i> | Teasel <i>Dipsacus</i> spp. | Common reed <i>Phragmites communis</i> | Gorse <i>Ulex europaeus</i> |
| Yellow starthistle <i>Centaurea solstitialis</i> | Eucalyptus <i>Eucalyptus</i> spp. | Pyracantha <i>Pyracantha angustifolia</i> | Periwinkle <i>Vinca major</i> |
| Goosefoot <i>Chenopodium</i> spp. | Fennel <i>Foeniculum vulgare</i> | Wild radish <i>Raphanus sativus</i> | Fan Palm <i>Washingtonia robusta</i> |
| Chrysanthemum <i>Chrysanthemum</i> spp. | English ivy <i>Hedera helix</i> | Castor bean <i>Ricinus communis</i> | Cocklebur <i>Xanthium strumarium</i> |
| Thistle <i>Cirsium</i> spp. | Perennial pepperweed <i>Lepidium latifolium</i> | Black locust <i>Robinia pseudoacacia</i> | Fountain grass <i>Pennisetum setaceum</i> |

5-2. For wetlands located within the golf course, the following shall be completed prior to recordation of a Final Map covering Unit 1 to the satisfaction of the Director of Planning:

- a. The limits of wetlands resources shall be established by engineering survey.
- b. The final golf course design shall show preparation, maintenance and designed use areas to avoid wetlands to the extent feasible.
- c. Final golf course design adjustment for avoidance of wetland resources shall be done in coordination with adjustment for archaeological resources avoidance.
- d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.

- e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 6-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted in the Valley View Estates Specific Plan EIR. The applicant shall provide a revised calculation by a qualified biologist of the impacted sensitive biological resources to the satisfaction of the Director of Planning. Prior to any brush removal or earthwork, the applicant shall provide off-site preservation as established by the adopted or, if not adopted, the drafted Escondido Multiple Habitat Conservation Program (MHCP). Mitigation measures for secondary impacts use the City of Escondido proposed ratios as the impacts from off-site water and sewer impacts will be within the City.

Reduced Intensity and Density Project

- 2-1. Prior to recordation of each Final Map, the developer shall show to the satisfaction of the Director of Planning that adequate preservation in a combination of on-site and off-site areas to mitigate for the sensitive habitat resources impacted by the Final Map has been accomplished. The County of San Diego MSCP mitigation ratios within a PAMA of an adopted subarea plan are 2:1 for Tier I, 1.5:1 for Tier II, and 1:1 for Tier III or 0.5:1 for non-native grassland unoccupied by burrowing owls. Outside of an adopted MSCP, the County typically applies 3:1 for Tier I, 2:1 for Tier II and 1:1 or 0.5:1 for Tier III habitats. The City of Escondido proposed mitigation ratios are no net loss (replacement at 1:1 to 3:1) for wetland/riparian, 3:1 inside the Focused Planning Area (FPA) and 2:1 outside the FPA for rare upland, 2:1 inside the FPA and 1:1 outside the FPA for coastal sage scrub, 1:1 inside the FPA and 0.5:1 outside the FPA for chaparral, and 0.5:1 for annual grassland. Mitigation ratios proposed in the mitigation measures reflect application of a single set of standards throughout the Valley View Estates SP property for consistency within the development Table 2.3.4-10, Project Impacts and Mitigation Acreage (Reduced Intensity and Density Project). The County MSCP standards for an adopted MSCP are applied because in all cases these ratios will apply to the southern one-half of the site. Satisfaction of the mitigation measures are to Escondido's Director of Planning. The Director of Planning will have the discretion to apply the appropriate set of ratios at that time mitigation measures are fulfilled.

Table 2.3.4-10 Project Impacts and Mitigation Acreage (Reduced Intensity and Density Project)

| Habitats | Total On-site and Off-site Access Impacted Sensitive Biological Habitat (Acres) | Recommended County Adopted MSCP Subarea Mitigation Ratios | Mitigation Acreage Required | On-site | | Off-site Mitigation Acreage |
|---------------------------------------|---|---|-----------------------------|--------------------|--------------------------|-----------------------------|
| | | | | Mitigation Acreage | Wetland Acreage Creation | |
| Diegan Coastal Sage Scrub | 299 | 1.5:1 | 448 | 235 | 0 | 214 |
| Coastal Sage/Chaparral Scrub | 20 | 1.5:1 | 30 | 10 | 0 | 20 |
| Southern Mixed Chaparral | 188 | 1:1 | 188 | 260 | 0 | 0 |
| Englemann Oak/Coast Live Oak Woodland | 68 | 2:1 | 136 | 25 | 0 | 111 |
| Oak Riparian | 13 | 2:1 with a minimum 1:1 creation | 26 | 25 | 13 | 0 |
| Riparian Scrub | 1 | 2:1 with a minimum 1:1 creation | 2 | 0 | 2 | 0 |
| Mesic Meadow | 1.2 | 2:1 with a minimum 1:1 creation | 2.4 | 0 | 2.4 | 0 |
| Mule Fat Scrub | 0.9 | 2:1 with a minimum 1:1 creation | 1.8 | 0 | 1.8 | 0 |
| Non-native Grassland | 2.8 | 0.5:1 | 1.4 | 0 | 0 | 1.4 |
| TOTALS | 594 | | 836 | 555 | 19.2 | 346 |

- 2-2. As a condition of the Valley View Estates Specific Plan approval and prior to or concurrent with approval of the each Final Map Unit to the satisfaction of the Director of Planning:
 - a. A Biological Open Space Easement shall be granted to the City of Escondido, the County of San Diego, or a recognized conservancy over the "Natural Open Space" area as identified within the Specific Plan for that unit OR
 - b. If the easement is not accepted by either the City, the County, or a recognized conservancy, the "Natural Open Space" shall be included within the responsibility of the Homeowner's Association for protection of the biological resources contained therein.

- 2-3. Prior to any clearing or grading for any phase or unit of development within a County adopted Multiple Species Conservation Program (MSCP) Subarea, coverage under the adopted County MSCP Subarea shall be obtained from the County of San Diego for the Valley View Estates Specific Plan to the satisfaction of the City's Director of Planning. Agreements shall be reached between the County of San Diego and City of Escondido.

- 2-4. Prior to or at the time each Final Map Unit is recorded, all areas shown outside the golf course on the Tentative Map as natural open space shall be dedicated in perpetuity as open space easements to an approved land conservation trust or pursuant to Biological Mitigation Measure 2-2, the responsibility of the Homeowner's Association. At no time shall the total of on-site and off-site dedicated open space easement area be less than that required by the ratios established by the County Multiple Species Conservation Program (MSCP) or other applicable conservation plan to the satisfaction of the Director of Planning.

- 2-5. All areas shown on the Specific Plan as natural open space for the golf course shall be covered by a natural resource protection and management plan. As a condition of approval of the golf course, the natural resource protection and management plan shall be prepared by a biologist experienced with native habitat protection.

- 2-6. On-site and off-site preservation and creation/enhancement mitigation for impacted wetlands shall be accomplished at the ratios established by Table 2.3.4-9, Project Impacts and Mitigation Acreage (Reduced Intensity and Density Valley View Estates SP) and provide for wetland buffer in accordance with the applicable Multiple Species Conservation Program (MSCP) or Multiple Habitat Conservation Program (MHCP) subarea plan for the location in which the wetland mitigation is accomplished, to the satisfaction of the Director of Planning. The total mitigation acreage required for wetlands shall be reduced where additional on-site protection is provided by design modification of the golf course. The developer shall have all state and federal permits for work within jurisdictional waters and wetlands prior to any grading or construction.

- 2-7. Prior to approval of any Final Map with roads that cross through natural open space that would otherwise be connected, the grading and improvements plans shall show to the satisfaction of the Director of Planning 10-foot high fencing that channels wildlife, including large mammals, to underpasses located away from intersections. The length-to-width ratio for wildlife underpasses shall be less than two unless the applicant receives approval from the Director of Planning prior to implementation. Where feasible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use shall be employed. Crossings shall be designed as follows: sound insulation materials shall be provided; the substrate shall be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end shall be provided; and, if necessary, low-level illumination shall be installed in the tunnel. As a condition of approval of grading and improvement plans, the wildlife underpasses shall be installed to the satisfaction of the City Engineer and the Director of Planning.
- 2-8. Prior to approval of each Final Map, a qualified biologist shall re-survey the area to be recorded as a Final Map for the occurrence of state and federally listed plant and animal species. If in the opinion of the biologist in consultation with US Fish & Wildlife Services and California Department of Fish & Game, directed searches pursuant to protocol procedures are warranted, appropriate directed searches shall be conducted. If listed species are found, the Final Map shall not record until a preservation design or compensation for take of that listed species in accordances with applicable practices, policies or statutes in effect at the time has been accomplished to the satisfaction of the Director of Planning.
- 3-1. Prior to any clearing of the property or issuance of any grading permits, the applicant shall provide a revegetation plan prepared by a qualified biologist to compensate for the loss of isolated Englemann oak trees and coast live oak trees. The revegetation plan shall, at a minimum, indicate a replacement ratio of 7:1 (minimum of 50 percent 1 gallon, 25 percent 5 gallon and 25 percent 15 gallon trees), suitable on-site areas to be planted, phasing of revegetation by development unit, a temporary irrigation system, a five-year monitoring and reporting program for each phase, success criteria, and the source of planting material, all to the satisfaction of the Director of Planning.
- 3-2. For oak woodlands, including areas within the golf course, the following shall be completed prior to recordation of each Final Map to the satisfaction of the Director of Planning:
- a. The limits of oak woodland resources shall be established by engineering survey.

- b. The final golf course design shall show preparation, maintenance, and designed use areas to avoid oak woodlands to the extent feasible.
 - c. Final golf course design adjustment for avoidance of oak woodland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines, and maintenance facilities shall be designated natural open space areas.
 - e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 4-1. Construction activities adjacent to or for trails within preserved areas shall be monitored by a biologist. This monitoring will consist of four measures which are intended to avoid any intrusion into these habitats. 1) The edge of the construction open space easement will be conspicuously marked with temporary fencing placed between construction and the biological open space. 2) The biologist will discuss the sensitivity of these areas and the need to prevent any direct construction impact to them with the construction superintendent. 3) The Valley View Estates Specific Plan (SP) biologist will periodically visit the construction site to monitor compliance. 4) As part of these visits, the Valley View Estates SP biologist will evaluate the effectiveness of the erosion control measures. A monthly report on the monitoring will be submitted to the Director of Planning. Any problem areas, however, will be discussed immediately with the City Engineer.
- 4-2. Bird nests, which are state and federally protected, shall not be disturbed during and following construction activities. If construction or site preparation activities occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 15 through August 31 although breeding can begin as early as January), the applicant shall have a pre-grading field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found clearing, grubbing, and construction activities within 50 feet of the nest shall be postponed or halted until the nest is vacated and

juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

- 4-3. A revegetation plan shall be prepared for cut/fill slopes created by the Valley View Estates SP. The plan will be designed by a biologist experienced with native habitat restoration design implementation within the City of Escondido.
- 4-4. As a condition of the Valley View Estates Specific Plan (SP) and Tentative Subdivision Map approval, the Valley View Estates SP's covenants, conditions and restrictions (CC&R's) shall state that amphibians and reptiles will not be collected within the remaining open space areas of the site.
- 4-5. As an ongoing condition of the Valley View Estates Specific Plan, the plants listed in Table 2.3.4-9, Invasive Exotic Plant Species, shall not be planted within the developed areas of the proposed site plan (including cut and fill slopes) and shall not be utilized within the fuel management zone. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible. The Valley View Estates SP Covenants, Conditions, and Restrictions (CC&Rs) shall identify the following invasive exotic plant species as prohibited for incorporating in private landscape areas. The CC&Rs shall be signed by all prospective buyers of property in the Valley View Estates SP development. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible.
- 4-6. All lighting along the perimeter of developed areas (particularly street lamps) shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent glare into the remaining open space areas.
- 5-1. Prior to commencement of any grading under an approved grading permit, the developer shall show to the satisfaction of the Director of Public Works that all required Army Corps of Engineers and California Department of Fish and Game permits and approvals for work within jurisdictional waters have been received and remain valid.
- 5-2. For wetlands located within the golf course, the following shall be completed prior to recordation of a Final Map covering Unit 1 to the satisfaction of the Director of Planning:
 - a. The limits of wetlands resources shall be established by engineering survey.
 - b. The final golf course design shall show preparation, maintenance and designed use areas to avoid wetlands to the extent feasible.

- c. Final golf course design adjustment for avoidance of wetland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines, and maintenance facilities shall be designated natural open space areas.
 - e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 6-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted in the Valley View Estates Specific Plan EIR. The applicant shall provide a revised calculation by a qualified biologist of the impacted sensitive biological resources to the satisfaction of the Director of Planning. Prior to any brush removal or earthwork, the applicant shall provide off-site preservation as established by the adopted or, if not adopted, the drafted Escondido Multiple Habitat Conservation Program (MHCP). Mitigation measures for secondary impacts use the City of Escondido proposed ratios as the impacts from off-site water and sewer impacts will be within the City.

Level of Significance After Mitigation

Originally Proposed Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be unmitigable. While a combination of on-site and off-site preservation and creation of sensitive habitats will reduce the level of direct impacts to biological resources, the loss of 843 acres of sensitive habitat within and adjacent to a PAMA will not be lessened to a level of insignificant because the impact will be occurring to high quality biological resources designed for preservation. The purchase of 796 acres of off-site mitigation bank property in exchange for development of 819 acres will be a factor in the feasibility of the Valley View Estates SP. The City of Escondido has little or no excess available within its 5 percent loss limit for coastal sage scrub. The County of San Diego, Department of

Planning and Land Use (DPLU) has stated that, while the County has previously allowed other jurisdiction's losses to be covered within the County's 5 percent, it is very unlikely that the County would provide 388 acres of coastal sage scrub to another jurisdiction. This amount is more than the County has cumulatively issued for its own projects. The 5 percent loss limits further reduce the feasibility of accomplishing the biological mitigation.

Impacted isolated oak trees will be replaced with smaller oak trees planted in appropriate areas on the Valley View Estates SP, reducing this biological resources impact to an insignificant level. Indirect impacts will also be reduced through construction monitoring programs and control of intrusive plants, human actions, and glare near open space areas. Indirect impacts from use of the golf course will be minimized by a maintenance and protection program for operation of the golf course. Secondary impacts will be mitigated at ratios required by the proposed City of Escondido MHPA.

Reduced Intensity and Density Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be reduced to a level below significant. While the total area of impact has been reduced and a combination of on-site and off-site preservation and creation of sensitive habitats will further lessen the level of direct impacts to biological resources, the loss of 594 acres of sensitive habitat within and adjacent to a PAMA will continue to be unmitigable because the impact will be occurring to high quality biological resources designed for preservation. The purchase of 346 acres of off-site mitigation bank property, compared with the 796 acres for the Originally Proposed Valley View Estates SP, is substantially less. While the Reduced Intensity and Density Project development will cover only 635 acres, the ratio of developed area to off-site mitigation area is reduced from 1:96 for the Originally Proposed Valley View Estates SP to 1:53 for the Reduced Intensity and Density Project. The financial feasibility of the development will be improved. However, the City of Escondido is still constrained by its 5 percent loss limit for coastal sage scrub. The County of San Diego, Department of Planning and Land Use (DPLU) has stated that it is very unlikely that the County would provide even 299 acres of coastal sage scrub to another jurisdiction. This amount is still more than the County has cumulatively issued for its own projects. The 5 percent loss limits still reduced the feasibility of accomplishing the biological mitigation.

Impacted isolated oak trees will be replaced with smaller oak trees planted in appropriate areas on the Valley View Estates SP, reducing this biological resources impact to an insignificant level. Indirect impacts will also be reduced through construction monitoring programs and control of intrusive plants, human actions, and glare near open space areas. Indirect impacts from use of the golf course will be minimized by a maintenance and protection program for

operation of the golf course. Secondary impacts will be mitigated at ratios required by the proposed City of Escondido MHPA.



Source: Piro Engineering and Helix Environmental Planning, 2001



Valley View Estates SP Off-site Roadways Biological Resources and Impacts Map

Figure 2.3.4-3

Valley View Estates SP EIR - Volume 2, City of Escondido

LEGEND

HABITATS

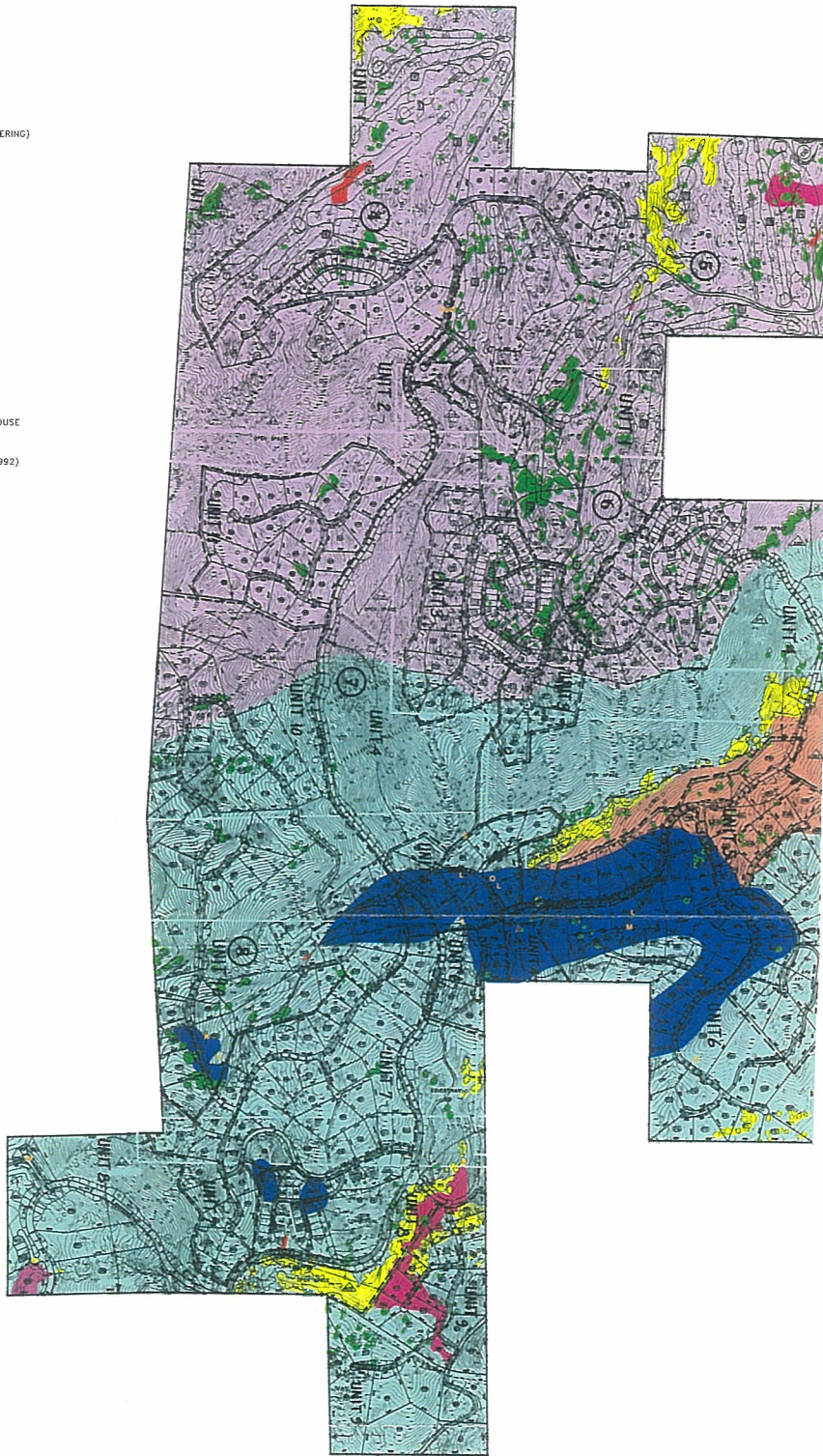
- OAK WOODLAND
- OAK RIPARIAN WOODLAND
- DIEGAN COASTAL SAGE SCRUB
- DIEGAN COASTAL SAGE SCRUB (RECOVERING)
- COASTAL SAGE/CHAPARRAL SCRUB
- SOUTHERN MIXED CHAPARRAL
- RIPARIAN SCRUB
- MESIC MEADOW
- DISTURBED

WILDLIFE

- SAN DIEGO HORNED LIZARD
- ORANGE-THROATED WHIPTAIL
- RED DIAMOND RATTLESNAKE
- CACTUS WREN
- YELLOW-BREADED CHAT
- BLACK-SHOULDERED KITE
- RAPTOR NEST SITE
- NORTHWESTERN SAN DIEGO POCKET MOUSE

PLANTS

- SUMMER HOLLY (reported by Collier 1992)



LEGEND

HABITATS

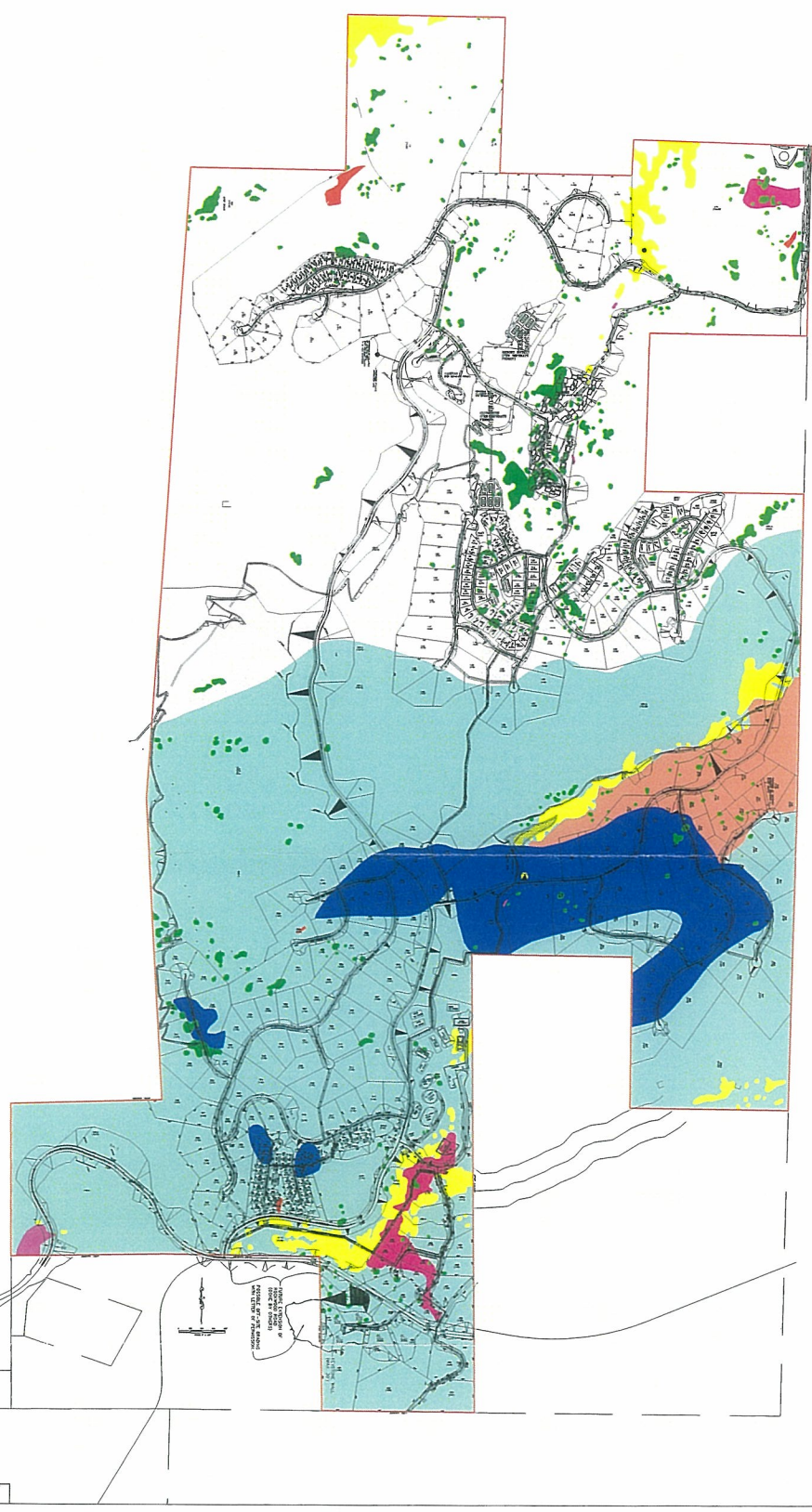
- OAK WOODLAND
- OAK RIPARIAN WOODLAND
- DIEGAN COASTAL SAGE SCRUB
- DIEGAN COASTAL SAGE SCRUB (RECOVERING)
- COASTAL SAGE/CHAPARRAL SCRUB
- SOUTHERN MIXED CHAPARRAL
- RIPARIAN SCRUB
- MESIC MEADOW
- DISTURBED

WILDLIFE

- SAN DIEGO HORNED LIZARD
- ORANGE-THROATED WHIPTAIL
- RED DIAMOND RATTLESNAKE
- CACTUS WREN
- YELLOW-BREADED CHAT
- BLACK-SHOULDERED KITE
- RAPTOR NEST SITE
- NORTHWESTERN SAN DIEGO POCKET MOUSE

PLANTS

- SUMMER HOLLY (reported by Cellier 1992)



Reduced Intensity and Density Project
Biological Impacts Map

Figure 2.3.4-5

Valley View Estates SP EIR - Volume 2, City of Escondido



Match Line with Figure 6b

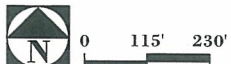


LEGEND

-  Existing Waterline
-  Southern Coast Live Oak Riparian Forest
-  Non-Native Grassland
-  Diegan Coastal Sage Scrub
-  Agriculture
-  Developed Lands

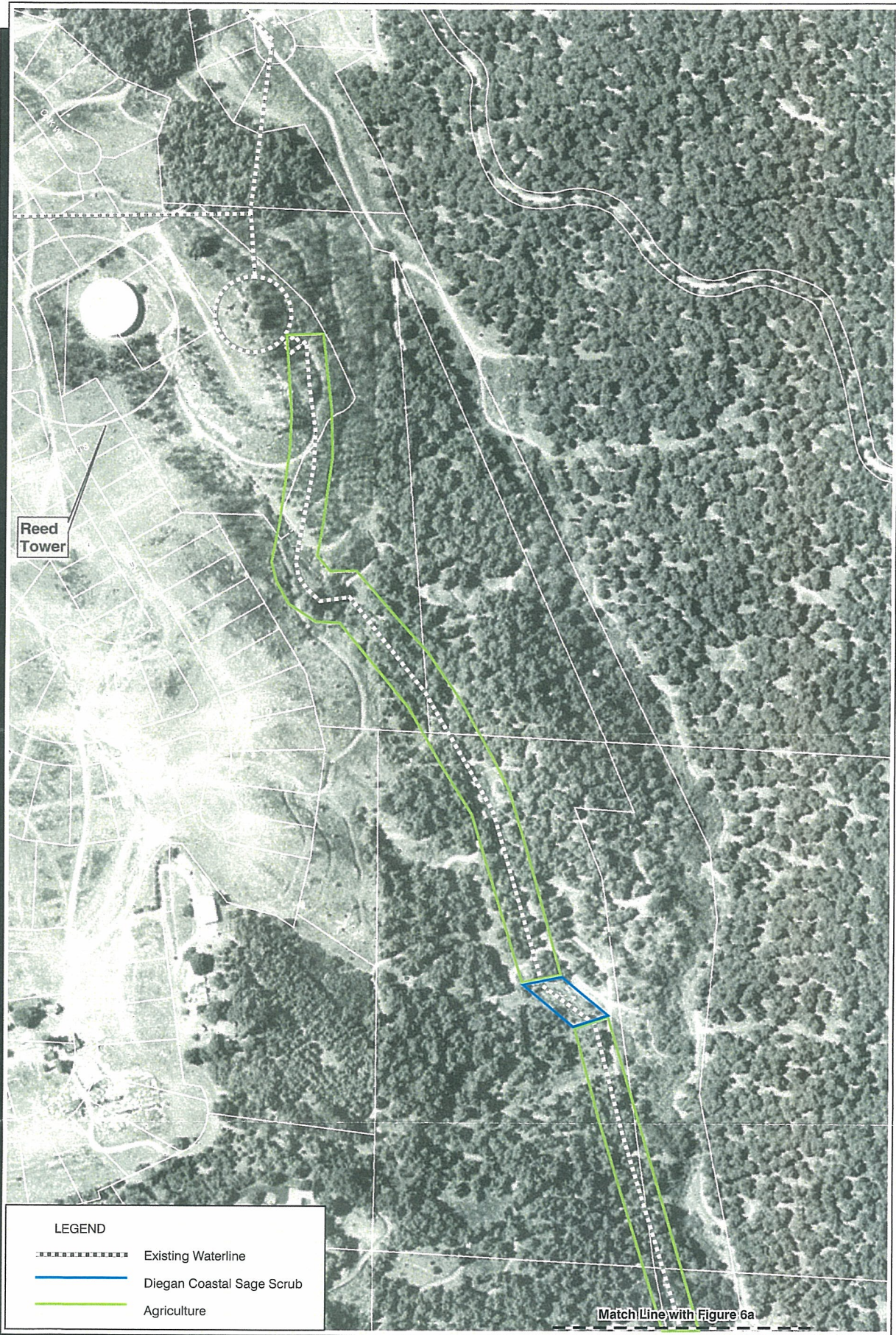


SOURCE: City of Escondido



**Biological Resources and Impact Map
Off-Site Waterline Installation - Sheet 1**

Figure 2.3.4-6a
Valley View Estates SP EIR - Volume 2, City of Escondido



SOURCE: City of Escondido

0 115' 230'

**Biological Resources and Impact Map
Off-Site Waterline Installation - Sheet 2**

Figure 2.3.4-6b

FUEL MODIFICATION BUFFER ZONES

(Manufactured and Unfinished Sites)
 On common slope and natural habitat areas adjacent to residential lots a 100 foot fire buffer zone will be designed and maintained in accordance with the City of Escondido Fire Department's "Wildfire Interface Policy For Subdivisions."

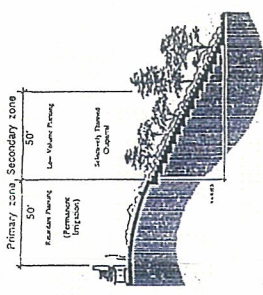
Secondary Fuel Modification Zone

A secondary non-weighted fuel modification zone occurs in areas of this zone may depend upon terrain, soil patterns, and vegetation. In general, its typical development consists of natural materials that will be thinned out, pruned or removed.

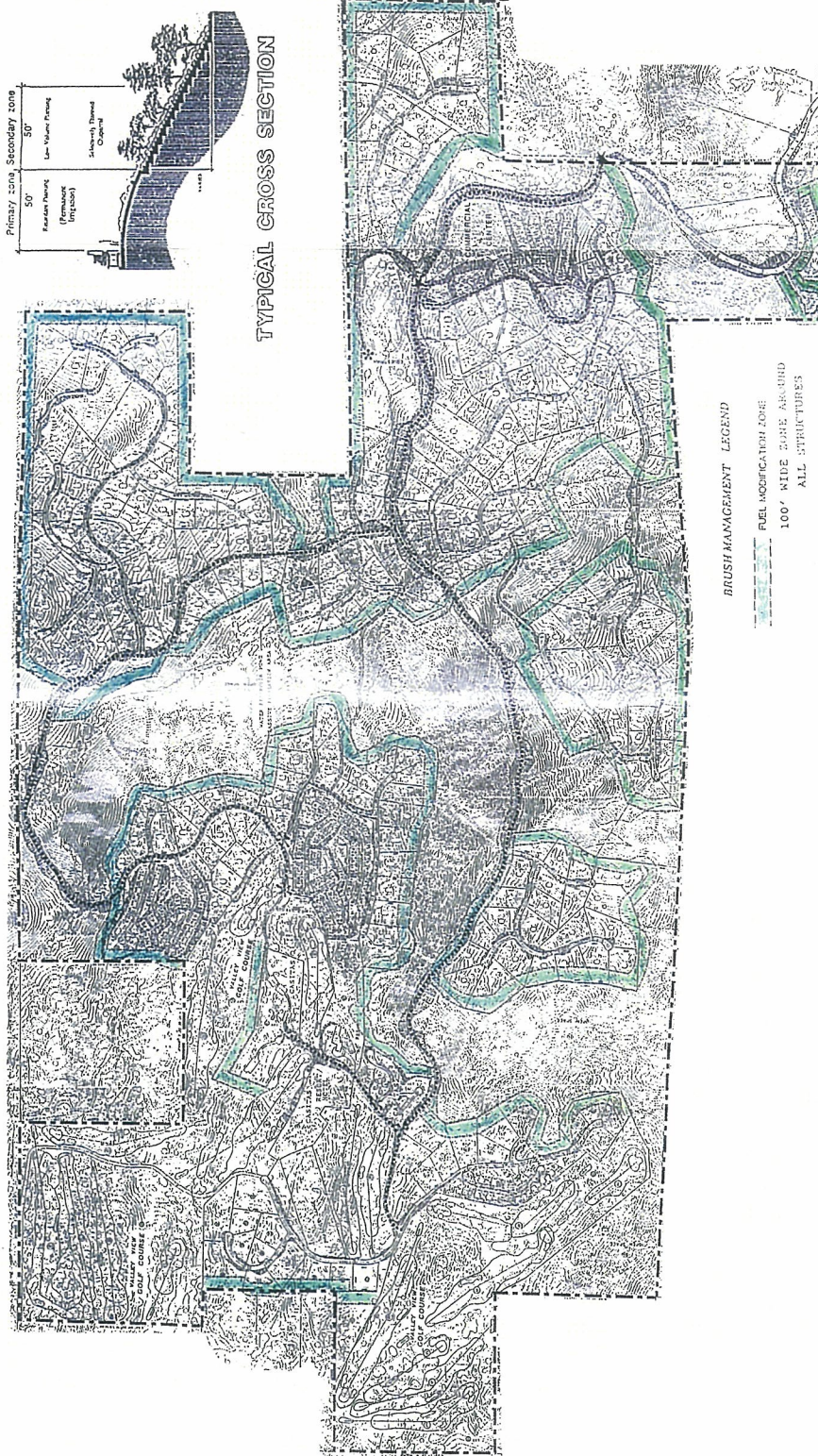
Primary Fuel Modification Zone

The primary fuel modification zone is within the first 50' of a residential property line and is required by the City of Escondido Fire Department. This zone is required to be maintained as a fire retardant groundcover, a hydrocarbon and a fuel volume plant material. This zone can occur between residential property lines and the natural landscape within the manufactured slope adjacent to a residential property line. In cases where residential property lines are already adjacent to a road, alley, driveway, greenbelt, or landscape area, a fuel modification zone is not required.

LANDSCAPE/BRUSH MANAGEMENT PLAN



TYPICAL CROSS SECTION



BRUSH MANAGEMENT LEGEND

- FUEL MODIFICATION ZONE
- 100' WIDE ZONE AROUND ALL STRUCTURES

SOURCE: TRS Consultants



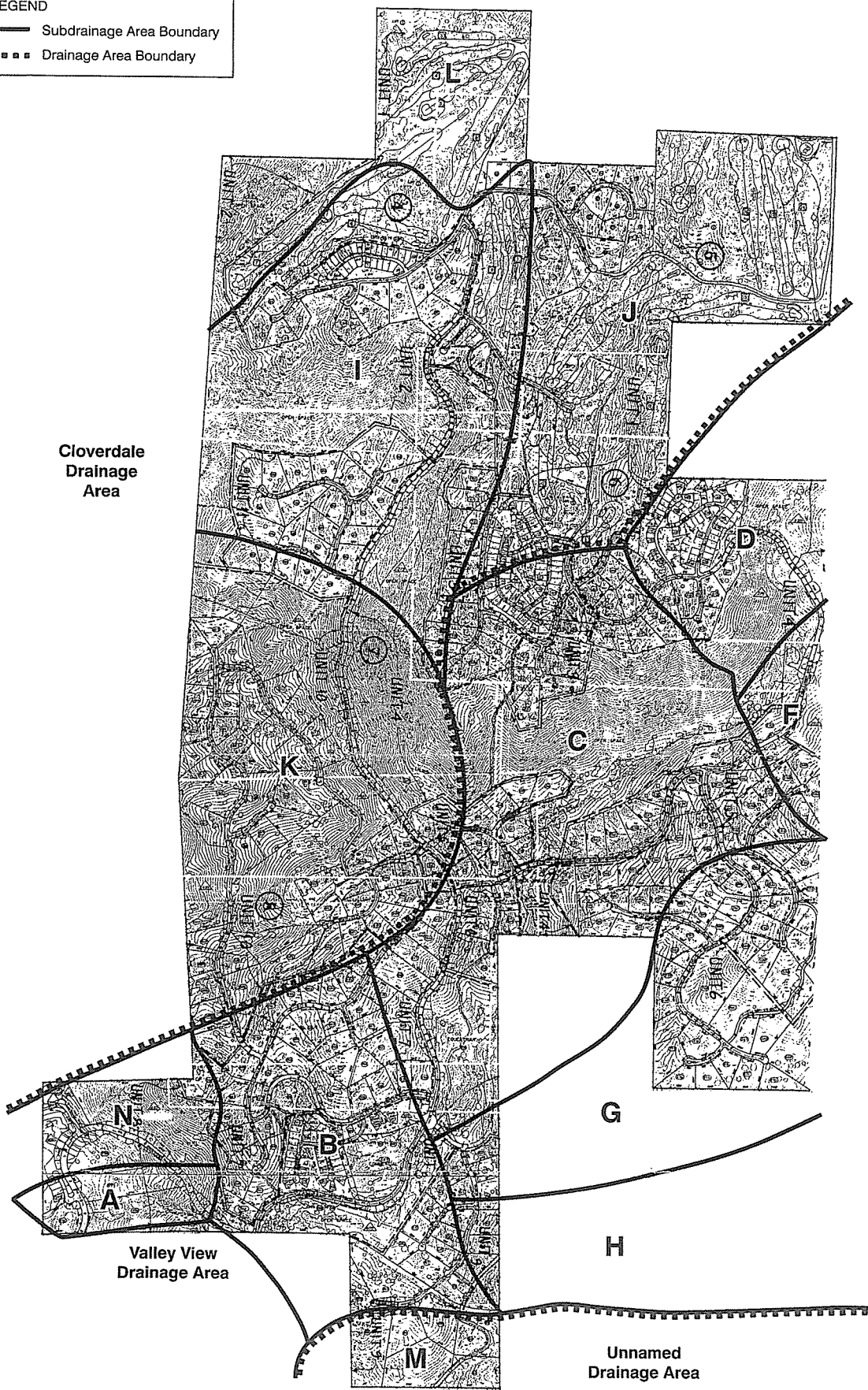
Not To Scale

LEGEND
 — Subdrainage Area Boundary
 ■■■■ Drainage Area Boundary

Cloverdale
 Drainage Area

Valley View
 Drainage Area

Unnamed
 Drainage Area



SOURCE: Environmental Science Associates, 2000



Not to Scale

Subdrainage Areas within SPA #4

Figure 2.3.8-1

2.3.5 Cultural Resources

Mooney & Associates conducted an archaeological survey and testing program for the Valley View Estates SP site. The results are provided in Volume 5, Appendix D.

Environmental Setting

The Valley View Estates SP area is situated along the northwestern margin of the San Pasqual Valley. The San Pasqual Valley is rich with historic and prehistoric resources. Current land uses include an abandoned farm complex, overgrown pastures, and undeveloped hillsides and bottom lands. Both historic and prehistoric resources have been identified within SPA #4.

Prehistory

The prehistory of San Diego County can be divided into three temporal periods: Paleoindian, Archaic, and Late Prehistoric. The currently accepted model is that humans first entered the western hemisphere between 12,000 and 15,000 before present (B.P.).

The Paleoindian period, dating from 12,000 to 8,000 B.P., is typified by artifact assemblages termed the San Dieguito. The San Dieguito complex is generalized hunter-gatherers, and is primarily characterized by flaked lithic tools such as scrapers and large projectile points. Sites are documented in coastal and inland areas of San Diego County during a climatic period of cooler and moister conditions than presently exist. Pinion-juniper forests and riparian plant communities along watercourses and lake were more widespread, and the hunting of deer and smaller game is considered central to the San Dieguito economy, although undoubtedly many plant foods were also gathered.

The Archaic period (also referred the La Jolla complex) persisted at least 7,000 years ago, possibly beginning as early as 9,000 B.P. Occupation was heaviest along the coast and major drainage systems extending inland. The coastal Archaic sites are characterized by shell middens, cobble tools, basin metates, manos, discoidals, and flexed burials. Early Archaic occupations have burials dispersed within the occupation areas, while later occupations have separate cemetery areas. In the inland area of northern San Diego County, the Pauma complex, were typically on small saddles and hills overlooking drainages, and were characterized by basin and slab metates, manos, and debitage. Recently, the Pauma complex has been characterized as an inland counterpart of the coastal La Jolla complex. Given the limited distance between these two different environmental contexts (coastal and inland) and possible contemporaneity in occupation, these sites may represent seasonal manifestations of a single Archaic settlement system.

The subsequent Late Prehistoric period in San Diego County differs from the Archaic period. Inland semi-sedentary villages were established along major water courses, and mountain

areas were seasonally occupied to exploit acorns and pinon nuts, where settlements are associated with milling stations at bedrock outcrops. The Late Prehistoric period begins between 1,500 and 1,000 years B.P., in western San Diego County. These sites are often attributed to the ethnographic Kumeyaay.

Ethnohistory

Early ethnographers employed the term Diegueño, as bands of Indians were placed under the authority of the nearest mission--the Mission San Diego de Alcalá, when referring to the Yuman-speaking population inhabiting the San Diego region from the San Dieguito River watershed south during the late prehistoric and early historic. The Valley View Estates SP site is located at the northernmost boundary of the Diegueño and the Luiseño (Shoshonean bands of Indians under the authority of the Mission San Luis Rey.) Although numerous bands of Mission Indians were and are considered distinct, the term "Kumeyaay" is a recognized term used by the bands from San Diego, and will be used to refer to the groups presumed to exist in the vicinity of the Valley View Estates SP.

The Kumeyaay, being a hunter-gatherer culture, subsisted largely on acorns and plants, hunting for rabbits, deer and rodents for meat when available. Acorns were the most important single food source used by the Kumeyaay. The acorns were stored in large baskets that were placed in rings of rock, granary bases, placed on large, flat rock outcrops. This method was successful in keeping rodents out, as the rodents were too exposed on the open rock and were less likely to disturb the Kumeyaay's winter stock of acorns. The Kumeyaay women would process the acorns by skinning, pulverizing, and leaching them to make a mush or paste that would be the base for biscuits, soups and stews. The acorn mush was mixed with a variety of plants, insects and meats, including flat-top buckwheat, chia sage, and grasshoppers. The beverage of choice was tea with birdsfoot fern or lemonade berry.

Kumeyaay culture and society remained stable until the advent of missionization and displacement by Hispanic populations during the eighteenth century. Their villages were usually located near water necessary for leaching acorn meal. Houses were arranged in the village without an apparent pattern. Major and minor trails linked villages and houses, and served to interconnect one band to another along a complex annual seasonal migration route from ocean to mountains and back. Lithic resources of quartz and metavolcanics were commonly available throughout much of the Kumeyaay territory. The effects of missionization, along with the introduction of European diseases, greatly reduced the native population of southern California. By the early 1800s California was under Mexican rule. The establishment of ranchos under the Mexican land grant program further disrupted the way of life of the native inhabitants.

History

For practical purposes, the historical period can be considered to begin on July 16, 1769, with the founding of the joint mission and Royal Presidio. Subsequently, the Mission reestablished at its current location in 1774. During the Mexican period the Native American populations came under increasing pressure as numerous ranchos were established under the land grant system. The Valley View Estates SP parcels lie along the eastern margin of the Rincon del Diablo land grant, used primarily for cattle, horse, and sheep grazing.

During the Mexican-American War, one of the most important engagements to occur in California took place in the San Pasqual Valley in December of 1846. Although the American forces under Brigadier General Kearney were severely mauled by the Californianos militia, California was transferred to the United States under the Treaty of Guadalupe Hidalgo in 1848 and gained statehood in 1850.

Population increased from 459 Anglo-American inhabitants in 1860 to roughly 2,300 in 1870. A second, larger population increase lasted until the spring of 1888. During this span numerous town sites were laid out throughout San Diego County including the north county community of Escondido. Pioneer families established farms, orchards, and dairies supported by irrigation systems throughout the San Pasqual Valley at this time; the surplus was then transported to the railroad station at Escondido for shipment to San Diego. The area retained its rural agrarian atmosphere over the ensuing decades and the establishment of an agricultural preserve in the valley by the City of San Diego is specifically intended to prevent urban encroachment.

On Site

Sixty-five cultural resource sites were identified within SPA #4 during a 1992 survey by Brian F. Smith & Associates. Forty-seven resource sites were within the boundaries of the Valley View Estates SP, and 15 resource sites were outside the boundaries. A record search was conducted in 1998 by Mooney & Associates at the Museum of Man and at the South Coast Information Center. This search confirmed that this area had not been surveyed prior to Smith and that no site records were on file with either institution.

A second survey was conducted in 1998 by Mooney & Associates to relocate and determine current conditions of the cultural sites within the Valley View Estates SP and the immediate vicinity. Some relocated sites were consolidated, according to current convention, when they were less than 50 meters from the next site. Additional sites were found during this survey. The number of consolidated sites plus the new sites discovered totaled 35 within the Valley View Estates SP boundaries. One isolated artifact was found. The cultural resources are both historical and prehistoric in age and type. The Smith and Mooney assessments are based on surface reconnaissance of sites. Nine of the highest value cultural resource sites were

subsequently tested by Mooney & Associates between 2000 and 2001 to determine the site boundaries and significance.

The types of sites identified during these investigations can be broken into categories based on their probable uses. Sites that contain milling surfaces - slicks, mortars and basins - are procurement sites. Sites with granary bases - circles of rock on which a basket would rest for storing acorns - are presumed storage areas, but are also considered procurement sites. Sites containing rock circles, walls, or "rooms" are classified as settlement sites.

The historical sites are predominantly early farming circa 1890-1950. The southernmost sites include rock-and-mud foundations of houses, rock walled sheds, outbuildings, animal pens and cairns or boundary markers. Two historic sites were located on the upper plateau. The southern portion of the Valley View Estates SP contains numerous sites, both historic and prehistoric.

Prehistoric sites contain rock rings, milling granary basins, interlinking trails, rock rooms, rock walls, linear rock features, cupules and other settlement type sites. Historic features include rock-and-mud mortar house foundations stone and brick oven, chimney and walls up to 2 feet high. Sites ranged from excellent condition to severely damaged, with evidence of plundering left behind by artifact hunters.

All the cultural sites were analyzed for basic value, i.e., integrity, uniqueness, research potential, and Native American concerns. Table 2.3.5-1, Valley View Estates SP Cultural Resource Sites, provides a numerical evaluation of the sites found on site and adjacent to the Valley View Estates SP area. These sites were ranked high, medium or low according to integrity of the site, type and uniqueness of the site, value to the Native American community, research potential, whether the site is or is not located in a proposed parcel or development area, and the site's research potential. Six resource sites are evaluated as high value, and 12 resource sites are evaluated as medium value. Some or all of these resources may be eligible for listing in the California Register of Historic Resources. Seventeen resource sites are evaluated as low value, and may not be eligible for listing in the California Register of Historic Resources. Nine of the highest value cultural resource sites selected for test evaluation are listed in Table 2.3.5-2, Archaeological Test Evaluations at Valley View Estates SP.

Valley View Estates SP Site Descriptions

The following site descriptions are based on both the survey-level and test-level examinations conducted for the Valley View Estates SP project. Descriptions are most complete for those sites which have been subjected to test evaluation.

Table 2.3.5-1 Valley View Estates SP Cultural Resource Sites

| Valley View Temp No. | Recorded No. | Integrity | Uniqueness | Scheduled for Dev. | Native American Concerns | Research Potential | Composite Score | Value |
|----------------------|----------------------|-----------|------------|--------------------|--------------------------|--------------------|-----------------|-------|
| | Maximum Score | 3 | 3 | 1 | 3 | 5 | 15 | H/M/L |
| 1 | P-37-017031 | Y-1 | Y-1 | 1 | N-0 | Y-1 | 4 | L |
| 2 | P-37-017032 | Y-2 | Y-1 | 1 | N-0 | Y-2 | 6 | L |
| 3 | CA-SDI-15,072 | Y-2 | Y-3 | 1 | Y-3 | Y-5 | 13 | H |
| 4 | CA-SDI-14,768 | Y-2 | Y-1 | 1 | Y-1 | Y-1 | 6 | L |
| 5 | P-37-017034 | Y-1 | Y-1 | 1 | N-0 | Y-1 | 4 | L |
| 6 | CA-SDI-15,074 | Y-2 | Y-1 | 1 | N-0 | Y-1 | 5 | L |
| 7 | CA-SDI-15,075 | Y-2 | Y-1 | 1 | Y-1 | Y-1 | 6 | M |
| 8 | CA-SDI-14,943 | Y-1 | Y-2 | 1 | Y-1 | Y-1 | 6 | L |
| 9 | CA-SDI-14,769 | Y-1 | Y-1 | 1 | Y-1 | Y-1 | 5 | L |
| 10 | CA-SDI-15,077 | Y-2 | Y-3 | 1 | Y-3 | Y-4 | 13 | H |
| 11 | CA-SDI-15,078 | Y-2 | Y-1 | 1 | N-0 | Y-1 | 5 | L |
| 12 | CA-SDI-15,201 | Y-1 | Y-1 | 1 | Y-1 | Y-1 | 5 | L |
| 13 | CA-SDI-15,080 | Y-1 | Y-1 | 1 | Y-1 | Y-1 | 5 | L |
| 14 | CA-SDI-14,770 | Y-3 | Y-3 | 1 | Y-3 | Y-5 | 15 | H |
| 15 | CA-SDI-15,081 | Y-3 | Y-3 | 1 | Y-3 | Y-3 | 13 | H |
| 16 | CA-SDI-15,082 | Y-1 | Y-2 | 1 | Y-1 | Y-1 | 6 | L |
| 17 | P-37-017044 | Y-2 | Y-2 | 1 | N-0 | Y-5 | 11 | H |
| 18 | CA-SDI-15,084 | Y-2 | Y-3 | 0 | Y-1 | Y-3 | 9 | M |
| 19 | CA-SDI-15,085 | Y-3 | Y-2 | 1 | Y-3 | Y-3 | 12 | H |
| 20 | P-37-017047 | Y-2 | Y-2 | 0 | N-0 | Y-3 | 7 | M |

| Valley View Temp No. | Recorded No. | Integrity | Uniqueness | Scheduled for Dev. | Native American Concerns | Research Potential | Composite Score | Value |
|----------------------|---------------|-----------|------------|--------------------|--------------------------|--------------------|-----------------|-------|
| 21 | P-37-017048 | Y-1 | Y-2 | 1 | N-0 | Y-4 | 8 | M |
| 22 | CA-SDI-14,771 | Y-1 | Y-1 | 1 | Y-1 | Y-1 | 5 | L |
| 23 | CA-SDI-14,772 | Y-2 | Y-2 | 1 | Y-1 | Y-2 | 8 | M |
| 24 | CA-SDI-14,773 | Y-2 | Y-2 | 1 | Y-1 | Y-2 | 8 | M |
| 25 | CA-SDI-15,088 | Y-2 | Y-2 | 1 | Y-2 | Y-2 | 9 | M |
| 26 | CA-SDI-15,089 | Y-2 | Y-1 | 0 | Y-2 | Y-1 | 6 | L |
| 27 | P-37-017051 | Y-2 | Y-3 | 0 | N-0 | Y-3 | 8 | M |
| 28 | CA-SDI-15,091 | Y-1 | Y-1 | 0 | Y-1 | Y-1 | 4 | L |
| 29 | CA-SDI-14,774 | Y-1 | Y-1 | 1 | Y-1 | Y-1 | 5 | L |
| 30 | CA-SDI-14,775 | Y-1 | Y-1 | 1 | Y-1 | Y-1 | 5 | L |
| 31 | CA-SDI-14,776 | Y-2 | Y-2 | 1 | Y-1 | Y-1 | 7 | M |
| 32 | CA-SDI-14,777 | Y-3 | Y-1 | 0 | N-0 | Y-3 | 7 | M |
| 33 | CA-SDI-14,778 | Y-2 | Y-2 | 0 | N-0 | Y-2 | 6 | L |
| 34 | CA-SDI-14,779 | Y-3 | Y-1 | 1 | N-0 | Y-2 | 7 | M |
| 35 | CA-SDI-14,780 | Y-2 | Y-1 | 1 | Y-2 | Y-2 | 8 | M |
| Iso1 | P-37-016276 | Y-1 | Y-0 | 1 | Y-1 | Y-1 | 4 | L |

Site Quality Values: high (H) = 15-11 medium (M) = 10-7 low (L) = 6-0 or less

Table 2.3.5-2 Archaeological Test Evaluations at Valley View Estates SP

| Record No. (CA-SDI-) | Valley View Temp No. | Site Description | Test Plan | Dates of Fieldwork |
|----------------------|----------------------|---------------------------------|--|--------------------------|
| 15,072 | 3 | Settlement/Temporary Encampment | Mapping, feature records, surface collection, subsurface testing | 5-8 June 2000 |
| 15,077 | 10 | Procurement/Food Storage | Mapping, feature records, surface collection, subsurface testing | 8-12 June 2000 |
| 14,769 | 9 | Procurement/Food Storage | Mapping, feature records, subsurface testing | 13-14 June 2000 |
| 15,081 | 15 | Settlement/Temporary Encampment | Mapping, feature records, surface collection, subsurface testing | 19-20 June & 5 July 2000 |
| 14,770 | 14 | Settlement/Temporary Encampment | Mapping, feature records, surface collection, subsurface testing | 28 June-1 July 2000 |
| 15,085 | 19 | Procurement/Food Storage | Mapping, feature records, surface collection | 24 Sept 2001 |
| P-37-017032 | 2 | Historic Settlement | Mapping, feature records, subsurface testing | 24 Sept-1 Oct 2001 |
| 15,074 | 6 | Historic Settlement | Mapping, feature records, surface collection, subsurface testing | 26 Sept-1 Oct 2001 |
| P-37-017044 | 17 | Historic Settlement | Mapping, feature records, subsurface testing | 28 Sept-3 Oct 2001 |

P-37-017031

This resource consists of the remains of a historic homestead. The site includes a cement-lined well, two small structures, chain-link fenced enclosure with a water trough, and trash piles. One structure has cement wall foundations and walls, now collapsed, made of bimetal cans stacked in columns filled with cement. The other structure, approximately 100 meters north of the first, has rounded cobble and cement wall foundations, and walls and roof made of steel poles and corrugated steel and plastic, chain-link fence, and aluminum siding. This appears far too flimsy for human habitation, and the first structure appears too small (about 6 feet square). Based on the cans incorporated into the southern structure, the trash scatter and the condition of the northern structure, this site dates to the late 1950's or later. A local informant named John Aldrich referred to this property as "the Big T."

P-37-017032

The resource site consists of two cobble foundations, a length of cobble landscaping, and large area of artifact scatter. The features are located on a low knoll top covered in seasonal grasses

and large shrubs, with occasional oak and ornamental oleander. The site overlooks a flat area to the north and west, and an intermittent drainage to the east and southeast. An abandoned dirt road with a cluster of oaks and boulders sits approximately 15 meters to the north.

Feature 1 is a rectangular, unmortared cobble house foundation measuring 4.6 by 13.5 meters and trending east-west. Portions of all four external walls are exposed, and a central north-south internal wall appears to be present under a mound of soil and vegetation. A portion of possible adobe melt sits at the east end of the foundation. Approximately 15 meters to the north is feature 2, a nearly semi-circular cobble foundation measuring 7.6 meters from east to west. There is an apparent opening to the northeast, although it is unclear how much of the foundation has fallen and/or been buried. The function of feature 2 remains unclear. Feature 3, a low cobble retaining or landscaping wall, runs 40 meters along the elevation beneath the knoll top and borders the site along the west and southwest. A light artifact scatter begins adjacent to the south side of feature 1 and extends outwards to the south and southeast for approximately 15 meters. Northeast of the site is a short segment of abandoned rock-lined road, recorded as site P-37-017034. The previous survey identified the presence of an oleander encircled with cobbles to the south of feature 1; this was not found in the current study, although an ornamental oleander does sit mid-way between features 1 and 2.

Shovel tests recovered a total of 131 artifacts and faunal remains, primarily associated with feature 2 and the artifact scatter. No subsurface features were encountered during excavation. Shovel tests 1 and 2 along the foundation of feature 2 yielded material to a depth of 30 centimeters. Ceramics include one small fragment of a Rockingham-type vessel popular between 1840 and 1900, an ironstone saucer produced between 1864 and 1892 marked with the Royal Arms flanked by a lion and unicorn, with a banner reading "DIEU ET MON DROIT," and the stamp "IRONSTONE CHINA/H. BURGESS, BURSLEM," an early undecorated ironstone bowl with a transitional glaze, and an ironstone bowl with polychrome stamped decoration. Also recovered were fragments of a stoneware ginger beer bottle, a stoneware bowl, an unidentified earthenware container, an ironstone mug, a large ironstone basin, two porcelain bowls (one with molded decoration), and five Tizon Brownware sherds. Glass recovered from these shovel tests consists of fragments of 22 bottles of various colors, one fragment each from a drinking glass and an amethyst pressed-glass bowl or dish, and two buttons. Charcoal and a small piece of wood cut on both ends were also recovered from these shovel tests. Two pieces of recent gopher remains were in the upper levels of shovel test 2.

Shovel test 6 in the area of the artifact scatter yielded material to 40 centimeters below surface. Ceramics from this shovel test included fragments of five undecorated ironstone bowls, plates, and saucers, an ironstone bowl with a handpainted polychrome sprig pattern produced intermittently through the 1890s, and an annular yellowware bowl produced primarily between 1840 and 1900, with a peak in popularity in the 1860s and 1870s. Fragments of seven brown, yellow, clear, and amethyst glass bottles as well as one fragment of possible window glass were also recovered from shovel test 6. A single comb tine, one possible finishing nail, and five

pieces of unidentified metal were also excavated. Faunal remains from this shovel test consisted of one portion of a nacreous shell, eight fragments of unidentified burned and unburned mammal bone, and five fragments of burned and unburned large mammal bone and tooth enamel.

The other shovel tests at P-37-017032 yielded little cultural material. An ironstone bowl with a black and magenta floral pattern and gilt dots around the rim was recovered from shovel test 4. An ironstone tea cup with a hand-painted black, red, pink, and mustard flower with gilt dots at the center was excavated from shovel test 5. Shovel test 7 yielded a porcelain bowl with a gilt line around the circumference. Four unidentifiable glass bottle fragments, one sherd of window glass, one sherd of Tizon Brownware, seven nail fragments, a metal latch plate, four unidentifiable pieces of metal, and one small mammal remain were also found. Only a small amount of glass and unidentifiable metal was recovered in and around feature 1. Excavation inside feature 1 ended at a level of eroding bedrock between 10 and 20 centimeters below surface.

CA-SDI-15,072

Located among oak trees near a stream, this resource site consists of five bedrock milling features, a rock with cupules, and a large cleared depression-area. The evaluation included mapping and recording of the surface features and milling elements, collection of 11 surface artifacts, and excavation of six shovel test pits (STPs) and one test unit. The five milling features contain 40 slicks, six mortars, and six basins. Another rock, sitting on top of Feature 1, contains nine cupules or small depressions. These are sometimes classified as rock art associated with puberty ceremonies, but when found in direct association with mortars used for grinding acorns they are thought to have functioned in a utilitarian manner perhaps to support the acorn when it is cracked open.

A depression-area cleared of rocks exists in the southwestern portion of the site and measures 9 meters by 6.5 meters. This feature was interpreted as a possible *Temescal* or sweathouse (Smith 1992). A quartz flake and a modified quartz flake were found in this area. The perimeter of the depression is not clearly defined by rocks, but boulders and smaller cobbles border two-thirds of the area. The cobbles may have been placed to fill in gaps between the boulders, but no clear courses of rock are noticeable. Subsurface testing failed to reveal any prehistoric subsurface content. In fact, an oil filter and oil-stained soils were observed in the floor of STP 3. Test evaluation of this feature neither confirmed nor refuted Smith's previous interpretation.

Four Tizon Brownware sherds were found on the surface at the northern part of the site. A flake of gabbro material and a badly weathered and fire-fractured mano fragment were also collected from the surface. A few pieces of more recent trash were also collected off the surface including a fragment of an earthenware, white glazed plate, the metal end of a whisk

broom handle, and an oil filter from a tractor. Four of the STPs produced artifacts and faunal remains to depths of 90 centimeters, and a single piece of bone was found in the 90-100 centimeters level of the test unit. in Smith's report.

The total artifact recovery from this evaluation includes 139 (76.0 percent of the artifacts) pieces of debitage, a utilized flake, a unifacially modified flake, four bifacial artifacts, a pounding tool, four pieces of milling equipment, 30 ceramic vessel sherds, a modified sherd, a ceramic pipe fragment, and an irregular piece of clay. Animal bone, a small amount of shellfish, and a fragment of possibly bird egg shell were also recovered through excavations.

CA-SDI-14,768

This is a bedrock milling site with one slick on an outcrop near elderberry plants and another boulder with two slicks, immediately adjacent to site P-37-017034, an old rock-lined dirt road.

P-37-017034

The resource site is an abandoned dirt road running approximately north-south for at least 250 meters, lined on the west side along a portion of its length with medium-sized local cobbles. Smith and Associates identified this as a "wagon road retaining wall." The road leads directly to site CA-SDI-14,788, a historic foundation and dump dating to the 1950s or later. It seems more likely that this road serves as a driveway for this 1950's era site than as a nineteenth century wagon road.

CA-SDI-15,074

The features of this resource site consist of a rectangular rock and mud mortar house foundation and a circular cobble oven foundation. The site sits on a gently eastward sloping hill covered in seasonal grasses and shrubs, including chamise, white sage, and flattop buckwheat, and overlooks a north-south trending drainage to the southeast.

Feature 1, the circular unmortared cobble foundation, measures approximately 2.7 meters in exterior diameter and .6 meter high. Feature 2 is located approximately 15 meters south of feature 1 and consists of two separate cobble concentrations outlining the southwest and northeast corners of a rectilinear building foundation. Along the foundation's west wall are the remnants of a hearth, comprised of a semicircular arrangement of small stones with two charred logs resting on top. A raised area interpreted as adobe melt sits adjacent to the west wall on the exterior side. An artifact scatter begins 1.6 meters south of the features in the adjacent dirt road, and extends approximately 15 meters to the east of the foundations. A barbed wire fence runs north-south immediately east of the features. Stone jack stands straddling the road were recorded in the reconnaissance survey but were not relocated.

A total of 118 cultural remains was retrieved from the shovel tests and from surface collection in the artifact scatter. No subsurface features were encountered during excavation. Little material was recovered between the features, though an overturned slab of granite approximately 45 centimeters in length with a slight depression and small amounts wear polish was embedded in the surface immediately north of shovel test 5. It is currently unclear whether this is associated with the historical occupation of the site. Feature 1 yielded only fire affected rock, supporting its identification as a cobble oven.

Cultural material was concentrated within Feature 2 and the artifact scatter. Shovel test 3 inside Feature 2 yielded artifacts to a depth of 80 centimeters below surface. One black glass button and ten fragments of bottle glass were recovered from this area, including two fragments of amethyst glass and three bottle fragments with identifiable maker's marks. These, two Duffy's Malt Whiskey bottles and one Adolph Busch Glass Manufacturing Company bottle, were produced from 1886 to 1926 and 1886 to 1928, respectively. Two Tizon Brownware sherds were found among the hearth remnants of Feature 2. One large mammal bone was also recovered.

Shovel test 1 in the area of the artifact scatter yielded material to 60 centimeters below surface. A diversity of material was recovered from this STP, including two undecorated ironstone fragments, a rubber button typical of the second half of the 19th century, an undecorated four-hole Prosser button, a square cut nail and other unidentifiable metal fragments, and one fragment of large mammal bone. Twelve glass fragments representing two clear flasks, one aqua patent medicine bottle, four thin flat sherds which may be window glass or bottle panels, and five unidentifiable bottle fragments were also excavated.

A systematic surface collection along a 40-meter transect at 340 degrees from datum yielded 53 artifacts (44.92 percent of total). Ten undecorated ironstone bowl, plate, and saucer fragments, one porcelain plate fragment, and one molded porcelain handle fragment were recovered. Two of the ironstone sherds were identifiable and represent ceramics produced by H. Burgess between 1864 and 1892 and by J. & G. Meakin after 1887. Of particular interest is a fragment of a porcelain toy tea cup, indicating the presence of a child at the site. This is also supported by two fragments of writing slate. Further, the presence of two silver-plated women's purse frames and a Prosser Calico button suggest a female resided at the site. These transfer printed buttons were decorated with designs to match the affordable patterned Calico fabrics imported from India and in common use in the second half of the nineteenth century. Calico buttons were produced in the United States from 1848 to 1856, though continued to be imported from France into the early twentieth century.

Other artifacts recovered in the surface collection include six amethyst glass fragments, one fragment of window glass, one green beer bottle with a finished ring or oil lip, one large turn-molded dark green glass alcohol bottle, a glass pumpkin-type whiskey flask, and 13 unidentifiable glass fragments. A metal handle, possibly for a trunk, was collected. Faunal

remains included one *Mytilus* valve shell, one saw-cut large mammal bone, and 12 burned bovid bone fragments, including a rib fragment with what appear to be parallel axe or cleaver marks on the surface.

CA-SDI-15,075

This site consists of one milling slick and one mortar on a bedrock boulder. No other features or cultural constituents were observed.

CA-SDI-14,943

This site consists of small rocks stacked in a row on top of a flat boulder, immediately adjacent to the vertical face of another boulder. This may be the remains of a prehistoric granary base.

CA-SDI-14,769

Site evaluation for this locale involved the intense examination of the area and reevaluation of the originally recorded cultural constituents. An irregular rock alignment on bedrock, Feature 1, was interpreted to be one or more deflated granary bases. What was originally recorded as a rockshelter (Feature 2) was excavated and found to be a natural accumulation or probable packrat cache of acorn husks and small rodent bone among angular cobbles. No milling elements were found and no cultural materials were recovered from investigations at this site. The alignments recorded in 1998, with the exception of the granary base, were found to be either natural or the result of a path cut by modern machinery. This blading disturbance created a linear alignment of rocks that were misidentified as being of intentional construction.

CA-SDI-15,077

On a previous survey, Smith and Associates reported seeing 8 potsherds and one quartz flake. These were not observed during the Mooney & Associates survey, and may have been collected by Smith, or an "amateur archaeologist" who was in the area in recent years, according to a neighbor named John Aldrich.

Test evaluation of this resource site included the mapping of 13 surface features and collection of four surface artifacts, and the excavation of six STPs. Twelve stone features were mapped, including two stacked rock cairns, six granary bases, four milling features, and a rock enclosure (on the same outcrop as one of the milling features). The milling features consist of 10 grinding elements among features 3, 5, 8 and 9. These elements are all slicks. No other type of milling platform elements was observed at the site.

Two prehistoric artifacts and two pieces of bottle glass with edge modifications were recovered from the surface. A fragment of a patinated volcanic flake that was trimmed along the margin

of the dorsal surface displays faint polish from use as a scraping tool on a few spots of the tool edge. This tool was found in the dirt road that cuts through the northern end of the site. A complete, shaped bifacial mano of granitic material was found among the boulders at Feature 10. This well worn grinding implement was pecked on both faces and both ends were used for pounding. The two pieces of aqua bottle glass appear to be from the same bottle; one is a base fragment and the other a more curved wall fragment. Each piece was flaked along on or more edges but no recognizable forms were created. Bottle glass was used for making arrow points during ethnohistoric times, however, identification of when these fragments were flaked cannot be determined, especially with the lack of much other cultural debris at the site.

Excavation of six STPs produced only one small noncortical volcanic flake. This complete and patinated flake came from the second level of excavation in STP 5 in the northern portion of the site. No other cultural materials were found during subsurface testing.

CA-SDI-15,078

This resource site consists of a 15-foot-long rock wall, two courses high and two rocks wide, appearing to enhance one side of a natural basin. This feature possibly enclosed livestock. One 5-gallon *Snug* floor wax can was found wedged between nearby rocks, apparently once used as a target for small bore arms (.22 caliber).

CA-SDI-15,201

This resource site includes two milling slicks on a massive granitic boulder. No other cultural constituents were observed.

CA-SDI-15,080

The resource site contains possible granary base on granitic rock cluster. No milling or artifacts were observed in association.

CA-SDI-14,770

Evaluation of this seasonal camp site involved mapping and recording of 25 surface features, the collection of 43 items from six of these features and 17 artifacts from the site surface, and excavation of five STPs in the midden areas. The surface features consist of 13 bedrock milling locations containing 113 milling elements, two possible milling features, eight rock rings, a rock shelter, and a possible architectural feature. The milling elements include 73 slicks, 30 mortars, and 10 basins. In association with one of the milling features is a smaller boulder containing 17 cupules of varying sizes. The eight circles of stones all occur in the southern portion of the site and are associated with midden soil. Seven of the rings are roughly 4 meters in diameter on the exterior and 2 meters across inside, and made of one to two courses of

stones; a smaller ring adjoins one of the larger rings. A noticeable opening or gap in the ring, facing to the east, is present in most of the rings. A sparse scatter of artifacts was found in association with the most eastern ring that included five flakes, 10 vessel sherds, and a possible griddle stone of granitic rock. Three metates were also found in association with the rock rings.

The rock shelter, located in the eastern portion of the site, is a floor space measuring 1.5 meters by 0.8 meter that is sheltered by a tumbled boulder. The ceiling appears heavily blackened by smoke and a possible smoke hole exists at the northeast edge. No artifacts were found in association with the shelter, but some cobbles exist on the floor along the northeastern edge that may represent hearth stones.

The portion of the site with the highest density of surface artifacts is at the western end not associated with the milling or rock features. The far western edge of the site has been graded away in the recent past, along the property fence line. Artifacts were also found in association with some of the milling features and include debitage, ceramic vessel sherds, and a few milling equipment fragments. The majority of the artifacts were recovered from eight levels of subsurface excavation. The artifact recovery from this evaluation includes 346 (83.4 percent) pieces of debitage, two cores, two unifacially modified flakes, five bifacial artifacts, nine pieces of milling equipment, 49 ceramic vessel sherds, a bone tool fragment, and a possible *comal* or griddle stone. Animal bone and a single piece of shellfish were also recovered.

Test evaluation of CA-SDI-14,770 has identified this resource as a highly significant and well-preserved cultural resource site.

CA-SDI-15,081

This seasonal camp site was evaluated by mapping and recording the eight bedrock milling features, a rock enclosure, and a rock alignment, collection of surface artifacts, and excavation of six STPs and two units. The bedrock milling locations contain 35 slicks, 18 mortars, 4 basins, and 15 large-size cupules. The elements recorded as cupules range in diameter from 5 to 13 centimeters and exist on the convex surface of two boulders. Both features are found adjacent to boulders with mortars so the function of these depressions may be affiliated with food processing rather than considered as rock art as many cupules have been. Feature 6 is a room enclosure created by filling the gaps between boulders with smaller rocks. Feature 9, located at the far eastern end of the site, is a two-course high stack of rocks piled around and upon existing small boulders creating a linear feature. The temporal affiliation of this feature is not known, nor is the function. Perhaps it was created as a hunting blind since the location overlooks a stream drainage.

Twenty-four artifacts were collected from the site surface and 1,190 came from the STPs (27.7 percent) and two units (70.4 percent). Recovery depth went as deep as 60 centimeters yet

90.7 percent of the artifacts came from the first three levels of excavation. The artifacts recovered from evaluation of this site include 1,150 (94.7 percent) pieces of debitage, a unifacially modified flake, 20 bifacial artifacts, 2 milling implements, 37 ceramic vessel sherds, and incised stone, a bone tool fragment, a possible shell bead, and a possible *comal* or griddle stone. Animal bone and a small amount of shellfish were also recovered.

P-37-017044

This resource site rests on the sloping foot of a long, flat ridge to the north, and overlooks an intermittent drainage to the east and southeast. The surface features consist of two rock and mud mortar building foundations in a flat area of grasses, mustard, and sumac, as well as three noncontiguous segments of unmortared rock wall on a rocky slope covered in dense chaparral. A very sparse scatter of undiagnostic ironstone ceramics was found in the area of the building foundations.

Feature 1, a house foundation with a front step facing south and the possible remains of a chimney against the east wall, is irregular in shape and measures approximately 4 meters by 6 meters. Feature 2, a rectangular outbuilding foundation comprised of three walls set against a large boulder to the north, measures 2 meters by 1 meter. Six STPs were placed in and around the two foundations. It appears, however, that previous looting of the site may have removed significant amounts of cultural material. From the six STPs, only seven artifacts were recovered, including a round nail, a metal grommet, one burned and unidentifiable small mammal bone, one unidentifiable metal fragment, one Tizon Brownware sherd, and one piece of flaked stone debitage.

A semicircular rock wall begins just east of Feature 2 and extends to the north and west for approximately 75 meters, incorporating bedrock outcrops and boulders. This wall does not appear to have been high enough to serve as a livestock enclosure and may have been intended to delineate the immediate property. Approximately 135 meters to the north of the foundations, one north-south trending segment of rock wall runs for approximately 50 meters along the eastern slope of the ridge. A second 7-meter segment of rock wall is also present approximately 330 meters north of the foundations. The function of these two wall segments is unclear, though they may relate this site to the historic site CA-SDI-15,074 to the north. No cultural material was observed along any of the rock wall segments.

CA-SDI-15,084

This site consists of bedrock milling comprised of 13 deep mortars and three slicks. Brian F. Smith and Associates reported a surface scatter of lithics, pottery, and shell in 1992, but heavy looting and vegetation growth have removed or obscured all traces of these artifacts. The site is located outside the Valley View Estates SP.

CA-SDI-15,085

Site evaluation for this locale involved the re-identification of previously recorded cultural constituents on a granitic bedrock bluff overlooking a seasonal drainage to the west and north. The bedrock platform is surrounded by seasonal grasses and marked by a cluster of large oaks at the southwest edge. An intense examination of the granite platform revealed that what was originally recorded as a milling feature was instead a section of naturally eroded bedrock. Two clusters of cobbles previously identified as deflated granary basins were found to be natural accumulations of angular eroded granite cobbles. The third, easternmost cluster of cobbles, originally recorded as a granary basin, was re-recorded as a fire pit. Comprised of fire affected cobbles and containing pieces of charcoal, this feature is interpreted as a historic fire pit likely associated with the earlier twentieth-century deer hunting activities documented in this area. No cultural material was recovered from this site.

P-37-017047

There are two historic rock walls at this resource site. The northern wall forms an oblong enclosure 10 meters from north to south, and 15 meters from east to west, and was presumably used to enclose animals such as sheep. The southern wall is directly on a drainage, and forms a semicircle on the eastern bank and open to this drainage. When Smith and Associates visited in 1992, they observed a "watering hole excavated into the sandy creek bed." This was not seen during this most recent visit. Both walls are approximately 2 to 3 courses high, constructed of unmodified river cobbles with no mortar, and sit about 50 meters apart.

P-37-017048

This resource site consists of a historic house foundation. The wall foundations are made of mud and rock and are only about one or 2 feet high. The remnants of a plaster floor also seem to be present, as well as a possible chimney base. The ruins are very badly eroded and overgrown, and a road runs over the center of the house. It is very difficult to tell how big the structure was, or anything else about it without clearing brush. Nearby artifacts looked recent, including a large pile of tar paper roof shingles, copper wire, and a produce stand sign.

CA-SDI-14,771

This site contains a single milling slick in good condition. No other cultural constituents were found in the area.

CA-SDI-14,772

The site consists of two bedrock milling slicks and one basin in fair condition. A linear rock feature on the same bedrock base runs parallel and adjacent to an upright boulder, and may have been a part of a granary base.

CA-SDI-14,773

The site is situated on a large outcrop exposure and consists of a partial granary base and two milling slicks. One slick is surrounded by what may be peck marks. A second scatter of small stones may have been a granary base also.

CA-SDI-15,088

This prehistoric milling station consists of 11 slicks on two massive granitic boulders. Nine slicks are located on the western boulder and two are located on the eastern one. Both boulders are very flat and have indentations which form natural water catchment basins, and a natural seep occurs along the northwestern edge of the western rock.

CA-SDI-15,089

This site consists of six well-developed milling slicks on two low, flat bedrock outcrops. One flake of metavolcanic material was found on the ground next to the bedrock. A historic house foundation about 10 meters to the east was recorded as P-37-017051.

P-37-017051

This historic building foundation is made of rocks three courses high measuring 15 feet by 5 feet 3 inches. There is an adjacent open-ended square composed of three rocks one course high measuring 2 feet by 3 feet. Artifacts found in the vicinity include: olive green wine bottle shards, brick-colored glazed earthenware ceramics, brown beer bottle glass, beveled clear glass, aqua glass shards, and barbed wire lengths. Prehistoric milling on a bedrock outcrop just west of the structure was recorded as CA-SDI-15,089.

CA-SDI-15,091

This resource site is a rock cairn consisting of four placed rocks on a granitic outcrop on the edge of a deep intermittent drainage. Just east of the cairn is a scatter of rocks on a granite sheet which may represent the remains of one or more granary bases.

CA-SDI-14,774

This resource site contains possible remnants of several granary bases on two adjacent massive granitic outcroppings. No artifacts or other cultural constituents were discovered.

CA-SDI-14,775

This site contains three milling slicks on a large, flat granitic boulder. No artifacts or other cultural constituents were observed.

CA-SDI-14,776

This site is a possible granary base consisting of 10 rocks placed in a circle on a large granitic boulder. Six milling slicks are located on adjacent boulders, four on one boulder and two on another.

CA-SDI-14,777

This feature is a stacked rock wall that enhances a natural depression formed on two sides by large granitic boulders. This feature was possibly built as a historic animal enclosure for sheep. The depression measures approximately 30 meters in diameter and the wall stands two courses high on one segment and three courses in the other. Neither segment has mortar between the rocks.

CA-SDI-14,778

A historic rock and mud wall foundations are associated with a dirt road, dump and abandoned cars. The walls seem to form one side of a small structure, and may have also served as a fence foundation at one time. The dump contains ceramics, glass and metal objects probably dating to the 1950s, and perhaps earlier. A stripped car and truck have been included in the dump, and the car appears to be a 1930's model. This site is located outside the Valley View Estates SP, but a dirt road that runs right by the site to the west has been recorded as P-37-017034.

CA-SDI-14,779

This site is made up of various lengths of rock wall on the slopes of an intermittent drainage. Three or more segments on the east side of the drainage, while not contiguous, seem to form a more or less straight line perpendicular to the drainage and the slope. The west side of the drainage has at least two segments of wall, each around five meters long, running parallel to the slope, one above the other, and directly across from the east wall segments. Barbed wire fence is incorporated into the wall or appended onto it, indicating that it was likely used as

either a property boundary or an animal enclosure. No indication of age of the feature was available.

CA-SDI-14,780

The resource is three or four somewhat disarranged granary bases and a larger (1 meter diameter) stone circle. A barbed wire fence crosses the site.

P-37-016276

This isolated find is a single metavolcanic flake. No other cultural material was observed during this investigation, however, Smith had noted an artifact scatter in this location originally.

Revised Significance Ratings Based on Test Evaluation

Based on results of the test evaluation program conducted for nine of the cultural resources within the Valley View Estates SP project area, ratings for significance and site value were adjusted for eight of the nine sites tested, as shown below in Table 2.3.5-3, Revised Significance Ratings for Valley View Estates SP Sites Subjected to Test Evaluation.

Table 2.3.5-3 Revised Significance Ratings for Valley View Estates SP Sites Subjected to Test Evaluation

| Record Number | Integrity | Uniqueness | Native American Concerns | Research Potential | Scheduled for Dev. | Composite Score | Value |
|----------------------|-----------|------------|--------------------------|--------------------|--------------------|-----------------|-------|
| Maximum Score | 3 | 3 | 3 | 5 | 1 | 15/12 | H/M/L |
| CA-SDI-15,072 | 2 | 2 | 3 | 4 | 1 | 12 | H |
| CA-SDI-14,769 | 1 | 1 | 1 | 0 | 1 | 4 | L |
| CA-SDI-15,077 | 1 | 2 | 3 | 2 | 1 | 9 | M |
| CA-SDI-14,770 | 3 | 3 | 3 | 5 | 1 | 15 | H |
| CA-SDI-15,081 | 3 | 3 | 3 | 5 | 1 | 15 | H |
| P-37-017044 | 1 | 2 | N/A | 1 | 1 | 5 | L |
| CA-SDI-15,085 | 2 | 1 | N/A | 0 | 1 | 4 | L |
| CA-SDI-15,074 | 2 | 3 | N/A | 4 | 1 | 10 | H |
| P-37-017032 | 3 | 2 | N/A | 4 | 1 | 10 | H |

Prehistoric Site Quality Values: high=15-11 medium=10-7 low= 6-0

Historic Site Quality Values: high=12-9 medium=8-6 low= 5-0

Significance ratings for five sites were revised downward. CA-SDI-15,072 has been found to have a slightly lower research potential than was originally estimated, based on survey-level information. However, this resource still has high-value, albeit slightly less than before test evaluation. CA-SDI-15,077 too is evaluated to contain less research potential than previously estimated. Because of an absence of subsurface deposit, this resource's research potential

has been reduced by half, lowering the site's significance value from high to medium. Circumstances surrounding assessment of site CA-SDI-14,769 are more profound, because a great deal of site variability recorded during survey was found to be absent during the more rigorous examination conducted for test evaluation. This site's significance rating was revised downward accordingly, from high-value to low-value. CA-SDI-15,085 is regarded as having no research potential based on the re-identification and evaluation of the resources present, as well as the absence of subsurface deposit. The rating for site P-37-017044 has also been revised downward. The site has less research potential than originally suggested due to the effects of looting on subsurface deposits.

Significance rating for sites CA-SDI-15,081, CA-SDI-15,074, and P-37-017032 have been revised upward on the basis of the cultural assemblages recorded for the subsurface deposits at these sites. At CA-SDI-15,081, the presence of obsidian flaked stone lithics, at least one bone tool fragment and shellfish remains suggest this may be more a seasonal encampment than a temporary camp. The artifacts from CA-SDI-15,074 indicate the presence of women and children at the site and, combined with the oven feature, suggest more than a temporary occupation. Its association with the George B. Brown parcel and the potential information regarding family life in this rural homestead give this site greater research potential than originally estimated. The depth and content of the subsurface deposits at P-37-017032 also indicate a greater potential to contribute to our understanding of history than previously anticipated. The diversity of glass and decorated ceramics, including a full representation of tableware forms, suggests an occupation of some permanence, with the material comforts carried by national and international trade networks assembled in this small rural homestead.

City of Escondido General Plan

The objective of the cultural resources portion of the Community Open Space/Conservation Element is the creation of a culturally diverse City through the preservation of existing historic and architectural resources.

Applicable Goals and Policies

Environmental Resources

Objective B5.1: Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected against development encroachment and shall be included within the open space system.

Cultural Resource

Policy F1.1: The City of Escondido shall strive to preserve significant historic and cultural features designated on a local register through appropriate ordinances, incentive programs, or and through the development review process.

Cultural Resource

Policy F1.2: The City shall strive to preserve buildings and areas with special and recognized historic or architectural value. Efforts to retain structures in their original state shall be encouraged through adaptive reuse where the use is compatible with the surrounding area.

Cultural Resource

Policy F1.5: The City, in reviewing development proposals, shall be sensitive to the Planning Area's archaeological resources, and shall recognize the need for more detailed assessments through the environmental review process.

San Diego County General Plan

The San Diego County General Plan Conservation Element outlines the following for protection and conservation of cultural and historical resources within the County's unincorporated lands. The County has found that the archaeological and historical sites of the foothill region are in need of identification and immediate conservation measures for those sites of significance because of rapid urban development since once destroyed or damaged, these can never be replaced.

Applicable Goals and Policies

Cultural Sites Policy 1.1: Seeks to conserve and protect significant cultural resources.

Cultural Sites Policy 1.5: Encourage use of open space easements in the conservation of high-value cultural resources.

Cultural Sites Policy 3: San Diego County shall coordinate with appropriate Federal, State, and local agencies to conserve cultural resources.

Cultural Sites Policy 4: The County will use the EIR process to conserve cultural resources.

Cultural Sites Policy 5: Encourage the use of open space easements in the conservation of high-value cultural resources.

Thresholds for Determining Significance

A project will have potentially significant environmental impacts if:

1. As identified by CEQA Appendix G, it:

- a. Causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines.
 - b. Causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines.
 - c. Disturbs any human remains, including those interred outside of formal cemeteries.
2. The project, as designed, is inconsistent with General Plan Conservation Goals and Policies.

Environmental Impacts and Significance

Originally Proposed Project

The implementation of the Originally Proposed Valley View Estates SP will cause impacts to the cultural resources. The impacts to sites in the Originally Proposed Valley View Estates SP are based on a surface reconnaissance survey of the entire property and testing of nine sites. Additional testing may affect both significance and extent of the identified cultural resources.

The Originally Proposed Valley View Estates SP will have direct impacts to all identified cultural resource sites or partial sites within the SP boundaries from grading for streets, lots, the golf course and other improvements associated with the proposed development. Table 2.3.5-4, Proposed Treatment of Valley View Estates SP Cultural Resources, summarizes the sites by rank and additional evaluation needed. Cultural resource sites located outside the Originally Proposed Valley View Estates SP but in proximity to development may also be indirectly impacted by increased pedestrian and equestrian traffic on trails. Some of these resource sites outside the boundaries may be visually prominent from new homes and roadways, making them vulnerable to impacts from increased residential population.

The prehistoric archaeological sites within the Originally Proposed Valley View Estates SP project area have been identified as being of particular interest, not only for their value individually, but as elements contributing to the complete cultural pattern associated with the endemic food source habitat that would have been available in this region at the time of habitation. As a result of test evaluation, at least two of these resource sites, CA-SDI-14,770 and CA-SDI-15,081, have been identified as significant cultural resources that may not be mitigable through additional testing or salvage. These resources warrant long-term preservation. The proposed construction of Rockwood Road extension, Calle Las Piedras Road, and possibly Street K will directly impact these resource sites. Additionally, grading and residential use of lot 396 - 398, possibly 399 - 403, and possibly 341 - 342 will also directly impact these resource sites. These direct impacts will be potentially significant.

Table 2.3.5-4 Proposed Treatment of Valley View Estates SP Cultural Resources

| Record Number | Tested | Rank | Map & Test Before Approval of SP/TM | Map & Test | Mitigation |
|---------------|--------|------|--|------------|------------|
| CA-SDI-14,768 | | L | | | N |
| CA-SDI-14,769 | X | L | | | N |
| CA-SDI-14,770 | X | H | | | A/P |
| CA-SDI-14,771 | | L | | X | TM |
| CA-SDI-14,772 | | M | | X | T/P/DR |
| CA-SDI-14,773 | | M | | X | T/P/DR |
| CA-SDI-14,774 | | L | | X | TM |
| CA-SDI-14,775 | | L | | X | TM |
| CA-SDI-14,776 | | M | | X | T/P/DR |
| CA-SDI-14,777 | | M | | X | T/P/DR |
| CA-SDI-14,778 | | L | | X | A |
| CA-SDI-14,779 | | M | | X | T/P/DR |
| CA-SDI-14,780 | | M | | X | T/P/DR |
| CA-SDI-14,943 | | L | | X | TM |
| CA-SDI-15,072 | X | H | | | DR |
| CA-SDI-15,074 | X | H | | | T/P/DR |
| CA-SDI-15,075 | | M | | X | T/P/DR |
| CA-SDI-15,077 | X | H | | | DR |
| CA-SDI-15,078 | | L | | X | TM |
| CA-SDI-15,080 | | L | | X | TM |
| CA-SDI-15,081 | X | H | | | A/P |
| CA-SDI-15,082 | | L | | X | TM |
| CA-SDI-15,084 | | M | | | A |
| CA-SDI-15,085 | X | L | | | N |
| CA-SDI-15,088 | | M | | X | T/P/DR |
| CA-SDI-15,089 | | L | | X | TM |
| CA-SDI-15,091 | | L | | X | TM |
| CA-SDI-15,201 | | L | | X | TM |
| P-37-017031 | | L | | | N |
| P-37-017032 | X | H | | | T/P/DR |
| P-37-017034 | | L | | | TM |
| P-37-017044 | X | M | | | N |
| P-37-017047 | | M | | X | T/P/DR |
| P-37-017048 | | M | | X | T/P/DR |
| P-37-017051 | | M | | X | T/P/DR |

Legend
DR: Data Recovery
P: Preservation
H: High
M: Medium

L: Low
A: Avoid - Beyond Project
N: None Required
TM: Assume Testing Will Mitigate Impacts
T: Test

As shown on Table 2.3.5-1, these two sites ranked 15 of 15 and 13 of 15 respectively, indicating their uniqueness and research potential. This finding is based on the wide range of artifacts at both sites, the presence of bedrock milling features, stone rooms and features, and cupules (small features ground into the rock) that may have served ritual or ceremonial functions. This finding of significance is consistent with Section 15064.5 of CEQA subsection (D); the sites have yielded, and are likely to yield, information important in furthering our understanding of prehistory. Because of the complexity of these sites, and their uniqueness in the Escondido area, the loss of data and disturbance of the sites would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the sites would be the preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F1.1. While preservation will ensure that there is not a direct impact to the sites as a result of development and construction related activities, the location of these sites in a relatively open landscape and the proximity of the sites to development and residential land uses places the sites at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future encroachment and human activity.

Archaeological survey-level mapping information also shows that portions of sites P-37-017034 and CA-SDI-15,077 may extend outside and beyond the Originally Proposed Valley View Estates SP boundary. The portions of these resource sites that occur within the Originally Proposed Valley View Estates SP boundary appear within proposed development lots, roadways and natural open space areas. Accurate instrument mapping conducted during test evaluation at site CA-SDI-15,077 places the majority of this resource site as occurring within two roadways and three development parcels (numbers 306, 307, and 308). The results of the testing of CA-SDI-15,077 show that additional potentially significant cultural resources are present, but probably not to the level that warrants preservation. P-37-017034 is rated as having a low potential for cultural resource significance but further testing is required to verify that a data recovery program is not warranted. Potentially significant direct and indirect impacts may be sustained by these cultural resource sites from the Originally Proposed Valley View Estates SP construction and added presence of people adjacent to off-site portions of these sites.

Based on the test evaluations, the potential for significant resources at the historic sites CA-SDI-15,074 and P-37-017032 have been revised because of the cultural assemblages recorded for the subsurface deposits at these sites. The indicated presence of women and children at the CA-SDI-15,074 site and the diversity of glass and decorated ceramics at the P-37-017032 site potentially contains information regarding family life in the rural homestead setting. A determination has been made after the test evaluation of cultural site CA-SDI-15,072 that this site is a significant resource but with a slightly lower research potential than initially estimated. Development of the Originally Proposed Valley View Estates SP will have direct and potentially significant impacts to these resource sites.

Considering survey-level mapping information against conceptual golf course design, seven sites (CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051) appear to be located within the golf course, possibly in locations of natural rough areas, or between and amongst fairways and holes, and along golf cart paths. Potentially significant direct impacts from golf course construction and/or indirect impact from golf course use and maintenance may occur to these resource sites.

Resources sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, and CA-SDI-15,201 have not been tested or verified as to precise location, but all appear to be within roadway, resort, residential or other improvement areas that will be directly impacted by the Originally Proposed Valley View Estates SP development. While the initial ranked value of these resource sites is either low or medium, the direct impacts for all sites will be potentially significant.

Survey-level mapping information indicates that resource sites P-37-017047 and CA-SDI-14,777 are located within proposed natural open space areas. If these locations are confirmed, then these resources will be preserved in open space areas. Potentially significant indirect impacts may be sustained by these resources from increased pedestrian and equestrian traffic, in the absence of sufficient protective restrictions. This indirect impact will be potentially significant.

Based on the results of the archaeological survey, resource sites P-37-017031, CA-SDI-14,768, and isolated artifact P-37-016276 were found not to be significant cultural resources and, therefore, impacts will not be significant. Resource sites CA-SDI-14,769, CA-SDI-15,085, and P-37-017044 have also been found not to be significant or mitigated as a result of the testing evaluations. For these six resource sites, no further consideration is warranted. Based on archaeological survey-level mapping information, cultural resource sites CA-SDI-15,084 and CA-SDI-14,778 appear to be located outside the boundaries of the Originally Proposed Valley View Estates SP.

Reduced Intensity and Density Project

The prehistoric cultural resource sites within the Reduced Intensity and Density Project development area have been identified as being of particular interest, not only for their value individually, but as elements contributing to the complete cultural pattern associated with the endemic food source habitat that would have been available in this region at the time of habitation. While estates and residential (patio home) lots and/or roads have been eliminated in the area of six identified cultural resource sites, the bulk of the lots and roads removed from the Originally Proposed Valley View Estates SP to create the Reduced Intensity and Density Project are located in areas where no cultural resources have been identified. The six sites

over which development will be reduced include CA-SDI-14,770, CA-SDI-14,773, CA-SDI-15,072, CA-SDI-15,074, CA-SDI-15,077, and P-37-017032.

CA-SDI-14,773 and CA-SDI-15,074 will not be directly impacted under the Reduced Intensity and Density Project because these cultural resource sites will be located within open space lots, no roads will be constructed in the area, and no other improvements will be installed in the vicinity. The indicated presence of women and children at the CA-SDI-15,074 site potentially contains information regarding family life in the rural homestead setting. While the initial ranked value of CA-SDI-14,773 is medium, the resource value has not been tested or verified. Mitigation measures identified for these two sites include preservation. Estate and residential lot (patio home) development is removed under the Reduced Intensity and Density Project and is replaced with open space lots over CA-SDI-14,770, CA-SDI-15,077, P-37-17032 and a portion of CA-SDI-15,072. Therefore, the overall level of impacts to cultural resources will be reduced from that of the Originally Proposed Valley View Estates SP. However, CA-SDI-14,770, P-37-017032, CA-SDI-15,077 and CA-SDI-15,072 will still experience direct impacts from roads and other improvements.

Construction of Rockwood Road will still impact portions of the high value and culturally significant CA-SDI-14,770. As shown on Table 2.3.5-1, this site ranked 15 of 15, indicating its uniqueness and research potential. This finding is based on the wide range of artifacts at the site, the presence of bedrock milling features, stone rooms and features, and cupules (small features ground into the rock) that may have served ritual or ceremonial functions. This finding of significance is consistent with Section 15064.5 of CEQA subsection (D); the site has yielded, and is likely to yield, information important in furthering our understanding of prehistory. Because of the complexity of this site, and its uniqueness in the Escondido area, the loss of data and disturbance of the site would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the site would be preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F1.1. While preservation will ensure that there is not a direct impact to the site as a result of development and construction related activities, the location of this site in a relatively open landscape and the proximity of the site to development and residential land uses places the site at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future encroachment and human activity. A site of the importance and magnitude represented by CA-SDI-14,770 is not common in the region and the loss or impairment of this resource represents the diminution of a threatened and diminishing resource. This cultural resource site warrants long-term preservation. The remaining direct impacts will be potentially significant.

All but the small portion of CA-SDI-15,077, that will be directly impacted by Oak Creek Drive and sewer pipeline installation and maintenance, will be preserved within an open space easement. CA-SDI-15,077 may extend outside and beyond the Reduced Intensity and Density Project boundary. The results of the testing of CA-SDI-15,077 show that additional potentially

significant cultural resources are present, but probably not to the level that warrants preservation. The remaining direct impacts will be potentially significant.

P-37-017032 will be located in an open space lot but will be directly impacted by sewer and water pipeline installation and maintenance. The diversity of glass and decorated ceramics at the P-37-017032 site potentially contains information regarding family life in the rural homestead setting. The remaining direct impacts will be potentially significant.

CA-SDI-15,072 will be within both an open space lot and an estate lot. Portions of this site will be directly impacted by sewer pipeline installation and maintenance and development on the estate lot. While the test evaluation of CA-SDI-15,072 found that this cultural resource site has a slightly lower research potential than initially estimated, the impacts will be direct and potentially significant.

Potentially significant indirect impacts to CA-SDI-14,770, CA-SDI-14,773, CA-SDI-15,072, CA-SDI-15,074, CA-SDI-15,077, and P-37-017032, preserved within open space lots under the Reduced Intensity and Density Project, may be sustained by these cultural resource sites from the added presence of people in their vicinity.

CA-SDI-15,081 has been identified as containing significant cultural resources that may not be mitigable through additional testing or salvage. This cultural resource site warrants long-term preservation. As shown on Table 2.3.5-1, this site ranked 13 of 15, indicating its uniqueness and research potential. This finding is based on the wide range of artifacts at the site, the presence of bedrock milling features, stone rooms and features, and cupules (small features ground into the rock) that may have served ritual or ceremonial functions. This finding of significance is consistent with Section 15064.5 of CEQA subsection (D); the site has yielded, and is likely to yield, information important in furthering our understanding of prehistory. Because of the complexity of this site, and its uniqueness in the Escondido area, the loss of data and disturbance of the site would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the site would be preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F1.1. While preservation will ensure that there is not a direct impact to the site as a result of development and construction related activities, the location of this site in a relatively open landscape and the proximity of the site to development and residential land uses places the site at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future encroachment and human activity. A site of the importance and magnitude represented by CA-SDI-15,081 is not common in the region and the loss or impairment of this resource represents the diminution of a threatened and diminishing resource. The proposed construction of the Rockwood Road extension, Calle Las Piedras Road, and estate development on lot 332 will directly impact this resource site. The direct impacts will be potentially significant.

Archaeological survey-level mapping information also shows that portions of site P-37-017034 may extend outside and beyond the Reduced Intensity and Density Project boundary. The portions of the resource site that occurs within the Reduced Intensity and Density Project boundary appears within proposed development lots, roadways, and natural open space areas. P-37-017034 is rated as having a low potential for cultural resource significance but further testing is required to verify that a data recovery program is not warranted. Potentially significant direct and indirect impacts may be sustained by this cultural resource site from the Reduced Intensity and Density Project construction and added presence of people adjacent to off-site portions of these sites.

Considering survey-level mapping information against conceptual golf course design, seven sites (CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051) appear to be located within the golf course, possibly in locations of natural rough areas, or between and amongst fairways and holes, and along golf cart paths. Potentially significant direct impacts from golf course construction and/or indirect impact from golf course use and maintenance may occur to these resource sites.

Resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,775, CA-SDI-14780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, and CA-SDI-15,201 have not been tested or verified as to precise location, but all appear to be within roadway, resort, residential or other improvement areas that will be directly impacted by the proposed Reduced Intensity and Density Project development. While the initial ranked value of these resource sites is either low or medium, the direct impacts for all sites will be potentially significant.

Survey-level mapping information indicates that resource sites P-37-017047 and CA-SDI-14,777 are located within proposed natural open space areas. If these locations are confirmed, then these resources will be preserved in open space areas. Potentially significant indirect impacts may be sustained by these resources from increased pedestrian and equestrian traffic, in the absence of sufficient protective restrictions. This indirect impact will be potentially significant.

Based on the results of the archaeological survey, resource sites P-37-017031, CA-SDI-14,768, and isolated artifact P-37-016276 were found not to be significant cultural resources and, therefore, impacts will not be significant. Resource sites CA-SDI-14,769, CA-SDI-15,085, and P-37-017044 have also been found not to be significant or mitigated as a result of the testing evaluations. For these six resource sites, no further consideration is warranted. Based on archaeological survey-level mapping information, cultural resource sites CA-SDI-15,084 and CA-SDI-14,778 appear to be located outside the boundaries of the Reduced Intensity and Density Project.

Secondary Cultural Resources Impacts

Originally Proposed Project

Mitigation measures required to reduce public services impacts to below a significant level will have secondary impacts to cultural resources due to pipeline construction in areas adjacent to where the existing sewer and water systems were installed. Potential Impacts will occur from water pipeline installation between the intersection of Old Ranch road and Cloverdale Road and Reed Tower (see Subchapter 2.3.3, Figure 2.3.4-4, Biological Resources and Impact Map Off-Site Waterline Installation for alignment) and from sewer pipeline installation through the Kit Carson Park (see Subchapter 2.3.3, Figure 2.3.4-4, Biological Resources and Impact Map Off-Site Sewerline Installation for alignment).

Record searches did not reveal any known cultural resource sites along the existing and proposed parallel water pipeline alignment. However, 21 sites were identified within one-quarter mile of the installation alignment. These sites are typically described as lithic scatters and milling stations, chipping waste and artifacts (no midden), and bedrock slicks and shallow mortars. There are also two sites described as rock circles. Two other sites contain historic trash scatters. One site is described as a granite rockwall opening with fire blackened ceiling.

Record searches also did not reveal any known cultural resource sites along the existing and proposed parallel sewer pipeline alignment. Within approximately one-half mile from this alignment, 42 cultural sites were identified. These sites are typically described as lithic and artifact scatter, boulder slicks and bedrock milling, rock rooms and enclosures, small camps and habitation areas, and historic adobes and ranch. One of the closest cultural sites to the sewer pipeline alignment is described as an extensive camp or village. Other types of historic and prehistoric sites were also identified.

Due to the close proximity of a number of cultural sites to both the water and sewer pipeline installation alignments, there is a potential for impacts to unidentified cultural sites. Therefore, the Originally Proposed Valley View Estates SP will have potentially significant secondary impacts to off-site cultural resources.

Reduced Intensity and Density Project

Mitigation measures required to reduce public services impacts to below a significant level will have secondary impacts to cultural resources due to pipeline construction in areas adjacent to where the existing sewer and water systems were installed. Potential Impacts will occur from water pipeline installation between the intersection of Old Ranch road and Cloverdale Road and Reed Tower (see Subchapter 2.3.3, Figure 2.3.4-4, Biological Resources and Impact Map Off-Site Waterline Installation for alignment) and from sewer pipeline installation through the Kit

Carson Park (see Subchapter 2.3.3, Figure 2.3.4-4, Biological Resources and Impact Map Off-Site Sewerline Installation for alignment).

Record searches did not reveal any known cultural resource sites along the existing and proposed parallel water pipeline alignment. However, 21 sites were identified within one-quarter mile of the installation alignment. These sites are typically described as lithic scatters and milling stations, chipping waste and artifacts (no midden), and bedrock slicks and shallow mortars. There are also two sites described as rock circles. Two other sites contain historic trash scatters. One site is described as a granite rockwall opening with fire blackened ceiling.

Record searches also did not reveal any known cultural resource sites along the existing and proposed parallel sewer pipeline alignment. Within approximately one-half mile from this alignment, 42 cultural sites were identified. These sites are typically described as lithic and artifact scatter, boulder slicks and bedrock milling, rock rooms and enclosures, small camps and habitation areas, and historic adobes and ranch. One of the closest cultural sites to the sewer pipeline alignment is described as an extensive camp or village. Other types of historic and prehistoric sites were also identified.

Due to the close proximity of a number of cultural sites to both the water and sewer pipeline installation alignments, there is a potential for impacts to unidentified cultural sites. Therefore, the Reduced Intensity and Density will have potentially significant secondary impacts to off-site cultural resources.

Summary of Significant Impacts

Originally Proposed Project

1. Cultural sites CA-SDI-14,770 and CA-SDI-15,081 have been identified as significant cultural resources that may not be mitigable through additional testing or salvage. These resources warrant long-term preservation. The proposed construction of Rockwood Road extension and Calle Las Piedras Road, and the grading and use of residential development proposed in the location of these cultural resources will have potentially significant direct impacts on these resource sites.
2. Based on the test evaluations, the potential for significant resources at the historic sites CA-SDI-15,074 and P-37-017032 and at the prehistoric site CA-SDI-15,072 are potentially significant because of the cultural assemblages recorded for the subsurface deposits at these sites. The indicated presence of women and children at the CA-SDI-15,074 site and the diversity of glass and decorated ceramics at the P-37-017032 site potentially contains information regarding family life in the rural homestead setting. Development will have direct and potentially significant impacts to these resource sites.

3. Potentially significant direct impacts from golf course construction and/or indirect impact from golf course use and maintenance may occur to resource sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051.
4. While the initial ranked value of resources is either low or medium, the direct impacts to resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, and CA-SDI-15,201 will be potentially significant.
5. Construction and occupation of the Originally Proposed Valley View Estates SP will have direct and indirect significant impacts to cultural resource sites CA-SDI-15,077 and P-37-017034. Based on testing results, CA-SDI-15,077 has potentially significant cultural resource value. While P-37-017034 is ranked low, there is a potential for resources that are not observable without testing.
6. Indirect impacts to resource sites P-37-017047 and CA-SDI-14,777 from increased pedestrian and equestrian traffic within open space areas will be potentially significant.
7. Because the record searches did not reveal any known cultural resource sites within the off-site corridor alignments and the precise pipeline impact areas will not be established until the engineering design is complete, no cultural resources survey was conducted. However, there is a potential for impacts to unidentified cultural sites due to the close proximity of a number of cultural sites to both the water and sewer pipeline installation alignments off site. Therefore, the Originally Proposed Valley View Estates SP will have potentially significant secondary impacts to off-site cultural resources.

Reduced Intensity and Density Project

1. Cultural sites CA-SDI-14,770 and CA-SDI-15,081 have been identified as significant cultural resources that may not be mitigable through additional testing or salvage. These resources warrant long-term preservation. While elimination of estate and residential (patio home) lots in the location of CA-SDI-14,770 will reduce the level of impacts under the Reduced Intensity and Density Project, the proposed construction of the Rockwood Road extension will still require extensive grading and intrusion into the CA-SDI-14,770. The proposed construction of the Rockwood Road extension, Calle Las Piedras Road, and Lot 332 estate development in the location of CA-SDI-15,081 will impact this cultural resource site. The direct impacts to these cultural resource sites will be potentially significant. Indirect impacts to CA-

SDI-14,770 from users of Rockwood Road and from nearby residences will be potentially significant.

2. Based on the test evaluations, the potential for significant resources at the historic site P-37-017032 and at the prehistoric site CA-SDI-15,072 are potentially significant because of the cultural assemblages recorded for the subsurface deposits at these sites. The diversity of glass and decorated ceramics at the P-37-017032 site potentially contains information regarding family life in the rural homestead setting. Development over portions of the cultural resource sites will have direct and potentially significant impacts. Portion of these sites within open space lots will have potentially significant indirect impacts from the presence of added human activity in the vicinity.
3. While the bulk of CA-SDI-15,077 will be located within an open space easement, construction of Oak Creek Drive, installation and maintenance of the sewer pipeline, and occupation of the Reduced Intensity and Density Project will have direct potentially significant impacts to cultural resources. Based on testing results, CA-SDI-15,077 has potentially significant cultural resource value. This cultural resource site will also have potentially significant indirect impacts from the presence of added human activity along Oak Creek Drive and in the site's vicinity.
4. Based on the test evaluations, there is a potential for significant resources at the historic sites CA-SDI-15,074. The indicated presence of women and children at the CA-SDI-15,074 site contains information regarding family life in the rural homestead setting. The resource value for CA-SDI-14,773 is rated medium but has not been tested or verified. While these cultural resource sites will be located within open space lots, the presence of added human activity in the vicinity of these sites will have potentially significant indirect impacts.
5. Potentially significant direct impacts from golf course construction and/or indirect impact from golf course use and maintenance may occur to resource sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051.
6. While the initial ranked value of resources is either low or medium, the direct impacts to resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, and CA-SDI-15,201 will be potentially significant.
7. Construction and occupation of the Reduced Intensity and Density Project will have direct and indirect significant impacts to cultural resource site P-37-017034. While P-37-017034 is ranked low, there is a potential for resources that are not observable without testing.

8. Indirect impacts to resource sites P-37-017047 and CA-SDI-14,777 from increased pedestrian and equestrian traffic within open space areas will be potentially significant.
9. Because the record searches did not reveal any known cultural resource sites within the off-site corridor alignments and the precise pipeline impact areas will not be established until the engineering design is complete, no cultural resources survey was conducted. However, there is a potential for impacts to unidentified cultural sites due to the close proximity of a number of cultural sites to both the water and sewer pipeline installation alignments off site. Therefore, the Reduced Intensity and Density Project will have potentially significant secondary impacts to off-site cultural resources.

Mitigation Measures

Originally Proposed Project

- 1-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Valley View Estates Specific Plan Tentative Subdivision Map, a data recovery program for cultural sites CA-SDI 14,770 and CA-SDI-15,081 shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning. As a part of the data recovery program, an archaeologist monitoring program shall be developed and implemented for Rockwood Road from off-site to Calle Las Piedras Road and Calle Las Piedras Road to 400 feet north of the intersection.
- 1-2. The following provisions shall apply to all monitoring programs:
 - a. If a site is encountered during the monitoring program, the archaeologist will immediately report any discoveries to the City, and any sites that are exposed must be tested for significance. Brushing and grading may continue in the area around the discovery, provided that the area is staked and flagged to delineate the area to be avoided.
 - b. If a site is determined to be significant, a mitigation program will be required. Sites which are discovered during grading, and found to be significant, will not be required to be preserved. Mitigation will be accomplished through a data recovery program, which must be completed before the area of significance may be graded.
 - c. In the event that any human burials are discovered during the monitoring program, work within the area of the burial must stop and the proper procedures followed as required by state and federal laws.
 - d. The monitoring archaeologist shall ensure that the open space easements are not disturbed by grading or other construction activities.

The monitoring programs are not intended to significantly impede the brushing and grading of the Valley View Estates SP; rather, the archaeologist shall cooperate with the various contractors to ensure that all participants understand the purpose of the monitoring effort and the steps to be taken if any cultural resources are located. Monitoring will be required only for the removal of the upper layer (two to three feet) of soil.

- 2-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, a data recovery and preservation program for historic resource sites CA-SDI-15,074 and P-37-017032 and prehistoric resource site CA-SDI-15,072 shall be developed and implemented by a qualified archaeologist to the satisfaction of the Director of Planning.

- 3-.1 For cultural sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051 within the golf course, the following shall be completed by a qualified archaeologist prior to recording a Final Map covering Unit 1 and prior to any clearing, grading or construction of improvements for the Originally Proposed Valley View Estates Specific Plan golf course to the satisfaction of the Director of Planning:
 - a. The location of each site shall be established by Global Positioning System (GPS) survey. The limits of each site within the Valley View Estates Specific Plan shall be established by a testing program, conducted by a qualified archaeologist. If the sites are determined to not be significant, no additional mitigating measures shall be required. However, if a site is determined to be significant, the following measures shall be implemented:
 - (1) The final golf course design shall show that hole number 13 preparation, maintenance and designed use avoids impacts to P-37-017048 or a data recovery program shall be developed and implemented by a qualified archaeologist.
 - (2) The final golf course design shall show that hole number 10 preparation, maintenance and designed use avoids impacts to CA-SDI-14,774 or a data recovery program shall be developed and implemented by a qualified archaeologist.
 - (3) The final golf course design shall show that hole number 17 and the golf cart path between holes number 17 and 18 preparation, maintenance and designed use avoids impacts to CA-SDI-14,776 and CA-SDI-14,779 within the golf course or a data recovery program shall be developed and implemented by a qualified archaeologist.
 - (4) An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for the golf course at holes 15 and 16.

- (5) A preservation program or data recovery program shall be developed and implemented by a qualified archaeologist for any of the other cultural resource sites within the golf course that are not mitigated through testing.
 - b. Final golf course design adjustment for avoidance of cultural resources shall be done in coordination with adjustment for biological resources avoidance.
 - c. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.
 - d. A construction monitoring program for each site shall be developed and implemented.
 - e. A program to avoid indirect impacts to these sites, if required, shall be developed.
 - f. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 3-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]
- 4-1. Prior to recordation of a Final Map for Unit 3 or 4 and prior to any clearing, grading or construction of improvements for these units of the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, the following shall be completed by a qualified archaeologist to the satisfaction of the Director of Planning for cultural resource site CA-SDI-15,088:
- a. The location of the site shall be established by Global Positioning System (GPS) survey. The limits of the site shall be established by a testing program.
 - b. If the site is determined to be significant, an adjustment in the boundary between residential lots 84 and 85 and open space lot 219 shall be made in recording Final Maps to include all of the site with buffer within the natural open space lot.
 - c. A construction monitoring program for each site shall be developed and implemented.
 - d. A program to avoid indirect impacts to these sites, if required, shall be developed.
- 4-2. Prior to approval of any Final Map and prior to any clearing, grading or construction of improvements for the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, a mitigation plan shall be developed by qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,201 and P-37-017034. Some sites will be found to be not significant at this stage, and mitigation will be considered achieved. For

sites indicated by the testing to be potentially significant cultural resources, a data recovery and/or preservation program shall be developed and implemented prior to recording a Final Map or beginning construction of the Unit(s) in which the resource site occurs.

- a. Every effort to preserve high value resource sites shall be made. If subsurface testing indicates that there is significant site value, the following, singly or in combination will be required:
 - (1) Planning construction to miss archaeological sites;
 - (2) Planning parks, green space or other open space to incorporate the sites;
 - (3) Capping sites.
- b. Care should be taken to preserve and/or record cultural resource sites within the context of the surrounding plant habitats to expand the current knowledge of habitation patterns of the Kumeyaay.
- c. An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for the following:
 - (1) Unit 1, lots 5, 6, and 15;
 - (2) Unit 4, lots 168-169, 176, and 209-210, and the intersection of Del Rey Lane and Del Rey Court,
 - (3) Unit 5 lots 231-232, 257-259 and 263-264, and the Oak Creek Drive and Mirador Lane cul-de-sac;
 - (4) Unit 7, lots 336-338 and 341-350, and Vista Sempre Lane at intersection with Vista Del Valle Lane;
 - (5) Unit 8, lots 370-385, 393-394, and 407, and the intersection of Street B with Street D and Calle Las Piedras Road from 400 feet north of Rockwood Road to the main entrance;
 - (6) Unit 9, lots 411-412, 414-415 and 423-424, and Calle Serena.

4-3. [See mitigation measure 2-1 for significant cultural resources impact 1.]

5-1. Prior to recording of a Final Map for Unit 5 or 6 and prior to any clearing, grading or construction of improvements for these units of the Originally Proposed Valley View Estates Specific Plan Tentative Subdivision Map, a data recovery program for cultural resource site CA-SDI-15,077 shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning.

6-1. A qualified archaeologist shall be present during the laying out of trails within the open space easements to assure that cultural resource sites in open space areas, including P-37-017047 and CA-SDI-14,777, and off-site cultural resources located near the Valley View Estates Specific Plan development are not physically or visually compromised. Landscaping to hide or camouflage sites or capping shall be necessary to protect sites found to be significant during Phase I testing and that are within 50 feet of a trail in the open space areas.

- 7-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted by the Valley View Estates SP EIR. The applicant shall provide a cultural resources survey, conducted by a qualified archaeologist, along both the water and sewer alignments within the construction impacted limits to the satisfaction of the Director of Planning. If any significant cultural resource sites are identified within the construction impacted limits, a mitigation plan shall be developed by a qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites. If any cultural resource sites are found in close proximity to the installation area, a qualified archaeologist shall be present during construction of the segment of the alignment where the cultural resources are located. The archaeologist will provide guidance for marking the limits of construction and monitoring the construction for subsurface presence of the site to the satisfaction of the Director of Planning.
- 7-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]

Reduced Intensity and Density Project

- 1-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a data recovery program for cultural sites CA-SDI-14,770 and CA-SDI-15,081 and a preservation program for the portions of CA-SDI-14,770 within the open space lots shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning. As a part of the data recovery and preservation programs, a monitoring program shall be developed by a qualified archaeologist and implemented for Rockwood Road from off-site to Calle Las Piedras Road and Calle Las Piedras Road to 400 feet north of the intersection.
- 1-2. The following provisions shall apply to all monitoring programs:
- a. If a site is encountered during the monitoring program, the archaeologist will immediately report any discoveries to the City, and any sites that are exposed must be tested for significance. Brushing and grading may continue in the area around the discovery, provided that the area is staked and flagged to delineate the area to be avoided.
 - b. If a site is determined to be significant, a mitigation program will be required. Sites which are discovered during grading, and found to be significant, will not be required to be preserved. Mitigation will be accomplished through a data recovery program, which must be completed before the area of significance may be graded.

- c. In the event that any human burials are discovered during the monitoring program, work within the area of the burial must stop and the proper procedures followed as required by state and federal laws.
- d. The monitoring archaeologist shall ensure that the open space easements are not disturbed by grading or other construction activities.

The monitoring programs are not intended to significantly impede the brushing and grading of the Valley View Estates Specific Plan; rather, the archaeologist shall cooperate with the various contractors to ensure that all participants understand the purpose of the monitoring effort and the steps to be taken if any cultural resources are located. Monitoring will be required only for the removal of the upper layer (two to three feet) of soil.

- 2-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a data recovery and preservation program for historic resource site P-37-017032 and prehistoric resource site CA-SDI-15,072 shall be developed and implemented by a qualified archaeologist to the satisfaction of the Director of Planning.
- 3-1. Prior to recording of a Final Map for Unit 5 or 6 and prior to any clearing, grading or construction of improvements for these units of the Reduced Intensity and Density Project Tentative Subdivision Map, a data recovery and preservation program for cultural resource site CA-SDI-15,077 shall be developed and completed by a qualified archaeologist to the satisfaction of the Director of Planning.
- 4-1. Prior to recording any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a preservation program for historic resource site CA-SDI-15,074 and prehistoric resource site CA-SDI-14,773 shall be developed and implemented by a qualified archaeologist to the satisfaction of the Director of Planning.
- 5-1. For cultural sites CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, and P-37-017051 within the golf course, the following shall be completed by a qualified archaeologist prior to recording a Final Map covering Unit 1 and prior to any clearing, grading or construction of improvements for the Valley View Estates Specific Plan golf course to the satisfaction of the Director of Planning:
 - a. The location of each site shall be established by Global Positioning System (GPS) survey. The limits of each site within the Valley View Estates Specific Plan shall be established by a testing program, conducted by a qualified archaeologist. If the sites are determined to not be significant, no additional

mitigating measures shall be required. However, if a site is determined to be significant, the following measures shall be implemented:

- (1) The final golf course design shall show that hole number 13 preparation, maintenance and designed use avoids impacts to P-37-017048 or a data recovery program shall be developed and implemented by a qualified archaeologist.
 - (2) The final golf course design shall show that hole number 10 preparation, maintenance and designed use avoids impacts to CA-SDI-14,774 or a data recovery program shall be developed and implemented by a qualified archaeologist.
 - (3) The final golf course design shall show that hole number 17 and the golf cart path between holes number 17 and 18 preparation, maintenance and designed use avoids impacts to CA-SDI-14,776 and CA-SDI-14,779 within the golf course or a data recovery program shall be developed and implemented by a qualified archaeologist.
 - (4) An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for golf course at holes 15 and 16.
 - (5) A preservation program or data recovery program shall be developed and implemented by a qualified archaeologist for any of the other cultural resource sites within the golf course that are not mitigated through testing.
- b. Final golf course design adjustment for avoidance of cultural resources shall be done in coordination with adjustment for biological resources avoidance.
 - c. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.
 - d. A construction monitoring program for each site shall be developed and implemented.
 - e. A program to avoid indirect impacts to these sites, if required, shall be developed.
 - f. As a condition of the Specific Plan approval and Conditional Use Permit approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.

5-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]

6-1. Prior to recordation of a Final Map for Unit 3 or 4 and prior to any clearing, grading or construction of improvements for these units of the Reduced Intensity and Density Project Tentative Subdivision Map, the following shall be completed by a qualified archaeologist to the satisfaction of the Director of Planning: for cultural resource site CA-SDI-15,088:

- a. The location of the site shall be established by Global Positioning System (GPS) survey. The limits of the site shall be established by a testing program.
 - b. If the site is determined to be significant, an adjustment in the boundary between residential lots 84 and 85 and open space lot 219 shall be made in recording Final Maps to include all of the site with buffer within the natural open space lot.
 - c. A construction monitoring program for each site shall be developed and implemented.
 - d. A program to avoid indirect impacts to these sites, if required, shall be developed.
- 6-2. Prior to approval of any Final Map and prior to any clearing, grading or construction of improvements for the Reduced Intensity and Density Project Tentative Subdivision Map, a mitigation plan shall be developed by a qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,201 and P-37-017034. Some sites will be found to be not significant at this stage, and mitigation will be considered achieved. For sites indicated by the testing to be potentially significant cultural resources, a data recovery and/or preservation program shall be developed and implemented prior to recording a Final Map or beginning construction of the Unit(s) in which the resource site occurs.
- a. Every effort to preserve high value resource sites shall be made. If subsurface testing indicates that there is significant site value, the following, singly or in combination will be required:
 - (1) Planning construction to miss archaeological sites;
 - (2) Planning parks, green space or other open space to incorporate the sites;
 - (3) Capping sites.
 - b. Care should be taken to preserve and/or record cultural resource sites within the context of the surrounding plant habitats to expand the current knowledge of habitation patterns of the Kumeyaay.
 - c. An archaeologist shall be present to monitor brushing and grading of the upper layer (two to three feet) of soil for the following:
 - (1) Unit 1, lots 6, 20, and 22;
 - (2) Unit 4, lots 192, 224-226, and 228, and the intersection of Del Rey Lane and Del Rey Court;
 - (3) Unit 5 lots 256-260, and the Oak Creek Drive and Mirador Lane cul-de-sac;
 - (4) Unit 7, lots 325-328 and 331-340, and Vista Sempre Lane at intersection with Vista Del Valle Lane;
 - (5) Unit 8, lots 375, 384-399, 413, and 415-416, and the intersection of Street B with Street D and Calle Las Piedras Road from 400 feet north of Rockwood Road to the main entrance;
 - (6) Unit 9, lots 430-431 and 439-440, and Calle Serena.

- 6-3. [See mitigation measure 2-1 for significant cultural resources impact 1.]
- 7-1. [See mitigation measure 6-2 for significant cultural resources impact 6.]
- 8-1. A qualified archaeologist shall be present during the laying out of trails within the open space easements to assure that cultural resource sites in open space areas, including P-37-017047 and CA-SDI-14,777, and off-site cultural resources located near the Reduced Intensity and Density Project development are not physically or visually compromised. Landscaping to hide or camouflage sites or capping shall be necessary to protect sites found to be significant during Phase I testing and that are within 50 feet of a trail in the open space areas.
- 9-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted by the Valley View Estates Specific Plan EIR. The applicant shall provide a cultural resources survey, conducted by a qualified archaeologist, along both the water and sewer alignments within the construction impacted limits to the satisfaction of the Director of Planning. If any significant cultural resource sites are identified within the construction impacted limits, a mitigation plan shall be developed by qualified archaeologist and approved by the Director of Planning to include a testing program for cultural resource sites. If any cultural resource sites are found in close proximity to the installation area, a qualified archaeologist shall be present during construction of the segment of the alignment where the cultural resources are located. The archaeologist will provide guidance for marking the limits of construction and monitoring the construction for subsurface presence of the site to the satisfaction of the Director of Planning.
- 9-2. [See mitigation measure 2-1 for significant cultural resources impact 1.]

Level of Significance After Mitigation

Originally Proposed Project

A combination of avoidance, testing, monitoring, protection and excavation programs will mitigate for direct and indirect impacts to CA-SDI-15,074, P-37-017032, CA-SDI-15,072, CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, P-37-017051, CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, CA-SDI-15,201, CA-SDI-15,077, P-37-017034, P-37-017047, and CA-SDI-14,777, and off-site cultural resources. However, potentially significant impacts to the high value and significant cultural resources of sites CA-SDI-14,770 and CA-SDI-15,081 will still result from the Originally Proposed Valley View Estates SP development. These impacts cannot be

reduced to below the level of significance because CA-SDI-14,770 and CA-SDI-15,081 warrant preservation and cannot be avoided by the Originally Proposed Valley View Estates SP design. Because of the complexity of these sites, and their uniqueness in the Escondido area, the loss of data and disturbance of the sites would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the sites would be preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F1.1. While preservation will ensure that there is not a direct impact to the sites as a result of development and construction related activities, the location of these sites in a relatively open landscape and the proximity of the sites to development and residential land uses places the sites at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future encroachment and human activity. It is anticipated that potential secondary impacts to off-site resources will be mitigated through testing, recovery and/or avoidance if any cultural resource sites are found within the pipeline alignments.

Reduced Intensity and Density Project

A combination of avoidance, testing, monitoring, protection and excavation programs will mitigate for direct and indirect impacts to CA-SDI-15,074, P-37-017032, CA-SDI-15,072, CA-SDI-14,774, CA-SDI-14,776, CA-SDI-14,779, CA-SDI-15,089, CA-SDI-15,091, P-37-017048, P-37-017051, CA-SDI-14,771, CA-SDI-14,772, CA-SDI-14,773, CA-SDI-14,775, CA-SDI-14,780, CA-SDI-14,943, CA-SDI-15,075, CA-SDI-15,078, CA-SDI-15,080, CA-SDI-15,082, CA-SDI-15,088, CA-SDI-15,201, CA-SDI-15,077, P-37-017034, P-37-017047, and CA-SDI-14,777, and off-site cultural resources. While the overall level of impacts to cultural resources will be reduced from that of the Originally Proposed Valley View Estates SP, potentially significant impacts to the high value and significant cultural resources of sites CA-SDI-14,770 and CA-SDI-15,081 will still result from the proposed Reduced Intensity and Density Project development. The level of preservation provided by the removal of lots over the CA-SDI-14,770, in conjunction with a data recovery program along Rockwood Road, may not be sufficient to reduce the direct and potentially significant CEQA impact to an insignificant level. The direct impacts cannot be reduced to below the level of significance for CA-SDI-15,081 because this site warrants preservation and cannot be avoided by the proposed Reduced Intensity and Density Project design. Because of the complexity of these sites, and their uniqueness in the Escondido area, the loss of data and disturbance of the sites would cause a substantial adverse change in the significance of the resources as stated in subsection (b) of Section 15064.5 of CEQA. Preserving the sites would be preferred mitigating measure under CEQA and also under the City of Escondido General Plan Policy F1.1. While preservation will ensure that there is not a direct impact to the sites as a result of development and construction related activities, the location of these sites in a relatively open landscape and the proximity of the sites to development and residential land uses places the sites at risk from hikers, relic collectors, and the increase of human activity in the area. Unlike many development scenarios, there is little opportunity to landscape or buffer the sites from future

encroachment and human activity. It is anticipated that potential secondary impacts to off-site resources will be mitigated through testing, recovery and/or avoidance if any cultural resource sites are found within the pipeline alignments.

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2.3.6 Geology and Soils

A limited geotechnical evaluation for Originally Proposed Valley View Estates SP was prepared by Ninyo & Moore on July 12, 2000 (Volume 6, Appendix H). The following is based on their findings utilizing available geologic and geotechnical data, field reconnaissance, and a subsurface evaluation of five air-track borings to a depth of approximately 30 feet.

Environmental Setting

The Project site area is within the Peninsular Ranges Province. The province extends approximately 900 miles, from the Transverse Ranges and the Los Angeles Basin to the southern tip of Baja California, and its width varies from approximately 30 to 100 miles. The province consists of rugged mountains underlain by Jurassic metavolcanic and metasedimentary rocks and Cretaceous igneous rocks of the Southern California Batholith. The portion of the province that includes the project site consists of uplifted and dissected Cretaceous granitic basement rocks.

No active or potentially active faults are known to run through the project site. However, Southern California is considered a seismically active area traversed by a roughly northwest-trending group of sub-parallel faults and fault zones. Major tectonic activity consists primarily of right-lateral, strike-slip movement. The closest mapped active fault to the project site is the Elsinore Fault approximately 20 km away. This fault could produce a maximum 7.1 magnitude earthquake (per the California Department of Conservation Division of Mines and Geology).

The site consists of currently undeveloped land of boulder-covered mesas and ridges with moderate to steep slopes and relatively level to gently sloping meadows. Elevations range from approximately 420 feet near the southwestern corner to approximately 1820 feet near the northeastern corner. Numerous unpaved roads and trails cross the site. The site is covered by native vegetation ranging from chaparral and wild grasses on the slopes and upper mesas to oak trees in the meadows.

Field reconnaissance noted units of topsoil, colluvium, and granitic rock (Figure 2.3.6-1, Valley View Estates SP Geologic Map). Cretaceous-age granitic rocks of the Southern California Batholith have been mapped as underlying the project site. This unit consists of light gray to reddish gray, slightly to intensely weathered, compact, fine- to medium-grained granodiorite that can be classified as hard to very hard based on the criteria of the US Department of the Interior, Bureau of Reclamation. It is anticipated that difficult to non-rippable granitic rock and hard core stones will likely be encountered at various depths. Quaternary-age alluvial deposits were observed in drainage courses that cross the project site. Areas of relatively thick alluvium exist within the topographically lower southern portion of the site. These alluvial soils consist generally of sandy clay, silty sand, and clayey sand with varying amounts of rock fragments. Soil types in the northern portion are predominantly Cieneba, very rocky coarse sandy loam

with 30 to 75 percent slopes (Soil Symbol: CmrG). Soil types in the southern portion are predominantly Cieneba-Fallbrook, rocky sandy loams, with slopes of 30 to 65 percent, eroded (Soil Symbol: CnG2). The Soil Conservation Service designates both these soil types as having severe erodibility and severe limitations for conversion from brush to grass.

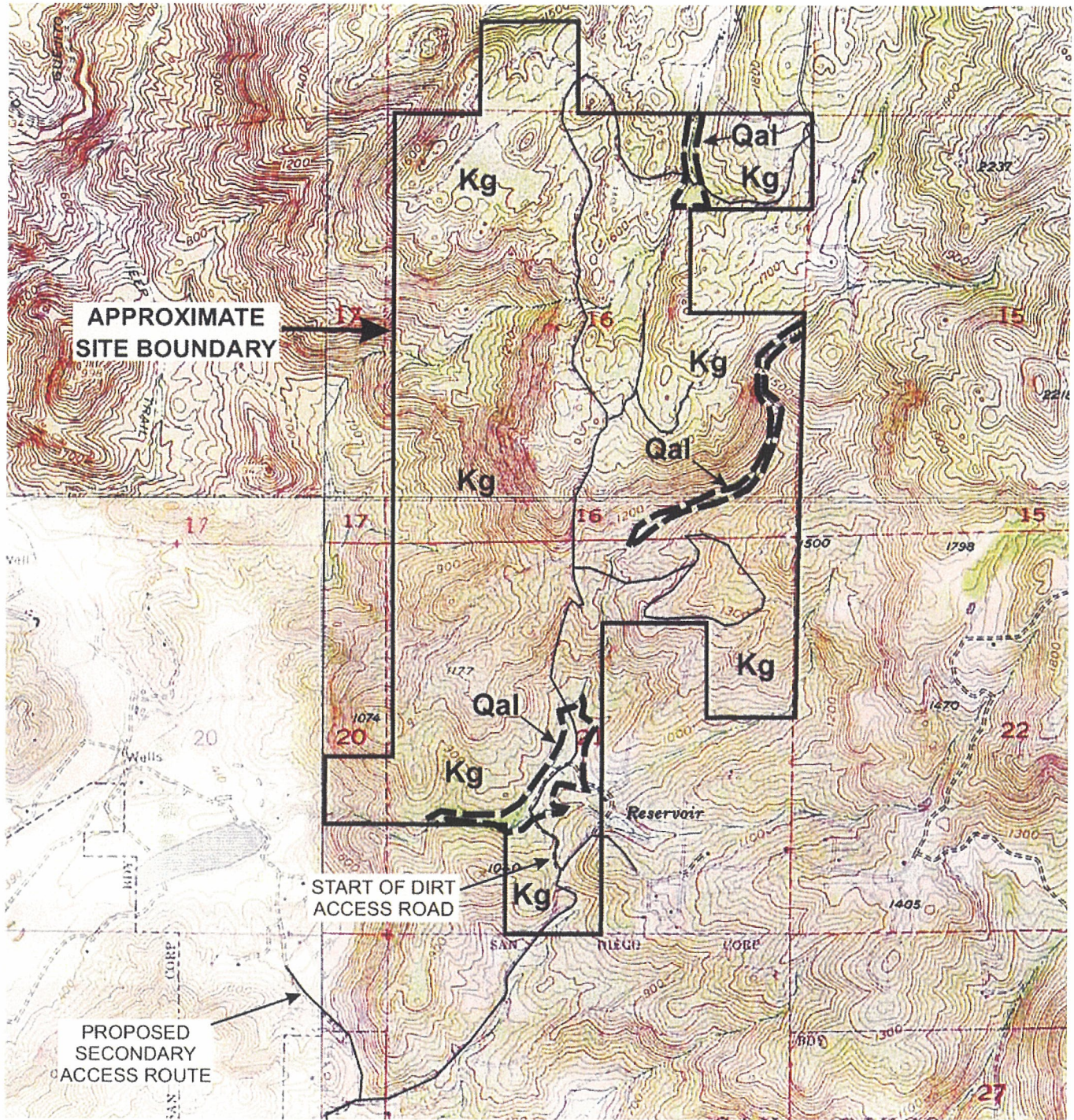
Groundwater was not encountered in the borings during subsurface exploration. Within the on-site surficial deposits, groundwater is expected to be generally confined to the alluvial deposits and to be perched on the underlying bedrock. Over the remainder of the site, groundwater is expected to be at significant depth and confined to fractures within the bedrock. Based on existing topographic information and surface conditions, the depth to the ambient groundwater table is expected to occur at a depth of in excess of 500 feet below ground surface over most of the Project site. Perched conditions within surficial soils or within the fractured bedrock may be locally present. Groundwater levels can fluctuate due to seasonal variations, irrigation, groundwater withdrawal or injection, and other factors.

No significant economic mineral resources were noted within the site area.

Thresholds for Determining Significance

The Originally Proposed Valley View Estates SP will result in a significant impact from geotechnical conditions if it would, according to State CEQA Guidelines, Appendix G:

1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; (Referenced to Division of Mines and Geology Special Publication 42);
 - ii. Strong seismic ground shaking;
 - iii. Seismic-related ground failure, including liquefaction; and/or
 - iv. Landslides.
2. Result in substantial soil erosion or the loss of topsoil.
3. 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.




APPROXIMATE SITE BOUNDARY

START OF DIRT ACCESS ROAD

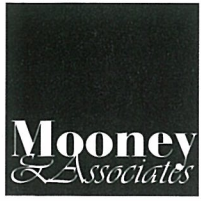
PROPOSED SECONDARY ACCESS ROUTE

LEGEND

-  Approximate location of geologic contact
- Qal** Alluvium
- Kg** Granitic Rock

REFERENCE: ESCONDIDO, RODRIGUEZ MTN., SAN PASOQUAL, AND VALLEY CENTER QUADRANGLES, U.S.G.S. 7.5 MINUTE SERIES (TOPOGRAPHIC), DATED 1968, PHOTOREVISED 1975

SOURCE: Ninyo & Moore



**Valley View Estates SP
Geologic Map**

Figure 2.3.6-1

4. 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.
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Environmental Impacts and Significance

Potential impacts include the following:

Seismicity

Hazards associated with seismic activity include strong ground motion, ground surface rupture, liquefaction, seismically induced settlement, and seismically induced slope failures/rock falls.

Originally Proposed Project

Strong Ground Motion and Ground Surface Rupture

The potential for ground rupture due to faulting is considered low. However, lurching or cracking of the ground surface as a result of nearby seismic events is possible. The project site is located in a zone where the horizontal peak ground acceleration, having a 10 percent probability of exceedance in 50 years, is 0.26 g. This acceleration rate is based on the 1997 United State Geological Survey (USGS) Probabalistic Seismic Hazard Assessment for the Western United States). Although no active faults are known to exist in the vicinity of the site, bedrock faulting is common in the Peninsular Ranges Province and may be exposed during grading. The impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from an unknown on-site fault activity will be potentially significant.

Liquefaction and Seismically Induced Settlement

The potential for liquefaction and settlement is considered very low due to the observed absence of shallow groundwater and the presence of granitic rock. The presence of loose, granular soils in drainage channels does, however, increase the chance for liquefaction and settlement occurring in these areas. The impact from liquefaction along drainage channels with loose, granular soils will be direct and potentially significant.

Seismically Induced Slope Failure/Rock Falls

Due to very steep natural slopes and high proposed cut slopes in the vicinity of proposed pads and roadways, a seismic event could present a hazard to slopes already made weak by weathering, fracturing, and/or undercutting, or to slopes containing relatively loosely founded boulders. Seismically induced slope failure or boulder fall from the Originally Proposed Valley View Estates SP will have potentially significant impacts on residents, structures and community improvements downhill.

Reduced Intensity and Density Project

Because the proposed grading and overall type of development for the Reduced Intensity and Density Project is essentially the same as the Originally Proposed Project, the seismicity impacts will also be the same.

Unstable Geologic Units and Soils Impacts

Originally Proposed Project

Natural and Graded Slopes

Based on a review of geologic literature, aerial photos, and field reconnaissance, no deep-seated landslides were noted in the Originally Proposed Valley View Estates SP area; therefore, no significant landslide impacts are anticipated. However, the stability of natural slopes is primarily a function of the underlying bedrock structure. Natural granitic rock slopes uphill from development on site and the Rancho San Pasqual community may pose rock fall or boulder roll hazards. The proposed cut slopes range in inclination from 1:1 to 2:1 and should generally be stable. However, grading of cut slopes could encounter fracture patterns with orientation similar to the slope direction and result in an unstable condition. Reduced stability along natural and cut slopes from localized jointing in granitic rock will have potentially direct and indirect significant impacts.

Erosive Soils

The dominant soils within the project site are rated as having severe erodibility and severe limitations for conversion from brush to grass. A rating of severe indicates that protective and corrective measures are needed before and during the time soils are being disturbed. During grading and construction, development could create substantial soil erosion and/or loss of topsoil from exposure to rainfall, wind or from excessive or improper water use. Sediment from

land disturbing activities is a pollutant. The extensive erosion of soil will be a potentially significant impact.

Expansive Soils

The Originally Proposed Valley View Estates SP will be developed over soils with variable potential for expansion from non-expansive to moderately expansive. However, the majority of the development will likely occur on soils classified as low in expansion potential. Standard construction practices, including structural design, presaturation and overexcavation will be used where warranted.

Soil Percolation

No septic tanks or alternative wastewater disposable systems will be used on the site. Therefore, the impacts from soil condition are less than significant.

Reduced Intensity and Density Project

Because the proposed grading and overall type of development for the Reduced Intensity and Density Project is essentially the same as the Originally Proposed Project, the unstable geologic units and soil impacts will also be the same.

Secondary Impacts

Originally Proposed Project

Blasting and Rock Crushing

Excavatability of the hard granitic rock within the Originally Proposed Valley View Estates SP area may be difficult and may require blasting. Materials could be loosened during blasting and tumble down the hillside. All blasting will require verification of a San Diego County Explosive Permit, and shall comply with the provisions of Section 7705 of the City of Escondido Municipal Code. Noise and vibration from blasting events will last only a few minutes but will occur sporadically throughout the phased development. The proposed long-term, phased development of the Originally Proposed Valley View Estates SP will result in potentially significant secondary impacts for periodically repeated blasting noise and vibration.

Localized areas may contain zones of non-rippable or difficult ripping core stones. The rock that is generated through excavation may result in large volumes of oversized material that may

need to be reduced in size by mechanical rock breakers and/or an on-site rock crusher. Secondary vibrations and noise impacts from rock crushing will occur periodically over the proposed long-term phasing of Originally Proposed Valley View Estates SP development and may be continuous during grading for the various phases. The long-term presence of rock crushing activities in an area of residential and outdoor recreational uses will have potentially significant secondary impacts.

Reduced Intensity and Density Project

Because the proposed grading for the Reduced Intensity and Density Project is essentially the same as the Originally Proposed Project, the secondary geology and soils impacts will also be the same.

Summary of Significant Impacts

Originally Proposed Project

1. The impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown on-site fault activity will be potentially significant for all units of the TM.
2. The impact from liquefaction will be potentially significant along drainage channels. The presence of loose, granular soils and alluvium, particularly in the areas of lots 4, 15-16, 219, 230, 239-240, 363-364, 372-373, 407-409, 411, and 413-416 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Street F, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court, increases the chance for liquefaction and settlement.
3. Seismically induced slope failure or boulder fall from the Valley View Estates SP will have potentially significant impacts on residents, structures and community improvements downhill because slopes throughout the TM are already weakened by weathering, fracturing, and/or undercutting, or contain relatively loosely founded boulders.
4. Reduced stability along natural and cut slopes throughout the TM may occur locally from jointing (separation along natural planes within the rock) in granitic rock and will have potentially direct and indirect significant impacts.

5. The extensive erosion of soil during or as the result of grading and construction activities throughout the Valley View Estates SP property will be a potentially significant impact.
6. The proposed long-term, phased development of the Originally Proposed Valley View Estates SP in the vicinity of adjacent residential and outdoor recreational uses will result in potentially significant secondary noise and vibration impacts from repeated periodic blasting, rock drilling, and rock crushing activities.

Reduced Intensity and Density Project

1. The impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown on-site fault activity will be potentially significant for all units of the TM.
2. The impact from liquefaction will be potentially significant along drainage channels. The presence of loose, granular soils and alluvium, particularly in the areas of lots 6-7, 17, 230-231, 238-239, 396-397, 405-406, 413-414, 416-417, 430-431, and 438-441 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court, increases the chance for liquefaction and settlement.
3. Seismically induced slope failure or boulder fall from the Valley View Estates SP will have potentially significant impacts on residents, structures and community improvements downhill because slopes throughout the TM are already weakened by weathering, fracturing, and/or undercutting, or contain relatively loosely founded boulders.
4. Reduced stability along natural and cut slopes throughout the TM may occur locally from jointing (separation along natural planes within the rock) in granitic rock and will have potentially direct and indirect significant impacts.
5. The extensive erosion of soil during or as the result of grading and construction activities throughout the Valley View Estates SP property will be a potentially significant impact.
6. The proposed long-term, phased development of the Reduced Intensity and Density Project in the vicinity of adjacent residential and outdoor recreational uses will result in potentially significant secondary noise and vibration impacts from repeated periodic blasting, rock drilling, and rock crushing activities.

Mitigation Measures

Originally Proposed Project

- 1-1. Prior to approval of any final grading or improvement plans for all units of the Tentative Subdivision Map, a subsurface evaluation shall be conducted and submitted to the City Engineer for review. The engineering investigation shall include development-specific subsurface exploration and laboratory testing prior to design and construction in order to further evaluate the subsurface conditions in the area of the proposed structures and to provide information pertaining to the engineering characteristics of earth materials at the project site. Rock coring, seismic refraction, trenching, and detailed field mapping shall be used in the engineering design for final grading and improvement plans.
- 1-2. The requirements of the governing jurisdictions and applicable building codes shall be considered in the Originally Proposed Valley View Estates Specific Plan design. Grading/earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be engineered in compliance with current codes and parameters for all units of the Tentative Subdivision Map.
- 1-3. Prior to approval of improvement plans for all units of the Tentative Subdivision Map, the applicant shall demonstrate to the satisfaction of the City Engineer that the improvements have been designed in accordance with standards for the potential seismic acceleration rates for the Valley View Estates Specific Plan vicinity.
- 1-4. During construction of all units of the Tentative Subdivision Map, clearing and grubbing shall include the substantial removal of vegetation, brush, grass, wood, stumps, trees, tree roots greater than 1/2-inch in diameter, and other deleterious materials from the areas to be graded. Demolition, if any, in the areas to be graded shall also include the removal of building structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, etc.), and other man-made surfaces and subsurface improvements. The debris generated during clearing, grubbing and/or demolition operations shall be removed from areas to be graded and disposed of offsite at a legal dump site.
- 2-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]
- 2-2. During construction, loose, granular soils within drainage channels throughout the Tentative Subdivision Map potentially subject to liquefaction shall be removed and

recompacted and/or improvements shall be installed with the use of deep foundations to the satisfaction of the City Engineer.

- 2-3. During grading, loose and compressible alluvial soils in the areas of lots 4, 15-16, 219, 230, 239-240, 363-364, 372-373, 407-409, 411, and 413- 416 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Street F, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court shall be removed, reworked and compacted to make suitable for support of structures or fill.
- 3-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]
- 3-2. During grading, slopes throughout the Tentative Subdivision Map shall be observed by a certified engineering geologist. If adverse jointing is exposed, the engineering geologist shall evaluate the requirements to stabilize the manufactured slope and review with the City Engineer. Grading and/or improvement plans shall be modified accordingly.
- 3-3. Grading and blasting in areas of loose and unstable boulders throughout the Tentative Subdivision Map shall be monitored by a certified engineering geologist. Where required, removal of potentially unstable boulders shall occur, or unstable boulders shall be anchored.
- 4-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]
- 4-2. [See mitigation measure 3-2. for significant geology and soils impact 3.]
- 5-1. As a condition for all units of the Tentative Subdivision Map approval and all grading approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).
- 6-1. No rock crushing shall take place closer than 800 feet from the perimeter of the Valley View Estates Specific Plan boundaries. Crushing of rock for off-site road work shall not occur closer than 800 feet from the nearest residence. All mitigation measures identified in Subchapter 2.3.10 for noise reduction during blasting, rock drilling, and rock crushing shall be conditions of grading and improvement plans.

Reduced Intensity and Density Project

- 1-1. Prior to approval of any final grading or improvement plans for all units of the Tentative Subdivision Map, a subsurface evaluation shall be conducted and submitted to the City Engineer for review. The engineering investigation shall include development-specific subsurface exploration and laboratory testing prior to design and construction in order to further evaluate the subsurface conditions in the area of the proposed structures and to provide information pertaining to the engineering characteristics of earth materials at the project site. Rock coring, seismic refraction, trenching, and detailed field mapping shall be used in the engineering design for final grading and improvement plans.
- 1-2. The requirements of the governing jurisdictions and applicable building codes shall be considered in the Reduced Intensity and Density Project design. Grading/earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be engineered in compliance with current codes and parameters for all units of the Tentative Subdivision Map.
- 1-3. Prior to approval of improvement plans for all units of the Tentative Subdivision Map, the applicant shall demonstrate to the satisfaction of the City Engineer that the improvements have been designed in accordance with standards for the potential seismic acceleration rates for the Valley View Estates Specific Plan vicinity.
- 1-4. During construction of all units of the Tentative Subdivision Map, clearing and grubbing shall include the substantial removal of vegetation, brush, grass, wood, stumps, trees, tree roots greater than 1/2-inch in diameter and other deleterious materials from the areas to be graded. Demolition, if any, in the areas to be graded shall also include the removal of building structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, etc.), and other man-made surfaces and subsurface improvements. The debris generated during clearing, grubbing and/or demolition operations shall be removed from areas to be graded and disposed of offsite at a legal dump site.
- 2-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]
- 2-2. During construction, loose, granular soils within drainage channels throughout the Tentative Subdivision Map potentially subject to liquefaction shall be removed and recompacted and/or improvements shall be installed with the use of deep foundations to the satisfaction of the City Engineer.

- 2-3. During grading, loose and compressible alluvial soils in the areas of lots 6-7, 17, 230-231, 238-239, 396-397, 405-406, 413-414, 416-417, 430-431, and 438-441 and near Loma Atlas Lane, Loma Atlas Court, Oak Creek Drive, Street C, Street D, Calle Las Piedras, Caballo Lane, Calle Serena and Vista Del Plaza Court shall be removed, reworked and compacted to make suitable for support of structures or fill.
- 3-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]
- 3-2. During grading, slopes throughout the Tentative Subdivision Map shall be observed by a certified engineering geologist. If adverse jointing is exposed, the engineering geologist shall evaluate the requirements to stabilize the manufactured slope and review with the City Engineer. Grading and/or improvement plans shall be modified accordingly.
- 3-3. Grading and blasting in areas of loose and unstable boulders throughout the Tentative Subdivision Map shall be monitored by a certified engineering geologist. Where required, removal of potentially unstable boulders shall occur, or unstable boulders shall be anchored.
- 4-1. [See mitigation measure 1-1. for significant geology and soils impact 1.]
- 4-2. [See mitigation measure 3-2. for significant geology and soils impact 3.]
- 5-1. As a condition for all units of the Tentative Subdivision Map approval and all grading approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).
- 6-1. No rock crushing shall take place closer than 800 feet from the perimeter of the Valley View Estates Specific Plan boundaries. Crushing of rock for off-site road work shall not occur closer than 800 feet from the nearest residence. All mitigation measures identified in Subchapter 2.3.10 for noise reduction during blasting, rock drilling, and rock crushing shall be conditions of grading and improvement plans.

Level of Significance after Mitigation

Originally Proposed Project

The proposed mitigation measures are feasible from a geotechnical and geologic engineering perspective. The impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown on-site fault activity will be mitigated by corrective grading and structural design. Soils subject to liquefaction and settlement during a seismic event shall be removed or removed and recompacted. Unstable soils, rocks and boulders will be identified and stabilized or removed. BMPs will be used to reduce erosion and to control sediment levels in water discharged from the Originally Proposed Valley View Estates SP construction site. Rock crushing activities during grading will be set back from the Originally Proposed Valley View Estates SP boundaries to lessen the secondary impacts of vibrations and noise on adjacent land uses. Therefore, all identified significant geotechnical impacts can be reduced to below the level of significance.

Reduced Intensity and Density Project

As discussed above under the Originally Proposed Project, all identified significant geotechnical impacts can be reduced to below the level of significance for the Reduced Intensity and Density Project.

2.3.7 Hazards and Hazardous Materials

The hazards and hazardous materials evaluation is based on a review of available published documents and presents the findings of visual site reconnaissance of the property and adjacent areas. The technical report, Hazardous Materials Evaluation, is included in Volume 6, Appendix I.

Environmental Setting

The review of historical documents included aerial photographs, to evaluate prior features that may indicate structures, facilities or activities which might reflect the use, storage or disposal of hazardous substances at the site. Generally, the site has been in a native state from before 1928 to the present. Several single-family houses and associated buildings have been constructed along the eastern and southern perimeters of the site. An earthen dam and pond existed along the southeastern edge of the site at various times over the years. No documentation of commercial or industrial land use adjacent to the site was found.

No evidence of chemical or hazardous waste storage was observed on the property during the 1998 site reconnaissance of the Valley View Estates SP project area. Minor amounts of trash or landscaping debris were seen near the southwestern corner and the crossroads located centrally within the Valley View Estates SP property. The presence of electrical transformers was not reported. Substructures such as utility vaults, sewer manholes, water meters and other access ways were not noted. Significant surficial staining was not found.

A computerized, environmental information database search was conducted to evaluate whether the Valley View Estates SP site or properties within its vicinity have been identified as having experienced significant unauthorized release of hazardous substances or other events with potentially adverse effects. The database search did not identify any potential environmental concerns on the Specific Plan property or surrounding area.

Five unmapped sites were identified in the data base, but have been determined to be located beyond the specified search requirements for this environmental analysis.

There are no public or public use airports within 2 miles of the proposed Valley View Estates SP. There are no identified private airstrips within the project vicinity.

The proposed Valley View Estates SP is located within an area of native vegetation that is subject to wildland fires.

City of Escondido General Plan

Community Protection and Safety Element

The General Plan recognizes that site contamination may impair the City's ability to implement the Plan by increasing the costs of development, requiring certain land use restrictions, and causing delays while necessary cleanups are implemented. The following policies are intended to protect the public from future hazardous problems.

Hazardous Materials

Objective D3.3: The City shall maintain regulations which require proper storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances. This shall include careful review of new uses by the City and all other agencies with responsibilities and relevant expertise.

Hazardous Materials

Objective D3.5: Future land use decisions shall take into account the constraints, presented by the potential for site contamination by use, disposal, or storage of hazardous materials. Any use that could allow contact with or introduce contaminated soil or groundwater shall be subject to federal, state and local regulations until health risks are determined to no longer be of concern by the City and the State Department of Health Services.

Fire Policy B1.11: Development proposals within designated high fire hazard areas shall include plans for mitigation of potential grass and brush fires. These plans shall address the need for life safety landscaping around structures.

Thresholds for Determining Significance

Appendix G of the State CEQA Guidelines establishes that there will be a significant effect if the proposed project:

1. Creates a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. Creates a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

3. Emits hazardous emissions or handles hazardous or acutely hazardous materials, substances or waste within 1/4 mile of an existing or proposed school.
4. Will be located on a site which is included on a list of hazardous materials sites compiled pursuant to the Government Code Section 65962.5 and, as a result, will create a significant hazard to the public or the environment.
5. 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, will result in a safety hazard for people residing or working in the project area.
6. For a project within the vicinity of a private airstrip, will result in a safety hazard for people residing or working in the project area.
7. Will impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
8. Will 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.

Environmental Impacts and Significance

Originally Proposed Project

The Valley View Estates SP General Plan Amendment will allow for the development of a neighborhood commercial center. Depending on the type of businesses allowed, a commercial center could require transport, use, or disposal of materials, such as petroleum products or commercial cleaner products. Upset or accidental conditions involving the release of these materials from the commercial center could occur. The Zoning Ordinance associated with the C-N zone requires that the center be designed to protect the adjacent residential zones. While the approximately 6.5-acre commercial center use is being proposed under the SPA designation and specific commercial development standards could be provided, the Valley View Estates SP text does not address what convenience commercial activities will be allowed or the conditions under which they can operate to avoid hazardous materials impacts to adjacent residents. Although motor fuel dispensing facilities are not envisioned for the commercial center, they are not expressly prohibited in the Specific Plan.

Additionally, golf course construction and maintenance could require temporary storage of hazardous materials. There will be the potential for spillage of these materials. While transport and storage of these hazardous materials will have to be conducted in accordance with all applicable federal, state and local codes, the Valley View Estates SP text does not provide any

additional guidelines for the operation of the golf course to avoid accidental release of hazardous materials.

The equestrian center will create manure waste on-site that can generate methane gas, obnoxious smells and fly concentrations. The Valley View Estates SP text does not address operational guidelines for the equestrian center to reduce potential hazards associated with this waste.

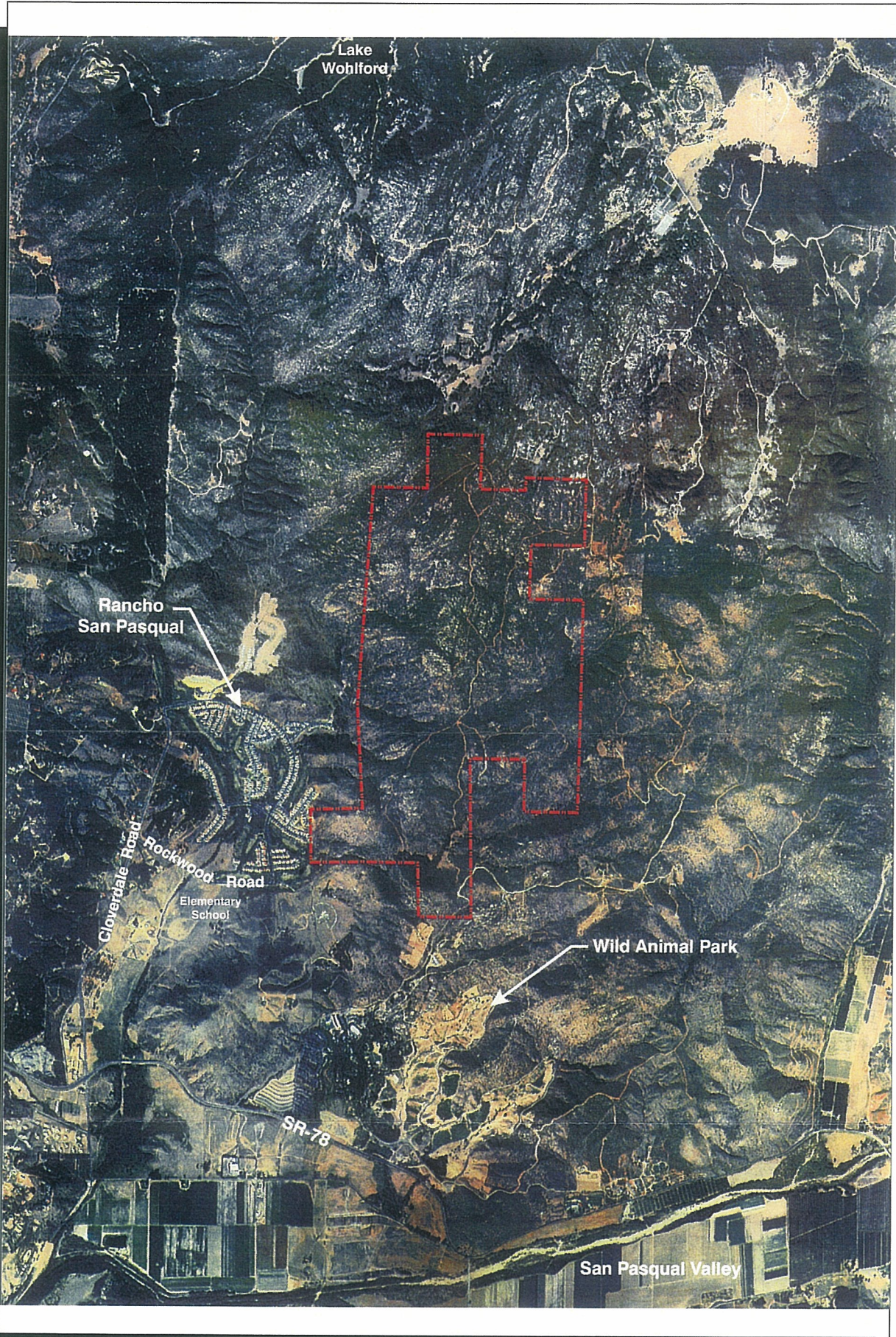
Therefore, the potential direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the proposed Valley View Estates SP commercial center, golf course, and equestrian center will be potentially significant.

The commercial center, golf course, and equestrian center will all be located farther than 1/4 mile from the San Pasqual Union Elementary School on Rockwood Road.

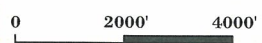
No underground storage tanks requiring removal have been identified on the Valley View Estates SP. There is the possibility of encountering unknown soil or groundwater contamination during construction that could have a potentially significant direct impact. Although it is not anticipated, construction dewatering may be necessary that could also have a potentially significant indirect impact if contaminated and discharged downstream.

A fire Fuel Modification Zone abuts the open space areas to protect residential development and access streets from wildlands fire (Figure 2.3.7-1, Brush Management Plan). On canyon slopes and natural habitat areas adjacent to residential lots, a 100-foot fire buffer zone is incorporated into the design in accordance with the City of Escondido Fire Departments' "Wildlife Interface Policy for Subdivisions." This 100-foot fire buffer extends beyond the Valley View Estates SP boundaries in certain cases, such as found on Lots 230, 250, or 278. Adjacent property owners may not give permission to Valley View Estates SP to create and/or maintain these off-site fuel breaks. While the Valley View Estates SP proposes a second primary access along the County Circulation Element Rockwood Road alignment/Old Battlefield Road to Zoo Road, and emergency access route to the east to Zoo Road, the level of improvements existing and proposed for these roads do not meet City standards. The only emergency access proposes a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of 0.75 miles). The City standard is a 24-foot paved two-way roadway. The lack of emergency access will affect the entire site, as there is no access to the north, west or east, and the emergency access in the south is substandard. Therefore, the wildlands fire hazard impacts to proposed structures, future residents and resort users will be direct and potentially significant.

The developer proposes to construct a fire station with the Valley View Estates SP. The Originally Proposed Project on-site road widths, turning radii and fire hydrant locations will be designed consistent with Fire Service design standards. A minimum 1,500-gallon per minute



SOURCE: City of Escondido, GIS (1999)



Land Uses Surrounding Valley View Estates SP

Figure 2.3.9-4

fire flow will be maintained to meet emergency service needs as required by the Fire Department. An on-site water storage reservoir will be available to assure adequate fire flow pressure. Fire sprinklers will be required for all dwelling units.

Reduced Intensity and Density Project

The golf course construction and maintenance could still require temporary storage of hazardous materials. There will be the potential for spillage of these materials, and guidelines for the operation of the golf course to avoid accidental release of hazardous materials should be provided under the SP. The equestrian center will create manure waste on-site that can generate methane gas, obnoxious smells and fly concentrations. SP guidelines should also address operations of the equestrian center to reduce potential hazards associated with this waste. Therefore, the potential direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the Reduced Intensity and Density Project golf course and equestrian center will be potentially significant.

As the grading plan for the Reduced Intensity and Density Project is essentially the same as that for the proposed Valley View Estates SP, there is the possibility of encountering unknown soil or groundwater contamination during construction that could have a potentially significant direct impact. Although it is not anticipated, construction dewatering may be necessary that could also have a potentially significant indirect impact if contaminated and discharged downstream.

A fire Fuel Modification Zone abuts the open space areas to protect residential development and access streets from wildlands fire (see Figure 2.2-9). On canyon slopes and natural habitat areas adjacent to residential lots, a 100-foot fire buffer zone is incorporated into the design in accordance with the City of Escondido Fire Departments' "Wildlife Interface Policy for Subdivisions." This 100-foot fire buffer extends beyond the Reduced Intensity and Density Project boundaries in certain cases. Adjacent property owners may not give permission to Reduced Intensity and Density Project owner to create and/or maintain these off-site fuel breaks. The Reduced Intensity and Density Project proposes the same off-site accesses as the Originally Proposed Valley View Estates SP proposes. The level of improvements existing and proposed for these roads do not meet City standards. The only emergency access proposes a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of 0.75 miles). The City standard is a 24-foot paved two-way roadway. The lack of emergency access will affect the entire site, as there is no access to the north, west or east, and the emergency access in the south is substandard. Therefore, the wildlands fire hazard impacts to proposed structures, future residents and resort users will be direct and potentially significant.

The developer proposes to construct a fire station with the Valley View Estates SP. The Reduced Intensity and Density Project on-site road widths, turning radii and fire hydrant

locations are designed consistent with Fire Service design standards. A minimum 1,500-gallon per minute fire flow will be maintained to meet emergency service needs as required by the Fire Department. An on-site water storage reservoir will be available to assure adequate fire flow pressure. Fire sprinklers will be required for all dwelling units.

Summary of Significant Impacts

Originally Proposed Project

1. The direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the Valley View Estates SP commercial center, golf course, and equestrian center will be potentially significant.
2. There is the possibility of encountering unknown soil or groundwater contamination during construction that could have a potentially significant direct impact. Although it is not anticipated, construction dewatering may be necessary that could also have a potentially significant indirect impact if contaminated and discharged downstream.
3. The wildlands fire hazard impacts to proposed structures, future residents, and resort users will be direct and potentially significant because inadequate fuel breaks, where the 100-foot requirement will encroach onto adjacent property, will result in significant hazards impacts with the Originally Proposed Valley View Estates SP development.
4. The wildlands fire impacts to proposed structures, future residents, and resort users will be direct and potentially significant because insufficient emergency egress/ingress for the entire site will result in significant, unmitigable hazards impacts with the Originally Proposed Valley View Estates SP.

Reduced Intensity and Density Project

1. The direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the golf course and equestrian center will be potentially significant.
2. There is the possibility of encountering unknown soil or groundwater contamination during construction that could have potentially significant direct hazards and hazardous materials impacts. Although it is not anticipated, construction dewatering may be necessary that could also have a potentially significant, indirect impact if contaminated and discharged downstream.

3. The wildlands fire hazard impacts to proposed structures, future residents, and resort users will be direct and potentially significant because inadequate fuel breaks, where the 100-foot requirement will encroach onto adjacent property, will result in significant hazards impacts with the Reduced Intensity and Density Project.
4. The wildlands fire hazard impacts to proposed structures, future residents, and resort users will be direct and potentially significant because insufficient emergency egress/ingress for the entire site will result in significant, unmitigable hazards impacts with the Reduced Intensity and Density Project.

Mitigation Measures

Originally Proposed Project

- 1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the commercial center, the golf course, and the equestrian center that address the transportation, use, and storage of hazardous materials. These standards shall include the prohibition of motor fuel dispensing facilities under the "Prohibited Uses" in the Valley View Estates Specific Plan.
- 2-1. Prior to approval of any grading or improvement plan, a contingency plan for encountering unknown soil or groundwater contamination shall be prepared to the satisfaction of the Director of Public Works and shall address contractor procedures for such an event to minimize the potential for costly construction delays.
- 2-2. During grading or construction, if construction dewatering is required for Valley View Estates Specific Plan development, the effluent shall meet discharge requirements for the National Pollution Discharge Elimination System (NPDES) permitting and/or City of Escondido sewer system discharge to the satisfaction of the Director of Public Works.
- 3-1. Prior to approval of each Final Map Unit, the applicant shall show that each lot can be developed with a 100-foot Fuel Modification Zone, contained all within the Valley View Estates Specific Plan property to the satisfaction of the Fire Chief. All Fuel Modification Zones revisions shall be accompanied by an evaluation of the change in impacts to sensitive biological habitats and proposed additional mitigation, if necessary, to the satisfaction of the Director of Planning.
- 4-1. In order to reduce to below a level of significance, the second primary access and two emergency access roads shall be improved to City standards per a

Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.

Reduced Intensity and Density Project

- 1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for ~~the commercial center,~~ the golf course, and the equestrian center that address the transportation, use, and storage of hazardous materials. These standards shall include the prohibition of motor fuel dispensing facilities under the "Prohibited Uses" in the Valley View Estates Specific Plan.
- 2-1. Prior to approval of any grading or improvement plan, a contingency plan for encountering unknown soil or groundwater contamination shall be prepared to the satisfaction of the Director of Public Works and shall address contractor procedures for such an event to minimize the potential for costly construction delays.
- 2-2. During grading or construction, if construction dewatering is required for Valley View Estates Specific Plan development, the effluent shall meet discharge requirements for the National Pollution Discharge Elimination System (NPDES) permitting and/or City of Escondido sewer system discharge to the satisfaction of the Director of Public Works.
- 3-1. Prior to approval of each Final Map Unit, the applicant shall show that each lot can be developed with a 100-foot Fuel Modification Zone, contained all within the Valley View Estates Specific Plan property to the satisfaction of the Fire Chief. All Fuel Modification Zones revisions shall be accompanied by an evaluation of the change in impacts to sensitive biological habitats and proposed additional mitigation, if necessary, to the satisfaction of the Director of Planning.
- 4-1. In order to reduce to below a level of significance, the second primary access and two emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.

2.3.8 Hydrology and Water Quality

The evaluations provided in this subchapter are based on two technical studies, a Hydrology Study and a Water Quality Report. These technical studies are included in Volume 6, Appendix J.

Environmental Setting

The City of Escondido averages 77 degrees Fahrenheit. The mean estimated rainfall for the City of Escondido area is approximately 16.6 inches per year. Dry conditions generally prevail during the summer months with rains occurring primarily between November and February.

Watershed

According to the California Regional Water Quality Control Board Basin Plan (1994), the project site is located near the center of the San Dieguito Hydrological Unit. The boundaries and subdivisions of these areas were first published by the State of California, Department of Water Resources (DWR 1964). The SWRCB, in accordance with DWR definitions, subsequently enumerated the hydrologic units, hydrologic areas and hydrologic subareas. The San Dieguito Hydrologic Unit is a roughly rectangular area of approximately 350 square miles. The watershed extends for approximately 30 miles. This Hydrologic Unit consists of the headwaters for the San Dieguito River, flowing from the Peninsular Range, Volcan Mountains, to the Pacific Ocean near the coastal city of Solano Beach. The unit includes the San Dieguito River tributaries as well as Santa Ysabel and Santa Maria Creeks. The unit contains one coastal lagoon, the San Dieguito Slough, located at the mouth of the San Dieguito River, which forms the northern edge of the city of Del Mar. The San Dieguito Hydrologic Unit is subdivided into five hydrologic areas, four of which have been divided further into hydrologic subareas.

SPA #4 is located within the Valley View and Cloverdale Watersheds, as designated in the City of Escondido Drainage Master Plan. The southern boundary also includes a small portion of an unnamed watershed. More specifically, precipitation falling in the Specific Plan area flows south to the San Dieguito River and onto Lake Hodges, where it flows to a small coastal lagoon and then to the ocean.

The Valley View Estates SP area within the Basin Plan can be further defined as near the northern boarder of the Las Lomas Muertas Sub-Area of the San Pasqual Hydrologic Area. SPA #4 is near the northern border of Las Lomas Muertas Hydrologic Sub-Area, bordering the Carlsbad Hydrologic Unit and Escondido Creek watershed to the north. The area consists of intermittent subdrainages and stream channels, which respond only to local precipitation. During most of the year, these stream channels are devoid of flowing water.

The SPA #4 can be divided into fourteen subdrainage areas, as listed in Table 2.3.8-1, Subarea Drainages within SPA #4. Nine of the drainages converge southwestward through the SPA #4 and feed into the San Dieguito River Valley. Four subdrainages drain westward to the San Dieguito River Valley. The ~~last subdrainage area~~ Subdrainage Area M within the Unnamed Drainage Area flows south through the Wild Animal Park into the San Dieguito River Valley.

Table 2.3.8-1 Subdrainage Areas within SPA #4

| Drainage Area | Subdrainage Area | Acreage |
|---------------|------------------|------------------|
| Valley View | A | 11 |
| Valley View | B | 131 |
| Valley View | C | 291 |
| Valley View | D | 431 |
| Valley View | E | 158 |
| Valley View | F | 14 |
| Valley View | G | 164 |
| Valley View | H | 417 |
| Cloverdale | I | 218 |
| Cloverdale | J | 238 |
| Cloverdale | K | 194 |
| Cloverdale | L | 71 ¹ |
| Unnamed | M | 22 ¹ |
| Valley View | N | 371 ² |
| TOTAL | | 6911 |

¹ Includes subdrainage acreage within the Valley View Estates SP area only. No upstream runoff passes through these subdrainage areas since they are located at the watershed border.

² 44 acres are within the Valley View Estates SP area.

Source: Piro Engineering 1998 and Environmental Science Associates 2000

Surface Water

The stream channels and drainages in Valley View Estates SP are generally intermittent, responsive only to precipitation. The SWRCB, in compliance with the Clean Water Act Section 303, has prepared a list of impaired water bodies in the State of California. The list includes a priority schedule for the development of total maximum daily load (TMDL) for each contaminant or “stressor” impacting the water body. No creeks or water bodies within the San Dieguito watershed have been listed on the 303(d) list.

The USGS (1983) reported results of surface water testing during 1981 and 1982 from Cloverdale Creek and Santa Ysabel Creek. A water sample from Cloverdale Creek indicated a hardness level, as calcium carbonate (CaCO_3) in milligrams per liter (mg/l), of 444 mg/l, a chloride level of 250 mg/l, and total dissolved solids (TDS) as 945 mg/l in March 1982. Samples from San Ysabel Creek indicated hardness levels of 234 mg/l and 167 mg/l, chloride levels of 100 mg/l and 61 mg/l, and TDS levels of 443 mg/l and 298 mg/l in November 1981 and March 1982, respectively. The TDS sample from Cloverdale Creek exceeds water quality standards for drinking water. The USGS report indicates the higher levels of dissolved constituents in Cloverdale Creek are the results of avocado groves and other agricultural activities in the area.

Surface Materials

The 1,100 acres of SPA #4 and the 50 acres outside the SPA consist of undeveloped hilly terrain with slopes up to 65 percent, ranging in elevations from 500 to 1,800 feet AMSL. Analysis of surface materials, indicate two primary types of soil. On the northern portion, predominantly Cieneba (CmrG), a very rocky coarse sandy loam, was found. Slopes ranged from 30 to 70 percent. On the southern portion of the site, predominantly Cieneba-Fallbrook (CnG2), a rocky sandy loam covered the area. Slopes ranged from 30 to 65 percent on the southern portion. The Soil Conservation Service designates both of these soil types as having severe erodibility and severe limitations for conversion from brush to grass.

Groundwater Resources

The major groundwater basins in the area include the Escondido Basin to the west and the San Pasqual Basin in the San Pasqual Valley to the south. Typically, groundwater basins exist within major river corridors in San Diego County. The groundwater found in these areas is recharged through the river channels and is generally shallow and limited in size.

According to the RWQCB, the San Pasqual Valley contains approximately 38,000 acre-feet of useable water. The water in the western portion of the valley is considered poor quality and efforts are underway to improve the water quality by recharging the basin with highly treated reclaimed water from the Escondido Hale Avenue Treatment Plant. The reclaimed water from the San Pasqual Valley Groundwater Basin could also be used for many purposes including the Wild Animal Park, located southeast of the Specific Plan Area. The use of reclaimed water reduces the demand for potable water supply which is almost entirely imported to the area.

Based upon the information reviewed, specific groundwater conditions at the Valley View Estates SP site are not known. General groundwater conditions were studied for the San Pasqual Hydrologic Area by the USGS (1983). Reportedly, groundwater depths roughly follow topography and range from 5 to 20 feet below ground surface in Cloverdale Creek portion of the basin (roughly 1,500 feet west of the site). Accordingly to the study, between 1957 and

1982, groundwater ranged from 220 mg/l to 535 mg/l in hardness, as measured by CaCO₃, and ranged from 570 mg/l to 1035 mg/l in TDS. In the later years of the study, the wells sampled exceeded basin objectives for TDS. It should be noted that the locations of water samples collected for the DWR study were downstream of the Valley View Estates SP area.

Floodplain

SPA #4 has not been mapped by the Federal Emergency Management agency (FEMA 1999), meaning the entire area is within Zone X, for areas of undermined flood risk. The area is included within the headwaters of the San Dieguito River at elevations more than 500 feet. Flooding can occur during local storm bursts in the immediate area, but flood intensities and duration are generally short.

Storm Water Regulations

A number of policies have recently occurred that effect storm water regulations in SPA #4. For example, in 1987, portions of the Clean Water Act were amended by the Water Quality Act. This Act set requirements for permitting storm water runoff. The amendments required municipalities of more than 100,000 people with separate storm sewers to obtain a Storm Water NPDES permit. The County of San Diego and the 18 incorporated cities within the County, including the City of Escondido, coordinated to develop a single Storm Water Management Plan (SWMP) under a single storm water NPDES permit. Under this permit, the County is required to prohibit illegal discharges to its storm water conveyance system, and to conduct scheduled inspections and other activities to identify and eliminate these discharges. The SWMP has implemented the following programs:

1. Illegal Discharge and Illicit Connection Detection and Elimination Program
2. Best Management Practices Program
3. Wet Weather Monitoring Program
4. Education and Outreach Program

New developments are required to implement BMPs as outlined in the SWMP. The EPA recently approved Phase II of the NPDES storm water program which requires permits for small municipalities and for construction sites between 1 and 5 acres in size.

The RWQCB will soon be requiring Standard Urban Storm Water Mitigation Plans (SUSWMPs) for new developments in the region including hillside residential developments. The SUSWMPs will require implementation of post-construction BMPs including: structural BMPs, treatment control BMPs, and source control BMPs. BMPs include detention basins, swales, and filtering units designed to reduce impacts from increased runoff. The BMPs are required to be sized to infiltrate, filter, or treat the first 0.6 inch of rain during any storm. The RWQCB is still considering the sizing criteria for the structural and treatment control BMPs.

Any construction activities occurring over an area larger than 5 acres are required to prepare Storm Water Pollution Prevention Plans (SWPPPs). The SWPPPs are required for coverage under the State-Wide General Construction Storm Water NPDES permit.

Erosion Control

In 1987 the San Diego RWQCB implemented an Erosion and Sediment Control Program to reduce erosion (Resolution No. 87-91). The three major management principles of the Resolution included the following:

1. Property Owners are responsible for activities that could promote erosion;
2. Local governments have the lead role in controlling land use and construction practices; and
3. Best management practices should be implemented for construction and operational phases of a project.

In addition, the RWQCB implements other sediment control and channelization reduction policies which employ BMPs to reduce erosion and sedimentation within the region.

City of Escondido General Plan

Applicable Goals and Policies

Flood

Policy D2.1: Any development application for construction within the 100-year flood plain shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program.

Flood

Policy D2.2: The City shall restrict the type and intensity of new development within the 100-year flood plain to protect against potential impacts of flooding. In designated floodways, uses should be restricted to those uses that are tolerant of occasional flooding, including but not limited to agriculture, outdoor recreation, and natural resources areas.

Flood

Policy D2.4: Flood control channels and storm drains should be maintained through periodic dredging, repair, desilting and clearing to prevent any loss in effective use.

Hydrology

Objective B1.1: Natural and improved drainageways shall be maintained as permanent open space.

Hydrology

Objective B1.2: Encroachments into wetlands and designated flood ways shall be carefully controlled.

Water Quality

Policy 12.1: Activities which could affect water quality within the drainage basins of the reservoirs providing drinking water to Escondido shall be carefully regulated. This includes any use of pesticides which could contaminate surface runoff flowing into the reservoirs; use of septic tanks in locations where sewage could potentially seep into the reservoirs; or construction of impermeable surfaces which could create excess runoff contaminating with motor oil, gasoline, and other urban wastes.

Water Quality

Policy 12.3: Escondido's natural creek system shall be maintained in its natural state with a minimum of a 50-foot buffer and setback for development unless the stream course, alteration, channelization, and/or improvements are approved by necessary state and federal agencies and the City.

Water Quality

Policy 12.5: Whenever possible, creeks shall be conserved in, or restored to, their natural states.

Water Quality

Policy 12.6: Escondido's shallow groundwater basin shall be protected from contamination. All federal, state, and local regulations relating to monitoring underground storage tanks containing hazardous materials and septic tank systems shall be implemented in a timely fashion. Development in significant groundwater recharge areas (i.e., areas where substantial surface water infiltrates into the groundwater) shall be carefully regulated.

City San Diego General Plan, San Pasqual Valley Plan

Applicable Goals and Policies

Flood Control

Policy 1: All proposed flood control and bank stabilization measures shall be reviewed by the appropriate agencies for permit requirements.

*Flood Control**Policy 2*

All flood controls measures shall be conducted in the context of multidisciplined riparian corridor management that integrates flood control, erosion control, groundwater recharge, ecosystem protection, resource protection, and provision for recreation.

Thresholds for Determining Significance

A hydrology or water quality impact will be considered significant if the proposed project will result in any of the following, adapted from CEQA Guidelines, Appendix G:

1. Violate any water quality standards or waste discharge requirements.
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted).
3. 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 will result in substantial erosion or siltation on- or off-site.
4. 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 will result in substantial flooding on or off site.
5. Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
6. Otherwise substantially degrade water quality.
7. 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.
8. Place within a 100-year flood hazard area structure which will impede or redirect flood flows.
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
10. Result in inundation by seiche, tsunami, or mudflow.

Thresholds for determining hydrology and water quality impacts are also established by the General Plan. Significant impacts will result where the project is not consistent with flood control and water quality policies.

Environmental Impacts and Significance

There are currently minimal impervious surfaces within the Valley View Estates SP site. The proposed development will result in the installation of impervious surfaces within approximately 50 percent of the Valley View Estates SP site. Development will include clusters of residential, resort, recreational, and commercial areas as conceptually shown in Figure 2.3.8-1, Subdrainage Areas within SPA #4. The access road enters Valley View Estates SP approximately at the low point of the Valley View Watershed. Preliminary drainage designs, based on conceptual development locations, provided calculations for the 50-year flood volume at the mouth of the watershed. The preliminary calculations show a 50-year post-construction flow of 1,800 cubic feet per second within Subdrainage Area A. This volume includes the full combined drainage volume from subdrainages A, B, C, D, E, F, G and H. Subdrainage E is entirely offsite to the east of SPA #4.

The major east to southwest drainage will be retained within the natural open space, except through the equestrian center, at road crossings, along portions of Calle Las Piedras and Rockwood Roads, and within lot 396 (as identified on the Originally Proposed Project). Drainage structures within the channel, including a detention basin, are proposed. A regional trail along the drainage is also proposed. Since much of the residential and resort development is designed for ridgelines, only the headwater areas will be graded with the downslope channels to remain natural, except where control structures are required by City standards. The proposed golf course design avoids some of the natural channel areas within the northern portion of Valley View Estates SP but not all. Required mitigation measures for wetland preservation and restoration at final golf course design may further reduce the natural drainages to be directly affected by the golf course construction and use.

Surface Storm Water Runoff

Originally Proposed Project

The development will increase storm water runoff due to the increased area of impervious surfaces. Increased runoff promotes erosion and scouring and increases velocity. The site is currently unimproved and no drainage facilities have been installed. Since the area includes steep hillsides with moderately low infiltration rates and little groundwater, drainage systems must account for storm water runoff of the entire watershed during large storm events. The increased impervious surfaces will substantially increase runoff volumes. The increase in storm water runoff will affect erosion and flooding.

Reduced Intensity and Density Project

While the Reduced Intensity and Density Project will result in the installation of impervious surfaces within approximately 10 percent less of the site than the Originally Proposed Valley View Estates SP site, the hydrology and water quality impacts will be essentially the same as discussed above.

Erosion

Originally Proposed Project

Soil types in the area are characterized within the Soil Conservation Service Soil Survey as having severe erodibility potential. Construction activities will expose soils to erosion with the introduction of increased sediment loads downstream where deposition will occur. Silt and other construction pollutants in runoff will constitute a potentially significant direct water quality impact to the channels draining the Originally Proposed Valley View Estates SP property and down stream to Cloverdale Creek and unnamed channels within the Wild Animal Park, identified as MSCP corridor areas.

Reduced Intensity and Density Project

The major grading on the site will be essentially the same for both the Originally Proposed Valley View Estates SP and the Reduced Intensity and Density Project

Flooding

Originally Proposed Project

The Originally Proposed Valley View Estates SP development area could experience flooding during 50- and 100-year, high intensity storm events. Residential areas and infrastructure could be affected by the temporary flooding. SPA #4 is within the higher elevations of the watershed and is not mapped by the Federal Insurance Rate Mapping program used by FEMA to determine flooding potential. However, increased impervious surfaces and channelization of storm water will increase runoff volume from natural flow volumes. Placing obstructions within drainage channels such as bridge bulkheads can back up water, also causing upstream flooding. Flooding on- and off-site will have direct and potentially significant impacts.

Reduced Intensity and Density Project

While the Reduced Intensity and Density Project will result in the installation of impervious surfaces within approximately 10 percent less of the site than the Originally Proposed Valley View Estates SP site, the flooding impacts will be essentially the same as discussed above.

Urban Runoff

Originally Proposed Project

The ongoing runoff characteristics and potential pollutants will be different for the various land use development types proposed. Runoff from impervious surfaces will result from roofs and pavement areas of the residential and resort developments. The Originally Proposed Valley View Estates SP proposes to direct this runoff to natural or improved drainage channels or disperse into shallow sloping vegetation. Surface drainage will be designed to transport runoff onto the street, as feasible, rather than across adjacent lots. However, pollutant concentrations and loads flushed from road and parking area surfaces during storm events will have potentially significant polluting impacts if ongoing maintenance is not used to ensure the success of the stormwater collection system. If not properly managed, nitrates from animal waste at the equestrian center will be introduced into the surface water runoff. Impacts to surface water quality from equestrian center runoff will be direct and potentially significant.

Reduced Intensity and Density Project

The ongoing land uses under the Reduced Intensity and Density Project will be the same as the Originally Proposed Project, except civic and/or parking uses will replace commercial center uses. The urban runoff impacts will be essentially the same as discussed above.

Groundwater Resources

Originally Proposed Project

The Originally Proposed Valley View Estates SP project has the potential to increase rates of surface runoff and reduce infiltration of precipitation, reducing groundwater recharge. However, groundwater quantity will not be significantly affected because the Originally Proposed Valley View Estates SP is located in a headwater area at relatively high elevations within the watershed. However, if the concentrations of pollutants are increased by any reduction in groundwater recharge, the reduced water quality will be a significant indirect impact.

Landscaped open spaces and the golf course could significantly impact groundwater quality from unnecessary application of fertilizers, pesticides and herbicides. Fertilizers, for instance, can increase the nitrate and TDS concentrations and later the pH of the groundwater. Because

these amendments are fairly water-soluble, these nitrate and TDS materials migrate to shallow groundwater. If not properly managed, nitrates from animal waste at the equestrian center will also be introduced into the natural groundwater system. The introduction of pollutants from fertilizers, pesticides, herbicides, and animal manure will have a direct and significant impact on groundwater.

Reduced Intensity and Density Project

While the Reduced Intensity and Density Project will result in the installation of impervious surfaces within approximately 10 percent less of the site than the Originally Proposed Valley View Estates SP site, the hydrologic character after development will be essentially the same as discussed above. The ongoing land uses under the Reduced Intensity and Density Project will be the same as the Originally Proposed Project, except civic and/or parking uses will replace commercial center uses. The groundwater impacts will be essentially the same as discussed above.

Summary of Significant Impacts

Originally Proposed Project

1. Silt and other construction pollutants in runoff will constitute a potentially significant direct water quality impact to the channels draining the Originally Proposed Valley View Estates SP property and down stream to Cloverdale Creek and unnamed channels within the Wild Animal Park, identified as MSCP corridor areas.
2. The 50- and 100-year, high intensity, storm events, will result in increased runoff substantially over the natural flow volumes due to the substantially increased impervious surfaces and channelization of storm water for the Originally Proposed Valley View Estates SP. Placing obstructions within drainage channels such as bridge bulkheads will also increase the potential for flooding. The flooding impacts on- and off-site will be direct and potentially significant.
3. Pollutant concentrations and loads flushed from road and parking area surfaces during storm events will have potentially significant polluting impacts if ongoing maintenance is not used to ensure the success of the stormwater collection system.
4. Impacts to surface water quality from equestrian center runoff containing animal waste will be direct and potentially significant.
5. The increase in concentrations of pollutants from a reduction in groundwater recharge will have a significant indirect water quality impact.

6. The introduction of pollutants from fertilizers, pesticides, herbicides and animal manure will have a direct and significant impact on groundwater.

Reduced Intensity and Density Project

1. Silt and other construction pollutants in runoff will constitute a potentially significant direct water quality impact to the channels draining the Reduced Intensity and Density Project property and down stream to Cloverdale Creek and unnamed channels within the Wild Animal Park, identified as MSCP corridor areas.
2. The 50- and 100-year, high intensity, storm events, will result in increased runoff substantially over the natural flow volumes due to the substantially increased impervious surfaces and channelization of storm water for the Reduced Intensity and Density Project. Placing obstructions within drainage channels such as bridge bulkheads will also increase the potential for flooding. The flooding impacts on- and off-site will be direct and potentially significant.
3. Pollutant concentrations and loads flushed from road and parking area surfaces during storm events will have potentially significant polluting impacts if ongoing maintenance is not used to ensure the success of the stormwater collection system.
4. Impacts to surface water quality from equestrian center runoff containing animal waste will be direct and potentially significant.
5. The increase in concentrations of pollutants from a reduction in groundwater recharge will have a significant indirect water quality impact.
6. The introduction of pollutants from fertilizers, pesticides, herbicides and animal manure will have a direct and significant impact on groundwater.

Mitigation Measures

Originally Proposed Project

- 1-1. As a condition of the Tentative Subdivision Map approval and all grading permit approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal

Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).

- 1-2. Each phase of excavation and grading activity shall be scheduled, to the extent possible, during the dry season (April 15 to October 31).
- 1-3. Prior to approval of each Final Subdivision Map Unit or any grading permit, a landscaping plan shall be developed based on the final grading plan to the satisfaction of the Director of Planning. The landscaping plan shall be designed to reduce erosion. Since native soils have been characterized as having severe limitations for accommodating grass, landscaping shall incorporate native species wherever feasible. Permanent revegetation/landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development.
- 2-1. Prior to approval of any Final Subdivision Map or any grading permit, a drainage system shall be designed to accommodate 50-year flows as required by the City of Escondido Drainage Design Standards to the satisfaction of the Director of Public Works. All required improvements shall be shown as installed within the Originally Proposed Valley View Estates Specific Plan development footprint or shall be subject to additional environmental review.
- 2-2. The specific design of the permanent collection, diversion and/or conveyance system shall consider the amount of attenuation required, first flush patterns of the pollutants and soil/vegetation characteristics of the downstream drainages. The system shall be sufficiently robust to control anticipated peak flows from the fully developed site without exceeding the maximum current undeveloped peak flows. The Originally Proposed Valley View Estates Specific Plan hydrologic engineer shall collaborate with City engineers in the design of the permanent stormwater system to assure compatibility with the Citywide stormwater facilities.
- 3-1. Prior to approval of any Final Subdivision Map or any grading permit, structural and procedural Best Management Practices (BMPs) shall be established to detain and treat the first 0.6 inch of every rain storm. Structural BMPs shall include swales throughout the development capable of trapping and infiltrating the first 0.6 of rain. Residential areas shall be designed to accommodate the necessary drainage swales. In areas with not enough room for topographical swales, such as near parking areas for commercial developments, detention basins shall be installed to collect and filter storm water. The BMPs shall include filter strips, grassy swales, water features and energy dissipaters. All procedures and design shall be to the satisfaction of the Director of Public Works. All required improvements shall be

shown as installed within the Originally Proposed Valley View Estates Specific Plan development footprint or shall be subject to additional environmental review.

- 3-2. Prior to approval of the Originally Proposed Valley View Estates Specific Plan and to the satisfaction of the Director of Planning and Public Works, the Specific Plan text shall provide standards for ongoing maintenance of the permanent stormwater collections system through a property maintenance association, including homeowners, resort operators and commercial businesses. In urban areas, routine street and parking lot sweeping shall be conducted. The management systems shall be designed to remove silt and other contaminants from stormwater.
- 4-1. Prior to approval of the Originally Proposed Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, the Specific Plan text shall provide standards for animal waste to be removed from the equestrian center regularly. No animal waste shall be stored where stormwater can wash these materials into drainages or streams. Graded berms and swales shall be used to control flows in the area of waste storage. Corrals and stables should be located away from drainages.
- 5-1. [See mitigation measure 2-2 for significant hydrology and water quality impact 2.]
- 6-1. Prior to approval of the Originally Proposed Valley View Estates Specific Plan and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide maintenance standards for the golf course to include the following practices in order to ensure that potential impacts are avoided. These include but are not limited to:
 - a. Manage irrigation carefully to avoid excess water percolation through the turf.
 - b. When possible, leave grass clippings on the turf. It has been estimated that if grass clippings are not removed, nitrogen fertilization can be reduced by one-third.
 - c. Do not use nitrate fertilizers; rather, apply organic nitrogen sources.
 - d. Apply low rates of fertilizers and pesticides frequently, rather than high rates infrequently.
 - e. Apply fertilizers only when the grass is growing and the roots are active.
 - f. If fertilizers and pesticides must be applied during the non-growing season, use slow-release sources.
 - g. When seeding turf area, make maximum use of less nitrogen-demanding grasses.
 - h. Use minimal rates of nitrogen-supplying fertilizers at times of seeding and after sodding.

- i. Reduce nitrogen rates on turf that has been intensively managed for several years. The soil-turf system can become nitrogen saturated, and nitrate infiltration to the groundwater may increase.
- 6-2. All landscaping plans shall show to the satisfaction of the Director of Planning, landscaped common areas, resort, golf course and equestrian center areas to be revegetated with native species, except where functional use or fire safety standards require non-native vegetation. Maintenance of areas landscaped with non-native plants shall include but not be limited to the following practices:
- a. Manage irrigation carefully to avoid excess water.
 - b. Remove invasive non-native plants during the initial period of reestablishment of native species.
 - c. Post "no access" or place barricades where foot, horse or bicycle uses tend to leave roads or designated trails within revegetated areas.

Reduced Intensity and Density Project

- 1-1. As a condition of the Tentative Subdivision Map approval and all grading permit approvals to the satisfaction of the City Engineer, all grading and construction work shall be in compliance with the California Regional Water Quality Control Board, San Diego Region, Order No. 2001-01 NPDES No. CAS0108758, Waste Water Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer System (MS4) adopted February 21, 2001 (Order No. 2001-01) and with all regional and local Best Management Practices (BMPs).
- 1-2. Each phase of excavation and grading activity shall be scheduled, to the extent possible, during the dry season (April 15 to October 31).
- 1-3. Prior to approval of each Final Subdivision Map Unit or any grading permit, a landscaping plan shall be developed based on the final grading plan to the satisfaction of the Director of Planning. The landscaping plan shall be designed to reduce erosion. Since native soils have been characterized as having severe limitations for accommodating grass, landscaping shall incorporate native species wherever feasible. Permanent revegetation/landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development.
- 2-1. Prior to approval of any Final Subdivision Map or any grading permit, a drainage system shall be designed to accommodate 50-year flows as required by the City of Escondido Drainage Design Standards to the satisfaction of the Director of Public

Works. All required improvements shall be shown as installed within the Reduced Intensity and Density Project development footprint or shall be subject to additional environmental review.

- 2-2. The specific design of the permanent collection, diversion and/or conveyance system shall consider the amount of attenuation required, first flush patterns of the pollutants and soil/vegetation characteristics of the downstream drainages. The system shall be sufficiently robust to control anticipated peak flows from the fully developed site without exceeding the maximum current undeveloped peak flows. The Reduced Intensity and Density Project hydrologic engineer shall collaborate with City engineers in the design of the permanent stormwater system to assure compatibility with the Citywide stormwater facilities.
- 3-1. Prior to approval of any Final Subdivision Map or any grading permit, structural, and procedural Best Management Practices (BMPs) shall be established to detain and treat the first 0.6 inch of every rain storm. Structural BMPs shall include swales throughout the development capable of trapping and infiltrating the first 0.6 inch of rain. Residential areas shall be designed to accommodate the necessary drainage swales. In areas with not enough room for topographical swales, such as near parking areas for commercial developments, detention basins shall be installed to collect and filter storm water. The BMPs shall include filter strips, grassy swales, water features, and energy dissipaters. All procedures and design shall be to the satisfaction of the Director of Public Works. All required improvements shall be shown as installed within the Reduced Intensity and Density Project development footprint or shall be subject to additional environmental review.
- 3-2. Prior to approval of the Reduced Intensity and Density Project and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide standards for ongoing maintenance of the permanent stormwater collections system through a property maintenance association, including homeowners, resort operators and commercial businesses. In urban areas, routine street and parking lot sweeping shall be conducted. The management systems shall be designed to remove silt and other contaminants from stormwater.
- 4-1. Prior to approval of the Reduced Intensity and Density Project and to the satisfaction of the Directors of Planning, the Specific Plan text shall provide standards for animal waste to be removed from the equestrian center regularly. No animal waste shall be stored where stormwater can wash these materials into drainages or streams. Graded berms and swales shall be used to control flows in the area of waste storage. Corrals and stables should be located away from drainages.
- 5-1. [See mitigation measure 2-2 for significant hydrology and water quality impact 2.]

- 6-1. Prior to approval of the Reduced Intensity and Density Project and to the satisfaction of the Directors of Planning and Public Works, the Specific Plan text shall provide maintenance standards for the golf course to include the following practices in order to ensure that potential impacts are avoided. These include but are not limited to:
- a. Manage irrigation carefully to avoid excess water percolation through the turf.
 - b. When possible, leave grass clippings on the turf. It has been estimated that if grass clippings are not removed, nitrogen fertilization can be reduced by one third.
 - c. Do not use nitrate fertilizers; rather, apply organic nitrogen sources.
 - d. Apply low rates of fertilizers and pesticides frequently, rather than high rates infrequently.
 - e. Apply fertilizers only when the grass is growing and the roots are active.
 - f. If fertilizers and pesticides must be applied during the non-growing season, use slow-release sources.
 - g. When seeding turf area, make maximum use of less nitrogen-demanding grasses.
 - h. Use minimal rates of nitrogen-supplying fertilizers at times of seeding and after sodding.
 - i. Reduce nitrogen rates on turf that has been intensively managed for several years. The soil-turf system can become nitrogen saturated, and nitrate infiltration to the groundwater may increase.
- 6-2. All landscaping plans shall show to the satisfaction of the Director of Planning, landscaped common areas, resort, golf course, and equestrian center areas to be revegetated with native species, except where functional use or fire safety standards require non-native vegetation. Maintenance of areas landscaped with non-native plants shall include but not be limited to the following practices:
- a. Manage irrigation carefully to avoid excess water.
 - b. Remove invasive non-native plants during the initial period of reestablishment of native species.
 - c. Post "no access" or place barricades where foot, horse or bicycle uses tend to leave roads or designated trails within revegetated areas.

Level of Significance After Mitigation

Originally Proposed Project

The drainage system to accommodate the 50-year storm will reduce the rate and quantity of runoff during a storm. The BMPs are practices that will include detention basins, swales and filtering units designed to reduce impacts from increased runoff. The effectiveness of the BMPs

is a function of numerous variables related to site conditions such as roadway design, traffic conditions and precipitation occurrence, intensity and duration. Structural and procedural BMPs will be established to detain and treat the first 0.6 inch of every rain storm. If the storm drainage system and BMPs are incorporated at all levels of the Originally Proposed Valley View Estates SP implementation, all potential impacts will be reduced to a less than significant level.

The application of golf course maintenance can reduce nitrate and pesticide leaching rates to less than 5 percent of that originally applied to the turf. The use of native species in landscaping reduces the long-term need for irrigation and application of fertilizers. The use of maintenance practices for landscaped areas can also reduce water quality impacts from fertilizers, pesticides and herbicides. Properly managed animal wastes collection and storage mitigates the potential impacts from additional nitrates. All water quality impacts will be reduced to a level below significant.

Reduced Intensity and Density Project

As discussed above for the Originally Proposed Valley View Estates SP, all identified significant hydrology and water quality impacts can be reduced to below the level of significance for the Reduced Intensity and Density Project.

2.3.9 Land Use and Planning

Environmental Setting

On Site

The Valley View Estates SP project is located within the unincorporated area of San Diego County within the North County Metropolitan Subregional Plan of the County General Plan. The Valley View Estates SP property is currently undeveloped. Historically, these lands were used by the nearby Mexican rancho and by American homestead settlers for cattle ranching. Matt Cassou homesteaded and ran cattle on the property during the late 1800s and early 1900s. Remnant structures and dirt roads from these prior uses still exist.

The Valley View Estates SP property is within the County of San Diego RDA. This regional category is designed to provide a phased regional development strategy consistent with the availability of public facilities. The County has designated the Valley View Estates SP site as 18 - Multiple Rural Use, one dwelling unit per 4, 8 or 20 acres, depending upon the slope. A majority of the property is zoned S92 General Rural with an 8-acre minimum parcel size which is intended to provide appropriate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints. The County has zoned the southwestern-most portion of SPA #4, which has established agricultural activities, as A70 and A72 with 8-acre minimum parcel size. A70 is Limited Agriculture, and A72 is General Agriculture; both are intended for crop or animal agriculture with the number of animals allowed specified by neighborhood regulations. Figure 2.3.9-1, County of San Diego Land Use Map, and Figure 2.3.9-2, County of San Diego Zoning Map, show the County's land use designations and zoning for the Valley View Estates SP area.

The City of Escondido General Plan (Figure 2.3.9-3, City of Escondido General Plan Land Use Map) has preplanned all of the Valley View Estates SP, except for 50 acres, as a part of SPA #4 for future development under a comprehensive plan. The additional 50 acres has been preplanned under the Rural 1 designation. The General Plan text describes the anticipated SPA #4 projects as upscale residential single-family development with an integrated open-space system. Development may include a golf course and luxury resort hotel with extensive amenities in exchange for residential units. The Rural I classification is applied to areas that are largely undeveloped and not intended to receive substantial urban service. These properties are distant from the developed valley floor, steep and/or contain sensitive natural resources. Future development in this classification will continue to be limited primarily to detached single-family development on large (more than 2 acres) lots, agriculture and open space.

Surrounding Land Use

Rockwood Road terminates off-site west of the Valley View Estate SP's southern portion. The western boundary of the site is the Rancho San Pasqual Community (Eagle Crest Specific Planning Area) within the Escondido City Limits. South and southeast of the Valley View Estates SP property is the San Diego Wild Animal Park within the boundaries of the City of San Diego. The land to the southwest of the Valley View Estates SP is in the County of San Diego and vacant, but the development plan, known as the Rancho Vistamonte SP, is concurrently proposed for this property. Unincorporated lands within the County of San Diego are located to the east and north.


Land surrounding Valley View Estates SP includes single-family residential use, undeveloped land, agriculture associated with San Pasqual Valley, and the adjacent San Diego Wild Animal Park (Figure 2.3.9-4, Land Uses Surrounding Valley View Estates SP). The Rancho San Pasqual Community includes 580 dwelling units (0.67 du/acre) in association with a golf course. A new elementary school has been recently completed to the west of the Valley View Estates SP site on Rockwood Road. Further west, an extension of County unincorporated mixed residential, estate and agricultural lands intervenes between this eastern section of Escondido and the central portion of the City.

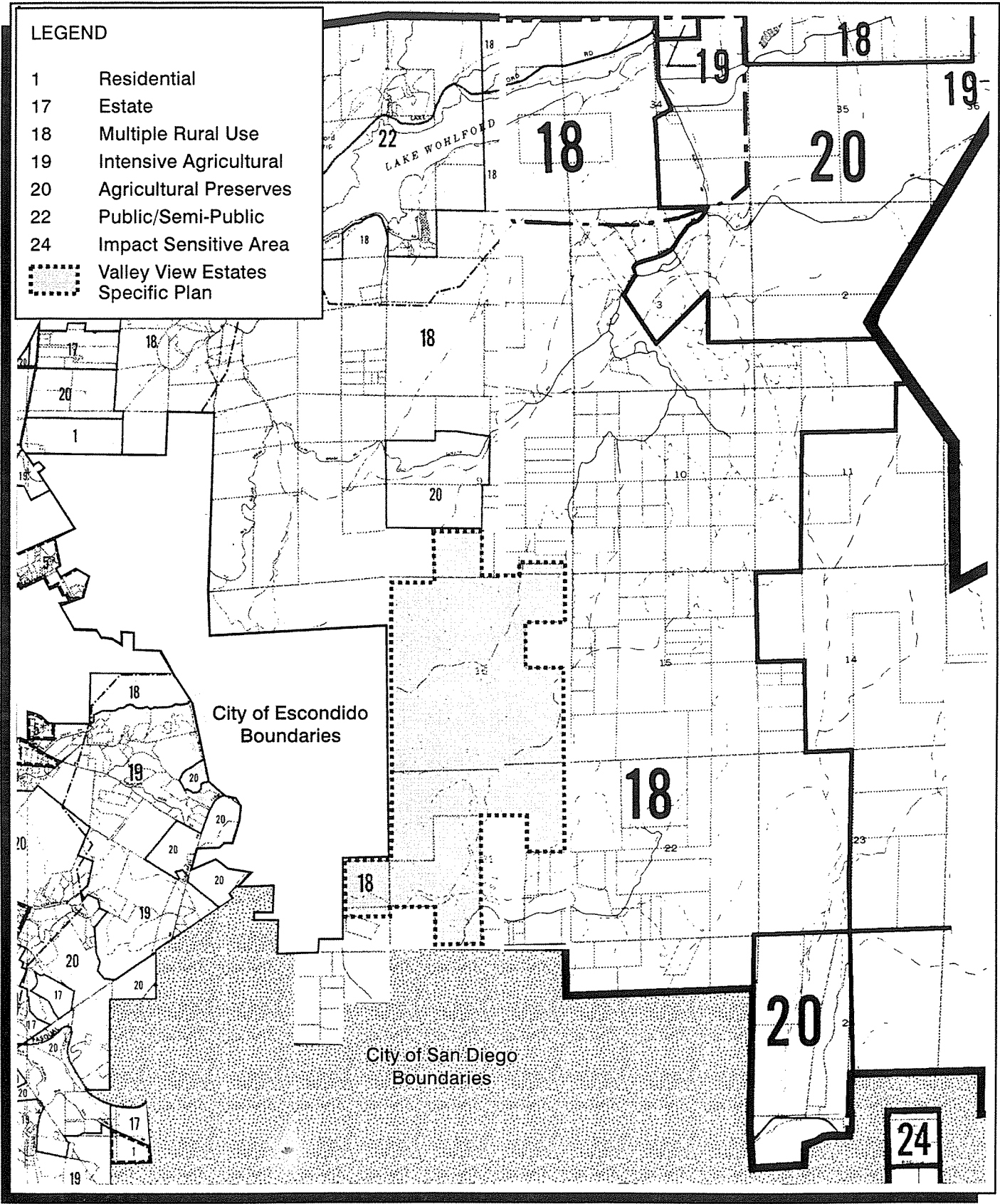
The SDRP is approximately 1.5 miles to the south of the Valley View Estate SP site. The SDRP extends 55 miles, from Del Mar east to the Volcan Mountains. Nearby recreational resources include hiking, handicapped access and equestrian trails, fishing and boating at Lake Hodges, and hiking and mountain biking at Clevenger Canyon (San Dieguito River Park Concept Plan, Feb. 19, 1994). The SDRP has within its FPA boundaries the San Pasqual Battlefield, the San Diego Wild Animal Park, and the City of San Diego's San Pasqual Agricultural Preserve. During recent changes in the SDRP's FPA, SPA #4 was deleted from the viewshed planning area for the park.

The Wild Animal Park is contained on 1,800 acres, including developed park and open space wilderness, leased from the City of San Diego. It is a zoological facility with large open-area pens for endangered and threatened species including The Center for Reproduction of Endangered Species. Other facilities within the park include animal care facilities, a veterinary hospital, gift and concessions, classrooms and entertainment. Temporary holding pens are found near the northern boundary of the park, along with workshop facilities for repairs and construction. The Wild Animal Park is operated by the Zoological Society and draws approximately 1.7 million visitors per year (EIR, Wild Animal Park, 2000).

The San Pasqual Valley is zoned agricultural (AR-1-1) and the commercial activities operating in the valley are permitted by a conditional use permit. These activities include the golf course, a winery, two retail/wholesale nurseries, a riding stable, and farm stands.

LEGEND

- 1 Residential
- 17 Estate
- 18 Multiple Rural Use
- 19 Intensive Agricultural
- 20 Agricultural Preserves
- 22 Public/Semi-Public
- 24 Impact Sensitive Area
-  Valley View Estates Specific Plan



City of Escondido
Boundaries

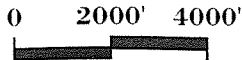
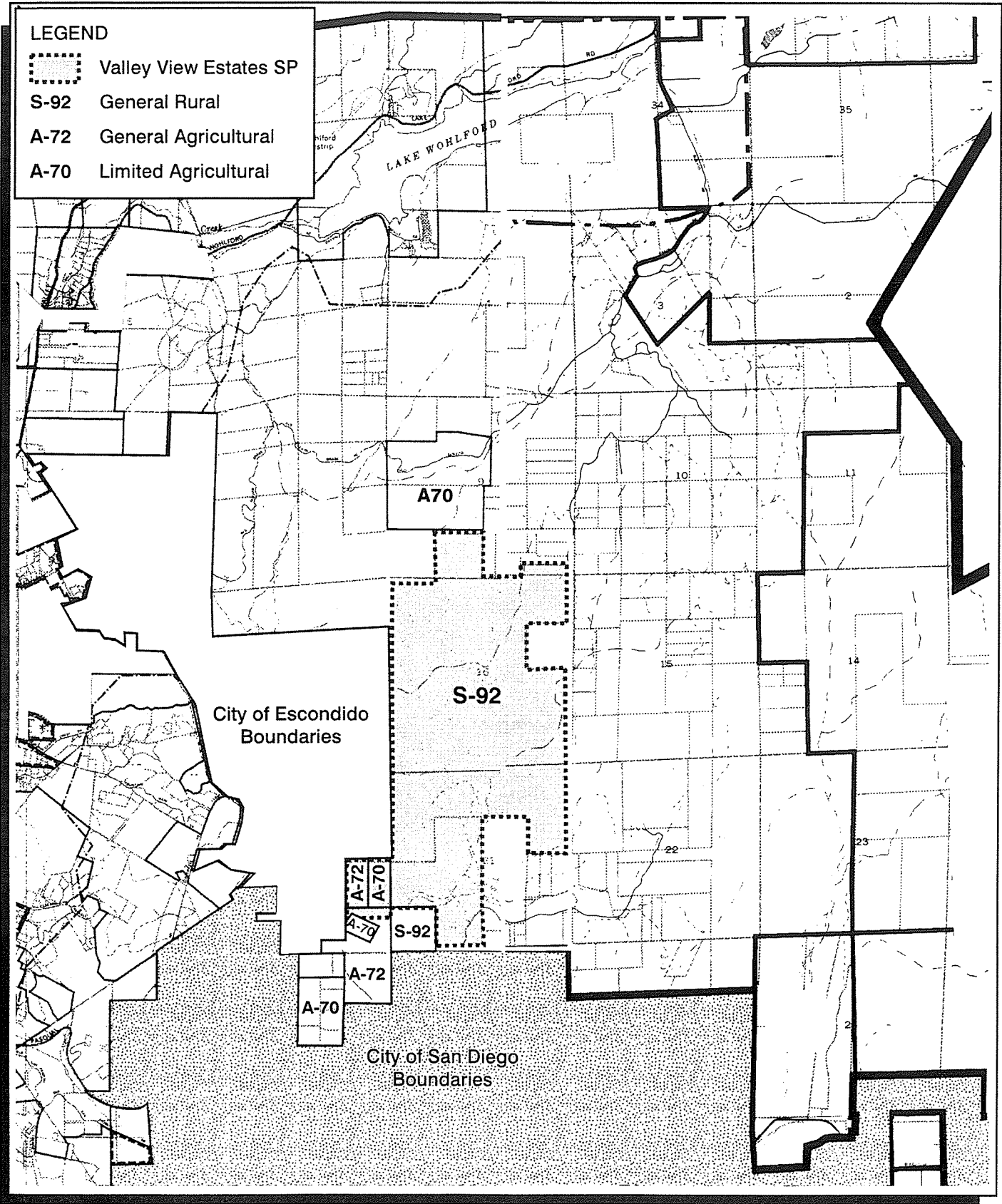
City of San Diego
Boundaries



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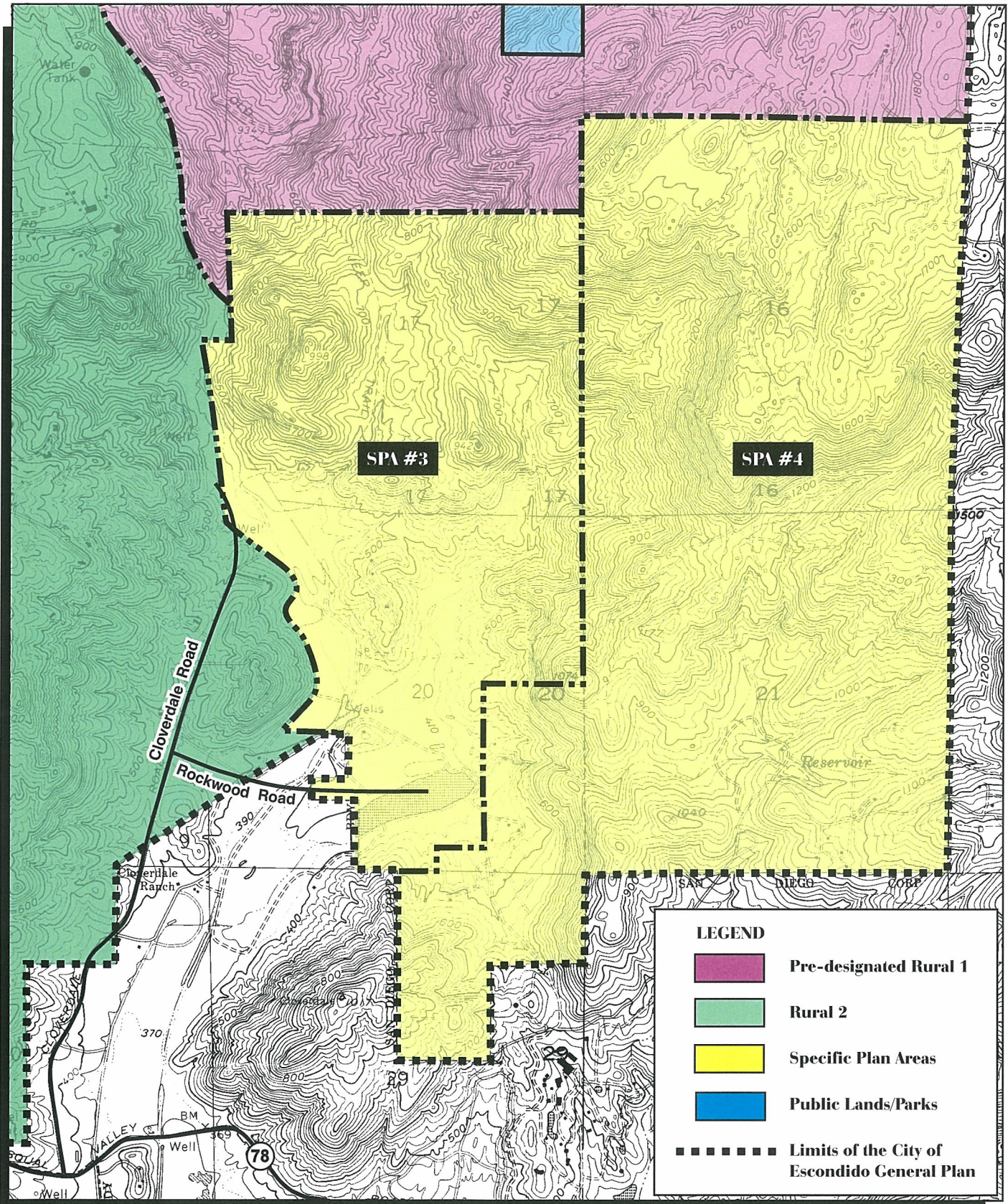
**County of San Diego
Land Use Map**

Figure 2.3.9-1

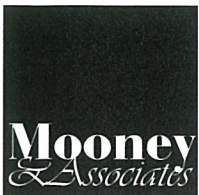


County of San Diego
Zoning Map

Figure 2.3.9-2



SOURCE: USGS 7.5' Quad Maps (Valley Center, San Pasqual, Escondido & Rodriguez Mountain)



City of Escondido General Plan Land Use Map

Figure 2.3.9-3

Valley View Estates SP EIR - Volume 2, City of Escondido

To the north, the Valley View Estates SP site is bounded by agricultural and rural development with 4, 8 and 20 acre or more parcels. Further north is a retreat center, and recreational facilities at Lake Wohlford.

To the east of Valley View Estates SP are rural and undeveloped properties. One 40-acre parcel abutting the central eastern portion of the Valley View Estate SP property is designated as archaeological preserve. Other properties to the east are targeted as part of the core preserve (State and Federal pre-approved mitigation) area in the County's MSCP, which extends onto the lower half of the Valley View Estate SP site.

Applicable Habitat Conservation Plans

Two subareas of the County's Regional Conservation Program cover Valley View Estates SP (Figure 2.3.9-5, Valley View Estates SP and Surrounding MSCP/MHCP Subarea Plans). Virtually the entire southern portion of the Valley View Estates SP property is within the Metro-Lakeside-Jamul Segment of the MSCP. Tier I-III habitats, as identified by the County Subarea Plan, comprise the vegetation over this area. These habitats are considered sensitive, requiring mitigation for impacts at predefined ratios where occurring within the adopted Subarea Plan. The southern portion of the property is within Subarea Plan's PAMA. The tiering system for sensitivity does not currently apply to the area of Valley View Estates SP within the North County MSCP Subarea which is under preparation. This area also contains sensitive habitats worthy of protection through mitigation. Very little of the Valley View Estates SP property contains vegetation that is considered not sensitive. Mitigation will be required by statute for impacts within the southern two-thirds of the SPA, according to the designated ratios within the Subarea Plan.

The City of San Diego Subarea of the MSCP identifies the adjacent area to the south and southeast within the Wild Animal Park as a MHPA for preservation. The Draft Escondido Subarea Plan was approved for release to the public by the Board of Directors of the San Diego Association of Governments (SANDAG) during June 2001. Following the approval of the EIR for public review, the official 90-day public review period will begin for both documents, after which they will be revised to reflect comments received. As shown in the draft subarea plan, all portions of the Valley View Estate SP are located outside the Escondido Subarea Plan area.

Escondido General Plan Land Use

The City of Escondido has been divided into 21 different neighborhoods for growth management purposes. The neighborhoods are intended to maintain manageable unit areas for planning to implement the goals of the General Plan, with special emphasis on the Community Facilities Element. The Valley View Neighborhood is identified as a "Tier 2C- New Community" in the Escondido Growth Management Element of the City's General Plan.

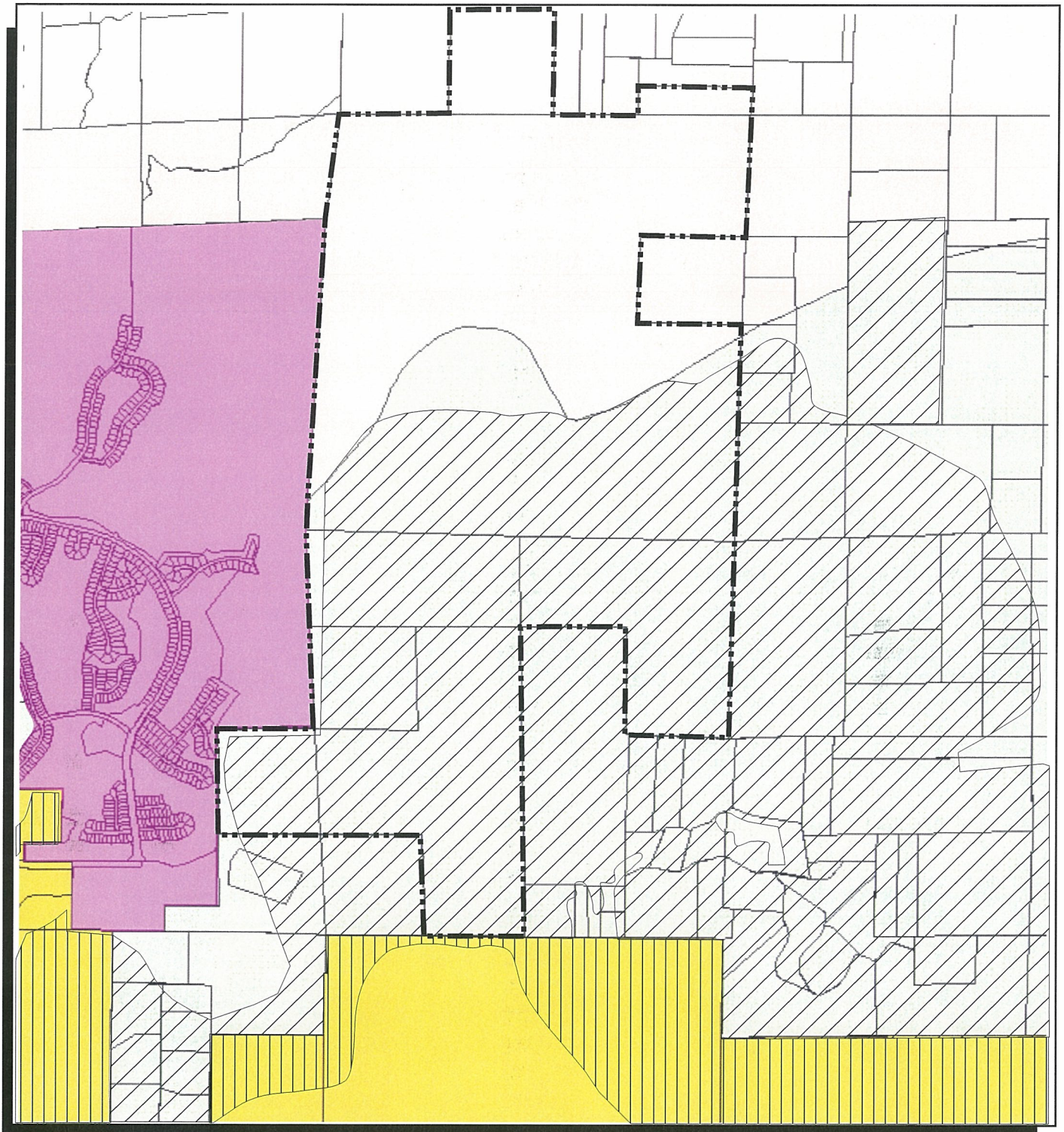
New communities include peripheral areas which are subject to specific plans. They are removed from urbanized areas of the City by distance and/or topography. The location of development within the tier areas shall be carefully considered in the specific plans, due to considerations for environmental resources, viewshed, topography, the efficient provision of public services and the specific conditions of the area. Because these areas are subject to specific plans and likely subject to Development Agreements, development shall reflect the highest quality in design and overall benefit to the community. Detailed standards shall be included in the specific plans.



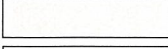



Under land use policies, the Rural I (Tier 3) category is provided to promote a rural living environment in areas of agricultural production, rugged terrain, and environmentally constrained lands that are remote from urban development.

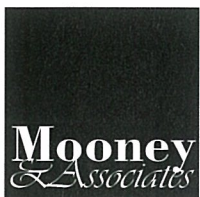
Development of SPA #4, as anticipated in the General Plan, would maintain the aesthetic and rural character in accordance with strict site planning, architectural, and landscaping standards. Under the General Plan criteria, specific plans and implementing maps and permits within SPA #4 will establish the intensity of nonresidential facilities, such as parks and trails, if included in the specific plans, as well as the residential development. Development shall be self-contained with regards to public facilities and service needs.

Applicable Goals and Policies for General Plan Amendment

- GP Amendment Policy E2.1:* General Plan Amendment requests are required when proposals request the development of the site for use of density/intensity other than indicated on the Land-Use Map or within the text of the General Plan.
- GP Amendment Policy E2.2:* Substantial documentation must be provided by the project applicant that changes in physical, social, or citywide economic factors have made the plan designation, policy statement goal or intent in question inappropriate from the standpoint of the general public welfare.
- Commercial Policy B4.7:* Isolated commercial development within residential designations shall not be allowed, unless it can meet the following criteria:
- (a) Uses are compatible with the Planned Neighborhood Commercial designation.
 - (b) Commercial uses are intended to serve only the immediate needs of the area.



- | | | | |
|--|---|--|---|
|  | City of San Diego Adopted Subarea Plan |  | City of San Diego Multi-Habitat Planning Area (MHPA) |
|  | County of San Diego Adopted Subarea Plan |  | County of San Diego Pre-Approved Mitigation Area (PAMA) |
|  | County of San Diego Subarea Plan in Preparation | | |
|  | Escondido Draft Subarea Plan | | |



Not To Scale

Valley View Estates SP and Surrounding MSCP/MHCP Subarea Plans

Figure 2.3.9-5

Commercial Policy B4.8: Planned neighborhood commercial centers shall be designed to promote their role as a neighborhood/community activity center. Accordingly, community meeting rooms, exhibition spaces, cultural facilities, child care, and other cultural/education functions shall be appropriate uses in shopping centers.

Under the General Plan criteria, specific plans and implementing maps and permits within SPA #4 will establish the intensity of nonresidential facilities such as parks, trails, commercial uses, golf courses, if included in the specific plans, as well as the residential development. Development shall be self-contained with regards to public facilities and service needs.

Applicable Goals and Policies for Specific Planning Area

General Plan Guidelines for Preparation of Specific Plans in SPA #4:

1. Maximum theoretical yield shall be determined by applying the slope density formula for the Rural II designation with an increase to maximum yield of 800 dwelling units for the entire SPA through City Council approval of Development Agreements.
2. All residential development shall be detached, single-family units.
3. The minimum lot size shall be one (1) acre, unless smaller lots are approved in conjunction with a Development Agreement.
4. Recreation facilities to serve the needs of the residential community shall be provided in conveniently located sites.

Applicable Goals and Policies for the 50 Acres within the Rural I Category

Policy B.9(a): Water supply may be from individual well or public water system.

Policy B2.2: Public improvement standards which allow for a more rural environment, such as flexibility in street rights of way and trails or paths, should be considered.

Applicable Goals and Policies for Commercial/Mixed Use Center

General Plan

Commercial Policy B4.5:

Future commercial activities shall be organized into planned, group concentrations as opposed to commercial activities organized in a linear fashion.

Commercial Policy B4.6:

Planned Neighborhood Commercial centers shall be a maximum of 5 acres and shall be located in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:

- (a) Limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan.
- (b) Limiting their number so that they are at least 1 mile from another commercial center.
- (c) Controlling lights, signage and hours of operation to avoid adversely affecting surrounding uses.
- (d) Requiring adequate landscaped buffers between commercial and residential uses.
- (e) Providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential areas.
- (f) Prohibiting the dispensing of motor fuels.

Thresholds for Determining Significance

Thresholds for determining land use and planning impacts are established by CEQA Guidelines, Appendix G, Regional and General Plans. Significant impacts will result if the project:

1. Physically divides an established community;
2. Conflicts with any applicable land use plans, policies or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; and
3. Conflicts with any applicable habitat conservation plan or natural community conservation plan.

4. Conflicts with land use plans, policies and regulations as established by General Plans and other regional planning programs will result in significant impacts where:
5. The project is inconsistent with General Plan Land Use designations, goals and policies;
6. The maximum yield of the development exceeds the residential dwelling units or equivalent for SPA #4 or proportional share thereof;
7. The development criteria are not in conformance with the City's SPA #4; and/or
8. Development will be inconsistent or in conflict with existing and/or approved adjacent land uses.

Environmental Impacts and Significance

Physically Divide an Established Community

Originally Proposed Project

The project site is located in a transitional area between urban and rural. Urban residential development, undeveloped land that is concurrently proposed for development under a separate specific plan, and the Wild Animal Park are located as distinct land uses to the west and south. The Originally Proposed Valley View Estates SP development will be compatible with the Rancho San Pasqual Community character while establishing a separate residential neighborhood as envisioned by the SPA #4 guidelines. Lands to the north and east are essentially undeveloped. Therefore, the Valley View Estates SP will not divide an established community. The potential to physically divide an established community is not significant.

Reduced Intensity and Density Project

The physical setting of the Reduced Intensity and Density Project is the same as that of the Originally Proposed Project. Therefore, the potential to physically divide an established community is not significant.

Conflict with Applicable Plans, Policies or Regulations

GPA

Originally Proposed Project

The Originally Proposed Project includes a request for a General Plan Amendment to allow neighborhood commercial/mixed uses, including apartments, within the SPA #4 area. A Citywide vote is required for approval of the requested General Plan amendments because proposed changes represent increases in intensity and density of use. The applicant proposes the addition of a commercial/mixed use center within SPA #4, the addition of apartments within the proposed mixed use area, and the increase in the overall maximum residential density with a resort that will exceed the theoretical yield, even with a Development Agreement.

The Originally Proposed Project will result in a total of 560 dwelling units plus a 250-unit resort. The estimated maximum dwelling units plus equivalent for the 1,100 portion of the SPA #4 plus 50 acres is 575 units with a Development Agreement for the increase in the maximum yield. In anticipation of a resort as a part of the Valley View Estates SP project, the General Plan SPA #4 text states that the "development may include a golf course and luxury resort hotel with extensive amenities in exchange for residential units determined to have the same impact." The adopted General Plan SPA #4 Land Use Guidelines for Preparation of the Specific Plan provide that the maximum theoretical yield shall be determined by applying the slope density formula for the Rural II designation with an increase to maximum yield of 800 dwelling units for the entire SPA #4 through City Council approval of Development Agreements. The Originally Proposed Valley View Estates SP Project includes a total of 485 single dwelling units and 75 apartments. The General Plan only allows single-family residential development.

The commercial/mixed use center will be required to meet the criteria for the Planned Neighborhood Commercial designation. With development of residential and resort uses, there will be a growing demand for commercial/mixed use support services and personnel. Under the existing land use plan, these services will be some distance away, creating additional travel miles for and inconveniences to residents, workers, and visitors. There will also evolve a need for local community focus facilities. Such facilities can be described as permitted by the General Plan in the SPA #4 Specific Plan standards for the commercial/mixed use designation.

The modification of the General Plan SPA #4 text to increase overall intensity and to provide local commercial/community services and support personnel housing in response to the physical, social and economic changes will be consistent with General Plan policies regarding amendments because with an approval by a public vote there will be substantial evidence that the physical, social, and economic benefits from the proposed local serving commercial center requires a concurrent increase in the overall density for general public welfare.

Reduced Intensity and Density Alternative

No GPA, requiring a public vote, is required because the Reduced Intensity and Density Project includes a total of 403 single-family dwelling units and 250 resort units and will be consistent with the General Plan with the proposed Development Agreement.

SP and TM

Originally Proposed Project

With the proposed GPA and Development Agreement, the Originally Proposed Valley View Estates SP and TM will be consistent with the General Plan. Under the Development Agreement, smaller than 1-acre lots (minimum 5,000 square feet) will be permitted. The proposed SP residential development standards and architectural themes will provide product types that are consistent with the anticipated upscale, large lot, single-family residential community. The commercial/mixed use with apartments element for SPA #4 will be added by the GPA. The luxury resort hotel will offer amenities, such as golf and tennis facilities.

Consistent with the General Plan Guidelines, recreation facilities to serve the needs of the residential community include a golf course, hiking and equestrian trails, an equestrian center, natural open space, and pocket parks and common areas (Figure 2.3.9-5 6, Valley View Estates SP Recreation Centers, Parks, and Trails). Approximately 51 percent of the total development area is in open space or recreation.

While overall the Originally Proposed Project will require approximately 4,000,000 cubic yards of earthwork, the grading averages less than 3,500 cubic yards per acre. No development is proposed on slopes greater than 35 percent. Therefore, there will be no significant land use and planning impacts.

Reduced Intensity and Density Project

This proposed density is consistent with the adopted General Plan SPA #4 Land Use Guidelines for Preparation of the Specific Plan. The total area of development is reduced under the Reduced Intensity and Density Project by approximately 203 acres (Table 2.3.9-1, Development Comparison Reduced Intensity and Density Project with the Originally Proposed Valley View Estates SP). The Reduced Density and Intensity Project removes development from prominent areas along the western boundary of the site.

Table 2.3.9-1 Development Comparison Reduced Intensity and Density Project with the Originally Proposed Valley View Estates SP

| Usage | Reduced Intensity and Density Project Acres | Originally Proposed Valley View Estates SP Acres | Acreage Difference |
|--|---|---|-----------------------|
| Developed Areas Residential, resort, clubhouse, tennis, mixed use development and roads | 424.1 | 569.2 | -145.1 |
| Active Open Space Golf course, common area, and equestrian center | 191.1 | 249.4 | -58.3 |
| Passive Open Space with Natural Vegetation Estate lots natural open space easement, golf course natural open space and natural open space lots | 534.8 | 331.3 | 203.5 |

Source: TRS consultants (1997 and 2002); Piro Engineering (1997 and 2002)

Under the proposed Development Agreement, smaller than one-acre lots (4,000 square feet) will be permitted. The proposed SP residential development standards and architectural themes will provide product types that are consistent with the anticipated upscale, large lot single-family residential community. The luxury resort hotel will offer amenities, such as golf and tennis facilities.

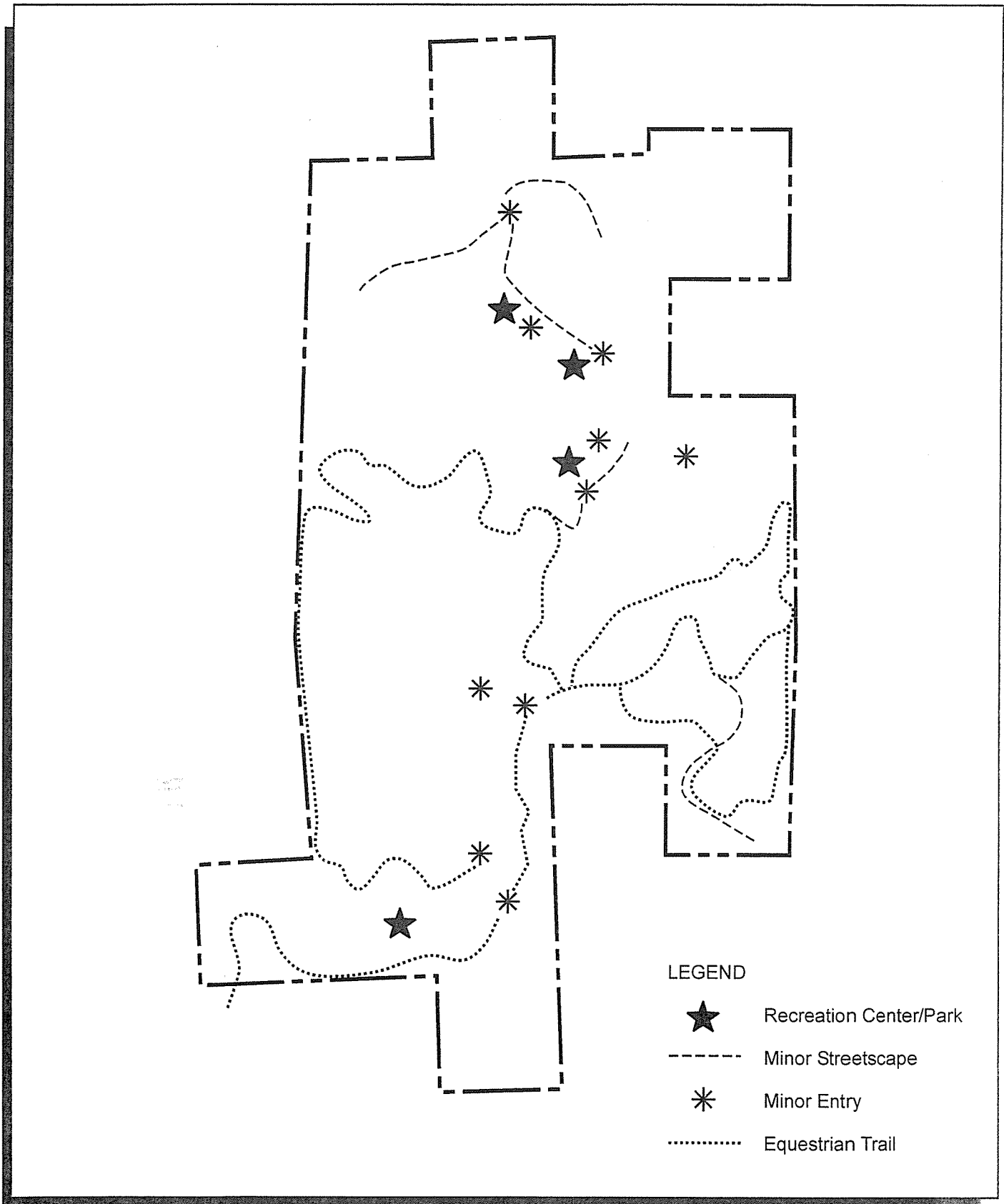
Consistent with the General Plan Guidelines, recreation facilities to serve the needs of the residential community include a golf course, hiking and equestrian trails, an equestrian center, natural open space, and pocket parks and common areas. Approximately 63 percent of the total development area is in open space or recreation.

While overall the Reduced Intensity and Density Project will also require approximately 4,000,000 cubic yards of earthwork, the grading averages less than 3,500 cubic yards per acre. No development is proposed on slopes greater than 35 percent. Therefore, there will be no significant land use and planning impacts.

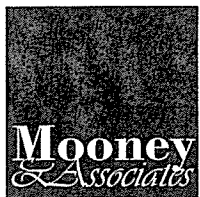
50 Acres within the Rural I Category

Originally Proposed Project and Reduced Intensity and Density Project

The 50 acres within the Rural I designation will be used as a part of the golf course open space which will allow for a more rural environment in this area of the development. No residential lots are proposed with the allowed dwelling units transferred to other areas of the SPA. The tees, fairways and greens are designed to avoid the steeper slopes. The golf course facility



SOURCE: TRS



No Scale

Valley View Estates SP Recreation Centers, Parks, and Trails

Figure 2.3.9-6

Valley View Estates SP EIR - Volume 2, City of Escondido

may use both well and public water supplies. Since this use and design will be in conformance with the General Plan policies for Rural I, there will be no significant impacts related to the proposed land uses for the 50 acres outside SPA #4.

Commercial/Mixed Use Center

Originally Proposed Project

The originally proposed SP and TM show the commercial/mixed use center located on a 7.5-acre parcel along Rockwood Road. General Plan policy limits Planned Neighborhood Commercial centers to a maximum of 5 acres. If the future commercial use development extends beyond a 5-acre portion of the 7.5-acre parcel, the development will not be consistent with the General Plan and will have a direct and potentially significant land use and planning impact.

The parcel for the proposed commercial center is at least one mile from other commercial centers, which is consistent with the General Plan Commercial Policy B4.6(b). The SP requires the commercial center to be designed in a clustered or self-contained manner, allowing for activities ranging from consumer convenience goods such as apparel and shoe stores, bakeries, food stores, restaurants and financial services to more community service-oriented facilities such as churches, child care, schools and a post office. With the proposed General Plan Amendment, the commercial center design will conform with the Planned Neighborhood Commercial designation. A "Spanish Mediterranean" conceptual architectural theme will be emphasized for all land use and development throughout Valley View Estates SP, with the "Mission Design" theme for some commercial buildings. The overall plan for the commercial center is in conformance with the General Plan.

The SP permitted uses of the proposed commercial center include community meeting rooms, exhibition spaces, cultural and educational facilities, available area for permanent structures such as churches, temples or other religious uses, and private clubs or lodges. Public improvement facilities such as sewer, water, drainage, telephone, gas, electricity and cable television will be included. Public services that could be placed within this area include a branch library, child care, elementary and secondary school, and a fire station. These land uses will be consistent with the General Plan.

The public area lighting provisions in the SP text include artificial lighting used for safety and security to illuminate the parking areas, access drives, internal vehicular circulation, and outdoor pedestrian use areas. The lights will be directed away from adjacent properties. These lighting plans and measures will all be consistent with the Commercial Policies of the General Plan.

Landscaping for commercial areas will be consistent with the plantings of all of the common areas, and create a buffer between the commercial and residential areas in conformance with the General Plan Policy. Bicycle and pedestrian links with the Valley View Estates SP neighborhoods and the commercial center, as well as with surrounding residential areas, will be accomplished via roadways, graded road shoulders/walkways, and interlinking equestrian and hiking trails in conformance with the objectives of the General Plan. Since the objectives of the General Plan Commercial Policy are met in that the commercial center has been planned in such a way as to complement, but not to conflict with, adjoining residential areas, no significant impacts to adjacent residential areas are anticipated from the commercial center portion of the Valley View Estates SP.

No motor fuel dispensing facilities are planned for the commercial area. However, such facilities are not expressly prohibited in the SP. Therefore, the SP does not conform with the General Plan Commercial Policy prohibition of motor fuel dispensing facilities and will have a potentially direct and significant impact.

Reduced Intensity and Density Project

The commercial/mixed use center has been eliminated.

Applicable Habitat Conservation Plans

Under the County's adopted MSCP, the southern half of the Valley View Estates SP is designated as MSCP PAMA, an area of approximately 571 acres. One of the purposes for the PAMA designation is the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitat. The County's MSCP criteria establish that a more than 25 percent intrusion into the PAMA will have significant biological resources impacts. The goal for corridor areas is the preservation of the biological integrity of linkages between biological resource core areas. Corridors with good vegetative and/or topographic cover will be protected. If a corridor is relatively long, it must be wide enough for animals to hide. Generally wide corridors are better than narrow ones. If narrow corridors are unavoidable, they should be relatively short with a minimum width of 400 feet and no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds.

Originally Proposed Project

The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA

to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The resulting conflict with the habitat conservation plan will be a direct and potentially significant land use and planning impact. Related biological resources impacts are discussed in Subchapter 2.3.4.

Reduced Intensity and Density Project

Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. While there will be a 203.5-acre increase in preserved natural areas and an increase in the proposed wildlife corridor width, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope, and the corridor between the MHPA and the PAMA will still be crossed by a proposed SP road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within the preserved area will not be consistent with the MSCP. The resulting conflict with the habitat conservation plan will be a direct and potentially significant land use and planning impact. Related biological resources impacts are discussed in Subchapter 2.3.4.

Summary of Significant Impacts

Originally Proposed Project

1. Development of the Planned Neighborhood Commercial center over an area of greater than 5 acres on the 7.5-acre lot designated for commercial and mixed use will not be consistent with the General Plan and will have a direct and potentially significant land use and planning impact.
2. Although motor fuel dispensing facilities are not envisioned for the commercial center, such facilities are not expressly prohibited in the SP which is inconsistent with the Escondido General Plan. The land use and planning impact will be direct and potentially significant.
3. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads

along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The resulting conflict with the habitat conservation plan will be a direct and potentially significant land use and planning impact.

Reduced Intensity and Density Project

1. The commercial/mixed use center is eliminated, avoiding impacts associated with such a center.
2. Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. While there will be a 203.5-acre increase in preserved natural areas and an increase in the proposed wildlife corridor width, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope, and the corridor between the MHPA and the PAMA will still be crossed by a proposed SP road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within a PAMA will not be consistent with the MSCP. The resulting conflict with the habitat conservation plan will be a direct and potentially significant land use and planning impact.

Mitigation Measures

Originally Proposed Project

- 1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, the Specific Plan text shall provide that the total commercial development on the 7.5-acre lot of the Planned Neighborhood Commercial center shall not exceed the maximum area of 5 acres. The remaining area can be used for the fire station, separate apartment structures, other civic uses, and landscaping.
- 2-1. Prior to approval of the Valley View Estates Specific Plan SP and to the satisfaction of the Director of Planning, the prohibition of motor fuel dispensing facilities shall be added to "Prohibited Uses" in the Valley View Estates SP text.

Reduced Intensity and Density Project

No feasible mitigation measures have been identified.

Level of Significance after Mitigation

Originally Proposed Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be reduced to a level below significant.

Once the restriction on the total area of commercial development and the prohibition of motor fuel dispensing facilities is added to the SP standards in conformance with the General Plan Commercial Policies, this land use and planning impact will be reduced to below a level of significance for development of a commercial center.

Reduced Intensity and Density Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be reduced to a level below significant.

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2.3.10 Noise

A Noise Study for Valley View Estates SP was conducted by Environmental Science Associates in April 2002 (Volume 6, Appendix K). The Noise Subchapter identifies, describes, and evaluates noise sources and potential noise conflicts associated with the Originally Proposed Valley View Estates SP and the Reduced Intensity and Density Project. This subchapter analyzes the noise impacts that will result from development of the Valley View Estates SP, including both the short-term construction impacts and long-term operational impacts, and determines whether they would result in perceptible or significant increases in noise levels.

Ambient Noise Sources and Levels

Environmental noise usually is measured in A-weighted decibels (dBA). A decibel (dB) is a logarithmic unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level (commonly called "sound level"), measured in decibels. A dBA is a decibel corrected for the variation in frequency response of the typical human ear at commonly encountered noise levels. The highest dBA recorded in a given period of time is known as the maximum noise level (L_{max}). In general, people can perceive a three-dBA difference in noise levels; a difference of 10 dBA is perceived as a doubling of loudness. Representative sounds and human response are shown in Figure 2.3.10-1, Representative Sounds and Sound Pressure Levels.

Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Useful noise descriptors measure time-averaged noise levels. The L_{eq} , the energy equivalent noise level is the equivalent steady-state continuous noise level which, in a stated period of time, contains the same acoustic energy as the time-varying sound level actually measured during the same period. The Community Noise Equivalent Level (CNEL) is a 24-hour day and night noise measurement which accounts for greater sensitivity of most people to nighttime noise by assigning a higher weight to noise levels emitted at night. The CNEL is based on human reaction to cumulative noise exposure over a 24-hour period. Evening noise between 7:00 p.m. and 10:00 p.m. is weighted by 5 dBA to take into account the greater annoyance of noise. Nighttime noise between 10:00 p.m. and 7:00 a.m. is weighted by adding 10 dBA. The L_{dn} is very similar to the CNEL except only nighttime noise (and not the evening noise) is penalized.

Sound Propagation and Attenuation

Noise sources can be categorized as either a "line source" or a "point source." An example of a "line source" is a highway where noise sources (i.e., cars and trucks) are distributed along a line. "Point sources" are stationary sources such as industrial machines and building air handling equipment. The distinction is made between these two general categories of noise

sources because, while noise levels decrease as one moves away from either line sources or point sources, the rate at which noise levels decrease depends upon which type of source it is.

Noise levels decrease (attenuate) by 3 dB for each doubling of distance between the noise source and the noise receptor. This applies where there is a clear unobstructed view of the highway, the ground is hard, no intervening structures exist, and the line-of-sight between the noise source and receptor average more than three meters above the ground (California Department of Transportation, 1980).

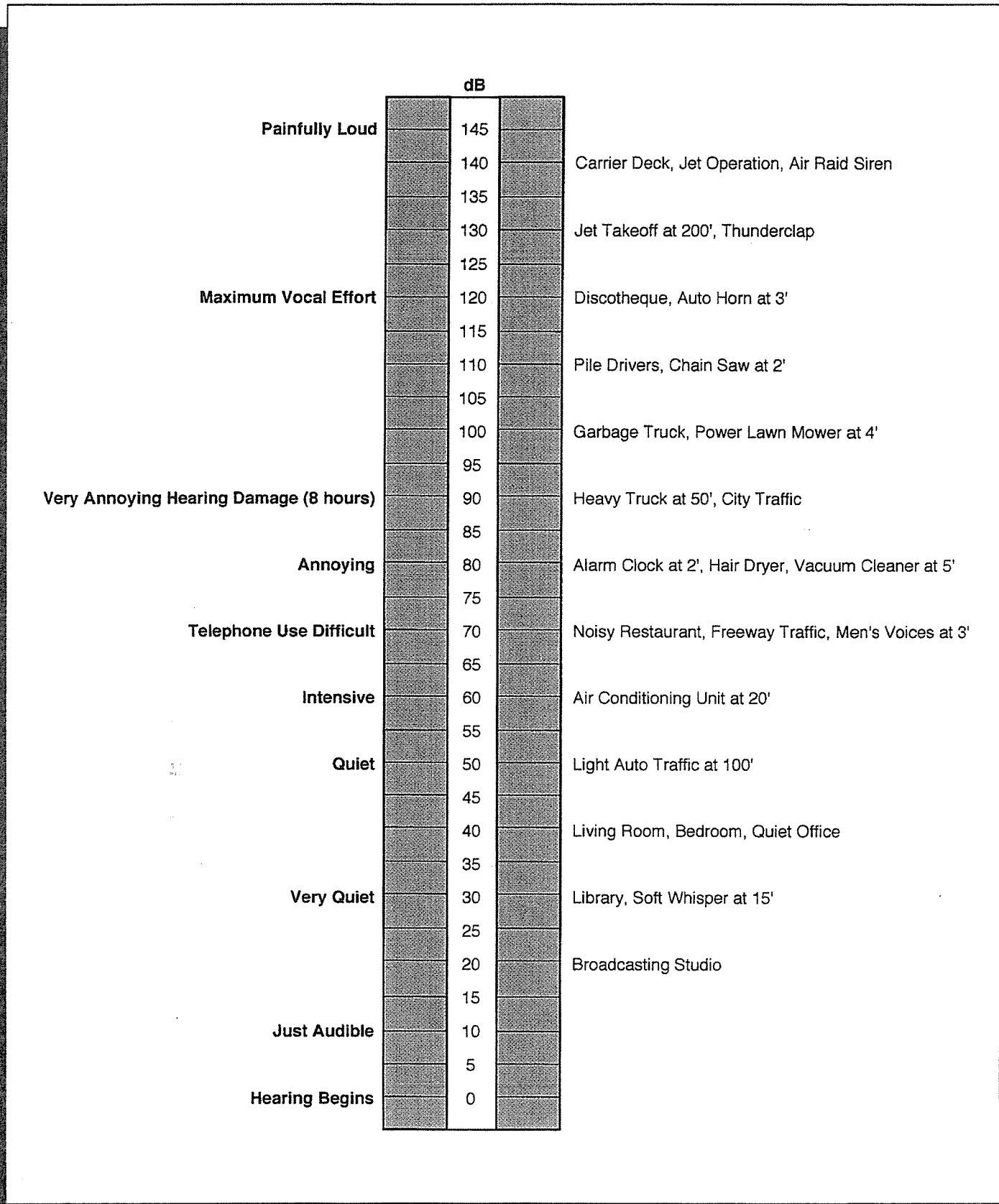
In many cases, noise attenuation for a line source can be as much as 4 dBA for each doubling of distance with the combined effects of environmental factors, such as wind conditions, temperature gradients, characteristics of the ground and the air, and the presence of vegetation. The increase in noise attenuation in an exterior environment is particularly perceived where the following conditions exist:

- An elevated profile, higher truck mix, or the presence of intervening buildings or topography come into play;
- The view of a roadway is interrupted by isolated buildings;
- The intervening ground is soft or covered with vegetation; and
- The source or receptor is located more than three meters above the ground.

In an area which is relatively flat and free of barriers, the sound level resulting from a single "point source" of noise decreases by about 6 to 7.5 dBA for each doubling of distance or 20 dBA for each factor of 10 in distance. In addition, a doubling of roadway traffic will usually result in a 3 dBA increase in noise levels.

Vibration

Vibrations caused by construction activities can be interpreted as energy transmitted in waves through the soil mass. These energy waves generally dissipate with distance from the vibration source due to spreading of the energy and frictional losses. The energy transmitted through the ground as vibration, if great enough, can result in structural damage. In order to assess the potential for structural damage associated with vibration from construction and blasting activities, the vibratory ground motion in the vicinity of an affected structure is measured in terms of peak particle velocity (PPV) in the vertical and horizontal directions, typically in units of inches per second (in/sec). Table 2.3.10-1, General Threshold Levels of Human and Structural Response to Vibration Levels, indicates criteria for structural damage and human annoyance from vibration.



SOURCE: City of Escondido, 1990



Representative Sounds and Sound Pressure Levels

Figure 2.3.10-1

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Table 2.3.10-1 General Threshold Levels of Human and Structural Response to Vibration Levels

| Effects on Structures and People | Peak Vibration Threshold (in/sec PPV) |
|---|---|
| Structural damage to commercial structures ^a | 6 |
| Structural damage to residential buildings ^a | 2 |
| Architectural damage ^a | 1.0 |
| People's perception of vibration ^a | 0.1 within several hundred feet of the vibration source |
| Vibrations from trucks and buses ^a | 0.01 to 0.1 |

^aOrion Environmental Associates, Final Environmental Impact Report: Richmond Transport Project, 87.240E; June 28, 1990.

SOURCE: Orion Environmental Associates; Wilson, Ihrig & Associates

Environmental Setting

The ambient noise in the Valley View Estates SP vicinity is influenced mostly by motor vehicle traffic on SR 78, approximately ¾ mile south of the project site, and Cloverdale Road, approximately 1 mile west of the site. SR 78 supports 10,100 ADT traveling east of San Pasqual Valley Road, 10,000 ADT traveling west of San Pasqual Valley Road, and 8,200 traveling west of the Wild Animal Park on San Pasqual Valley Road. On site, noise levels generally diminish from south to north with increasing distance from SR 78.

To further characterize the ambient noise environment, five short-term (15-minute) noise measurements were taken on March 5, 2002, at locations around the project site. The measurements were taken 50 feet of the roadway intersections. The average 15 minute Leq and maximum noise levels for the four short-term noise measurements are shown in Table 2.3.10-2, Short-term, 15-Minute Noise Measurement Results. The average noise levels measured in the vicinity of the project site ranged from a 48.9 dBA to 63.1 dBA. The maximum noise levels ranged from 68.7 dBA to 85.7 dBA.

Sensitive Receptors

Some land uses are considered more sensitive to ambient noise levels than others, due to the amount of noise exposure (in terms of both exposure time and "insulation" from noise) and the types of activities typically involved. Residences, motels and hotels, schools, libraries, churches, hospitals, nursing homes, auditoriums, parks, and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses. The proposed property would be located approximately 300 yards east of the Eagle Crest Golf Course and Rancho San Pasqual housing development. The San Pasqual Union Elementary School is

located approximately ½ mile west of the proposed project. The San Diego Wild Animal Park is located immediately south of the proposed project site.

Table 2.3.10-2 Short-term, 15-Minute Noise Measurement Results

| Location | Measured Noise Levels | | |
|---|-----------------------|------------------------|-------------------|
| | L _{eq} dBA | L _{max} (dBA) | Peak Noise Source |
| Citrus Avenue at San Pasqual Valley Road | 62.1 | 78.5 | Local Traffic |
| San Pasqual Road at Old Pasqual Road | 61.9 | 78.5 | Local Traffic |
| San Pasqual Valley Road at San Pasqual Road | 63.1 | 76.5 | Bus |
| Rockwood Road at Old Ranch Road | 48.9 | 68.7 | Local Traffic |
| Cloverdale Road at Rockwood Road | 59.5 | 85.7 | Trash Truck |

Source: Environmental Science Associates, 2002

Airports

The Valley View Estates SP site is not located within an airport land use plan, within 2 miles of a public or public use airport, or within the vicinity of a private airstrip.

State of California Noise Standards, Plans, Policies and Guidelines

The California Department of Health Services, in coordination with the Governor's Office of Planning and Research, has established noise compatibility standards for different land uses. According to the state guidelines, noise levels exceeding 70 dBA L_{dn} are normally unacceptable for residential uses. Noise levels within 60 and 70 dBA L_{dn} are conditionally acceptable to residential uses. Schools, libraries, churches, hospitals, and nursing homes are treated as noise-sensitive land uses which require acoustical studies within areas experiencing noise levels that exceed 60 dBA L_{dn}.

City of Escondido

Noise Element of the General Plan

The City of Escondido noise standards are determined by the General Plan Noise Element. The Noise Element serves to identify and mitigate noise pollution within the City of Escondido. The overall noise goal related to public health and safety is the attainment of the lowest possible level of harmful effects of noise on the people by the implementation of monitoring and advisory programs.

The following General Plan policies are relevant to the Valley View Estates SP:

Noise

Policy E1.1: New projects shall be required to meet acceptable exterior noise level standards as established in the noise and land use compatibility guidelines contained in the City of Escondido's Noise Ordinance (Table 2.3.10-3, City of Escondido Sound Level Limits). These guidelines, along with the future noise levels shown in the future noise contours map in the General Plan, shall be used by the City as a guide for evaluating the compatibility of "noise sensitive" projects potentially noisy areas.

Table 2.3.10-3 City of Escondido Sound Level Limits

| Zone | Time | Applicable Hourly L_{eq} dBA |
|---------------------------|-------------------------|--------------------------------|
| Single-family Residential | 7:00 a.m. to 10:00 p.m. | 50 |
| | 10:00 p.m. to 7:00 a.m. | 45 |
| Multi-family Residential | 7:00 a.m. to 10:00 p.m. | 55 |
| | 10:00 p.m. to 7:00 a.m. | 50 |
| Commercial | 7:00 a.m. to 10:00 p.m. | 60 |
| | 10:00 p.m. to 7:00 a.m. | 55 |

Source: City of Escondido, Noise Abatement and Control (Ordinance No. 90-08), 1990

Noise

Policy E1.2: The goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less. However, a CNEL of 60 dB or less is a goal which may not necessarily be achievable in all residential areas within the realm of economic or aesthetic feasibility. This goal should be applied where outdoor use is a major consideration (e.g., back yards and single-family housing developments, and recreation areas in multi-family housing developments). The goal should generally be applied at 10 feet from the backyard property line. However, in certain cases such as on estate lots where backyards are typically very large, the goal could be applied approximately one-half the distance between the back of the main residential structure and the rear property line. The outdoor standard should not normally be applied to balconies or patios associated with residential uses.

Noise

Policy E1.3: The City shall require new residential projects to provide for an interior CNEL of 45 dB or less due to exterior noise sources.

Noise

Policy E1.4: The City shall enforce its noise ordinance to protect the noise environment in existing residential areas. The City shall analyze potential noise impacts associated with any projects which could significantly alter noise levels in the community. The noise impacts for the proposed project on existing land use should be evaluated in terms of potential for adverse community response, based on a significant increase in existing noise levels. The "noise/land use compatibility guidelines" are not intended to assess the impacts associated with a project with the potential to generate noise. If an area currently is below the maximum normally acceptable level, an increase in noise up to the maximum should not necessarily be allowed. Projects that increase noise levels by 5 dBA or greater should be considered as generating a significant impact and should require mitigation.

Noise

Policy E1.5: The City shall enforce its noise ordinance as the method to control noise from sources other than transportation sources.

Noise

Policy E1.6: The City shall encourage use of the following measures to minimize impacts on and from new projects:

- (a) Site Planning. Proper site planning to reduce noise impacts is the first area that shall be required. By taking advantage of the natural shape and terrain of a site, it often is possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impacts. Site planning techniques shall include but not be limited to:
 - 1) Increasing the distance between the noise source and the receiver;
 - 2) Placing non-noise-sensitive land uses such as parking lots, maintenance facilities, and utility areas between the source and the receiver;
 - 3) Using non-noise-sensitive structures such as garages to shield noise-sensitive areas; and
 - 4) Orienting buildings to shield outdoor spaces from a noise source.
- (b) Architectural Layout. In many cases, noise reduction can be attained by careful layout of noise-sensitive spaces.
- (c) Noise Barriers. Noise barriers or walls commonly are used to reduce noise levels from ground transportation noise sources and industrial sources. To

be effective, a barrier must interrupt the line of sight between the noise source and the receiver.

- (d) Construction Modifications. Construction modification to walls, roofs, ceilings, doors, windows, and other penetrations may be necessary.

Noise Ordinance

The City of Escondido Zoning Code, Section 17-229, has established sound level limits for various land use issues. The sound level limits for various zoning classifications are shown in Table 2.3.10-3. These limits apply to City of Escondido roads only. Federal and state highways are regulated by state and federal laws.

The City of Escondido regulates construction noise in Article XII (Noise Abatement and Control) of Ordinance No. 90-08 as follows:

Section 17-234 - Construction Equipment.

Except for emergency work, it shall be unlawful for any person, including the City of Escondido, to operate construction equipment as follows:

- a) It shall be unlawful for any person, including the City of Escondido, to operate construction equipment at any construction site, except on Monday through Friday during a week between the hours of 7:00 a.m. and 6:00 p.m. and on Saturdays between the hours of 9:00 a.m. and 5:00 p.m., and provided that the operation of such construction equipment complies with the requirements of subsection (d) of this section.
- b) It shall be unlawful for any person, including the City of Escondido, to operate construction equipment at any construction site on Sundays and on days designated by the President, Governor, or City Council as public holidays.
- c) A person may operate construction equipment at his/her residence or for the purpose of constructing or modifying a residence for himself/herself on Monday through Friday on a week between the hours of 7:00 a.m. and 6:00 p.m. and on Saturdays, Sundays, and holidays between the hours of 9:00 a.m. and 5:00 p.m., provided that such operation of construction equipment is not carried on for profit or livelihood and complies with the requirements of subsection (d) of this section.
- d) No construction equipment or combination of equipment, regardless of age or date of acquisition, shall be operated so as to cause noise in excess of a one-hour average sound level limit of 75 dBA at any time, unless a variance has been obtained on advance from the City Manager.

- e) Persons engaged in construction for profit or as a business shall post signs at conspicuous places on a construction site indicating hours of work as prescribed in this article or authorized by permit and the applicable noise levels.

Section 17-238 - Grading

- a) It shall be unlawful for any person, including the City of Escondido, to do any authorized grading at any construction site, except on Mondays through Fridays during a week between the hours of 7:00 a.m. and 6:00 p.m. and provided a variance has been obtained in advance from the City Manager, on Saturdays from 10:00a.m. to 5:00 p.m.
- b) For the purpose of this section, "grading" shall include, but not be limited to, compacting, drilling, rock crushing or splitting, bulldozing, clearing, dredging, digging, filling, and blasting.
- c) In addition, any equipment used for grading shall not be operated so as to cause noise in excess of a one-hour sound level limit of 75 dBA at any time when measured at or within the property lines of any property which is developed and used in whole or in part for residential purposes, unless a variance has been obtained in advance from the City Manager.

San Diego County

Noise Element of the General Plan

The County of San Diego noise standards are determined by the General Plan Noise Element. The Noise Element serves to protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. Priority is given to residential areas to assure an environment free from excessive damaging noise. The Noise Element establishes the basic approach, through policies and programs, required to be taken by the County to achieve these objectives.

The following General Plan policies are relevant to the Valley View Estates SP:

- Policy 2:* Continue to support by official advocacy the control of noise sources through legal regulation and cooperative government efforts.
- Policy 3:* Establish a coordinated program within the Environmental Development Agency and Public Works Agency to maximize efforts to deamplify noise along its transmission paths.

Policy 4: Insure acceptable noise levels at the receiver's site by incorporating appropriate regulations and standards in the County's development policies and ordinances.

Noise Ordinance

Sound level limits for various zoning classifications for the County of San Diego are shown in Table 2.3.10-4, County of San Diego Sound Level Limits. The County of San Diego Zoning Code, Section 36.40, has established sound level limits for various land uses.

Table 2.3.10-4 County of San Diego Sound Level Limits

| Zone | Time | Applicable Hourly L_{eq}, dBA |
|---|-------------------------|--|
| Residential (with a density of less than 11 DUs or less per acre) | 7:00 a.m. to 10:00 p.m. | 50 |
| | 10:00 p.m. to 7:00 a.m. | 45 |
| Residential (with a density of 11 DUs or more per acre) | 7:00 a.m. to 10:00 p.m. | 55 |
| | 10:00 p.m. to 7:00 a.m. | 50 |
| Commercial | 7:00 a.m. to 10:00 p.m. | 60 |
| | 10:00 p.m. to 7:00 a.m. | 55 |

DUs = Dwelling Units

Source: County of San Diego, Noise Abatement and Control Ordinance, 1986

The County regulates construction noise Section 36.410, as follows:

- a) It shall be unlawful for any person, including the County of San Diego, to operate construction equipment at any given construction site on Sundays, and days appointed by the President, Governor, or Board of Supervisors for a public fast, Thanksgiving, or holiday. Notwithstanding the above, a person may operate construction equipment on the above-specified days between the hours of 10:00 a.m. and 5:00 p.m. in compliance with the requirements of subdivision (b) of this Section at his residence or for the purpose of constructing a residence for himself, provided such operation of construction equipment is not carried on for profit or livelihood. In addition, it shall be unlawful for a person to operate construction equipment at any construction site on Mondays through Saturdays except between the hours of 7:00 a.m. and 7:00 p.m.

- b) No such equipment, or combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of 75 dBA for more than eight hours during any 24-hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes. In the event that lower noise limit standards are established for construction equipment pursuant to State and Federal law, said lower limits shall be used as a basis for revising and amending the noise level limits specified in subsection (b) above.

City of San Diego

Noise Element of the General Plan

The Progress Guide to the City of San Diego General Plan (1989), Transportation Section, identifies roadway noise as the primary contributor affecting noise-sensitive land uses and constraining potential urban development. The goals note four basic methods for abating noise impacts: quiet the noise source; isolate the noise source; interrupt the noise path; and protect the receiver. Standards for land use compatibility with various noise levels have been adopted by the City Council, similar to the County of San Diego and the City of Escondido. These standards are based upon accepted thresholds of significance and apply to noise from any source. They are used by the City in land use planning and zoning, in the regulation of development, and in conducting environmental reviews.

Goals

- Reduction of transportation noise to a level that is tolerable and no longer constitutes a threat to the public health and general welfare.

Guidelines and Standards

- Emphasize aesthetics and noise reduction in the design, improvement, and operational management of streets and highways.
- Consider both current and projected noise levels in determining land use compatibility.
- Design and build transportation facilities to minimize their noise impacts on surrounding uses.

Noise Ordinance

Similar to the County, the City of San Diego Municipal Code, Article 9.5 (Noise Abatement and Control), Section 59.5.0401, establishes sound level limits for various land uses.

Construction noise is regulated by Section 59.5.0404, which reads as follows:

- a) It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator. In granting such permit, the Administrator shall consider whether the construction noise in the vicinity of the proposed work site will be less objectionable at night than during the daytime because of different population densities; of different neighboring activities; whether obstruction and interference with traffic, particularly on streets of major importance, will be less objectionable at night than during the daytime; whether the type of work to be performed emits noises at such a low level as to not cause significant disturbances in the vicinity of the work site; the character and nature of the neighborhood of the proposed work site; whether great economic hardship will occur if the work were spread over a longer time; whether proposed night work is in the general public interest; and he shall prescribe such conditions, working times, types of construction equipment to be used, and permissible noise levels as he deems to be required in the public interest.
- b) Except as provided in subsection C, hereof, it shall be unlawful for any person, including the City of San Diego, to conduct any construction activity so as to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 dBA during the 12-hour period from 7:00 a.m. to 7:00 p.m.
- c) The provisions of subsection B of this section shall not apply to construction equipment used in connection with emergency work, provided the Administrator is notified within 48 hours after commencement of work.

Thresholds for Determining Significance

According to State CEQA Guidelines, Appendix G, a project will normally have a significant adverse impact on the environment if it will:

1. Expose 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.
2. Expose persons to or generate excessive groundborne vibration or groundborne noise levels.
3. Substantially increase ambient noise levels in the project vicinity above levels existing without the project.
4. Substantially increase temporary or periodic ambient noise levels in the project vicinity above levels existing without the project.
5. Be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, and expose people residing or working in the project area to excessive noise levels.
6. Be located within the vicinity of a private airstrip, and expose people residing or working in the project area to excessive noise levels.

According to the City of Escondido's Noise Element and Ordinance, the Valley View Estates SP will result in a significant noise impact if it will result in one or more of the following:

7. Transportation noise that exceeds 50 dBA (exterior) at project residential land uses and 60 dBA at project commercial land uses; and
8. An increase in noise exposure level of greater than 5 dBA in an area currently below the maximum normally acceptable level.

The above criteria are applicable to long-term changes in the noise environment. Construction noise impacts, which are temporary by nature, will be significant if they will last for an inordinate amount of time near any given noise-sensitive use, will substantially interfere with land uses in the vicinity, or will violate the City of Escondido's noise standards.

Environmental Impacts and Significance

Construction noise levels were estimated using U.S. Environmental Protection Agency (U.S. EPA) construction equipment and operation noise estimates (1971). Land use compatibility noise impacts were evaluated by the Governor's Office of Planning and Research standards for exterior noise exposure and land use compatibility (1990). Vehicular traffic noise was estimated using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model. Input to the model includes traffic volumes, vehicle speeds, and vehicle mix. Traffic data used as input for the model was provided by Katz, Okitsu and Associates in 2002.

Typical Construction Noise

Originally Proposed Project

Construction related noise levels at and near any given location in the Originally Proposed Valley View Estates SP vicinity will fluctuate depending on the particular type, number, and duration of use of various pieces of construction equipment. Construction within the Valley View Estates SP will take place over a 10- to 15-year period and will occur in seven phases, each of which has its own mix of equipment and, consequently, its own noise characteristics. During these phases of construction, the character of noise levels surrounding the construction sites will change as work progresses. Table 2.3.10-5, Typical Construction Phase Noise Levels, shows typical noise levels generated during various phases of construction.

Table 2.3.10-5 Typical Construction Phase Noise Levels

| Construction Phase | Noise Level(L_{eq})¹ |
|---------------------------|--|
| Ground Clearing | 83 |
| Excavation | 88 |
| Foundations | 81 |
| Erection | 81 |
| Finishing | 88 |
| Rock Drill ² | 98 |

¹ Noise levels correspond to a distance of 50 feet from the noisiest piece of equipment associated with a given phase of construction and 200 feet from the rest of the equipment associated with that phase.

² Assumed noise level for rock crushing and blasting activity.

Source: United States Environmental Protection Agency, 1971

Noise from construction activities generally attenuates (decreases) at a rate of 6 dB per doubling of distance. Assuming this attenuation, "finishing" noise levels of 88 dBA at 50 feet will be reduced to approximately 82 dBA at 100 feet, 76 dBA at 200 feet, and 70 dBA at 400 feet from construction activity. The closest sensitive receptors to the Originally Proposed Project development are located approximately 400 feet west of the proposed Rockwood Road extension and the patio homes near the entrance to the SP project. All other construction will occur at distances greater than 1/4 mile from these sensitive receptors.

The Animal Services area within the Wild Animal Park is located closest to proposed Valley View Estates SP property. This area includes off-exhibit mammal and bird facilities and off-exhibit breeding facilities (Condor). Open corrals extend to within approximately 50 feet of the boundary with Valley View Estates SP. The closest Animal Services building is approximately 500 feet from the northern Wild Animal Park boundary. Four of the proposed Valley View

Estates lots are located along the existing Zoo Road within the Valley View Estates SP property and will be accessed by Zoo Road from the north. Therefore, the closest major road construction within Valley View Estates to the Wild Animal Park boundary will be approximately 725 feet from the nearest corral. Due to the topography, road locations, and the size of the lots proposed in this area, construction of only two dwelling units will most likely occur as close as 150 feet from the Wild Animal Park boundary. However, the open corrals are located 200 feet or more from the Wild Animal Park boundary adjacent to these two lots. The remaining six dwelling units overlooking the Wild Animal Park will probably be constructed at distances of 600 feet or greater from the Wild Animal Park boundary. Construction on the remaining 9 lots within the 40-acre parcel of Valley View Estates SP adjacent to the Wild Animal Park will be on the far side of the ridge separating the Wild Animal Park for the rest of the Valley View Estate SP development. Construction activities for Valley View Estate SP near the Wild Animal Park will be short-term.

Sensitive receptors could be exposed to construction noise levels as high as 70 dBA during "finishing" activities. This will be less than the 75 dBA threshold set by the City Noise Ordinance, and therefore not considered significant. Construction noise will occur during the day which is considered the least sensitive noise period.

Due to the low ambient noise level of 48.9 dBA immediately west of the Originally Proposed Valley View Estates SP (Rockwood Road at Old Ranch Road), residents within the Rancho San Pasqual community west of the Valley View Estate SP project site and the Animal Services area of the Wild Animal Park may however experience a temporary increase in ambient noise levels. The temporary increase in ambient noise levels from construction will be a direct, short-term significant impact for the residents located to the west in the vicinity of the Originally Proposed Valley View Estates SP and for animals located within the Animal Services area of the Wild Animal Park.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project eliminates the nine proposed patio homes within 400 feet of existing Rancho San Pasqual residential units and 54 estate lot residences along the western slope facing the Rancho San Pasqual Community. However, construction activities will still be conducted west of the Valley View Estates SP ridgeline for the extension of Rockwood Road and on residential lots and near the southern boundary adjacent to the Wild Animal Park. Therefore, due to the low ambient noise level of 48.9 dBA immediately west of the ~~Originally Proposed Valley View Estates SP~~ Reduced Intensity and Density Project (Rockwood Road at Old Ranch Road), residents within the Rancho San Pasqual community west of the Valley View Estate SP project site and the Animal Services area of the Wild Animal Park may however experience a temporary increase in ambient noise levels. The temporary increase in ambient noise levels from construction will be a direct, short-term significant impact for the residents located to the west in the vicinity of the ~~Originally Proposed Valley View~~

Estates SP Reduced Intensity and Density Project and for animals located within the Animal Services area of the Wild Animal Park.

Rock Crushing, Rock Drilling, and Blasting Operations

Originally Proposed Project

In addition to various other construction activities, rock crushing, rock drilling and rock blasting will occur at various times at the site. Assuming rock crushing and rock drilling levels of 98 dBA at 50 feet (Table 2.3.1-5), 800 feet will be required to attenuate noise levels to less than 75 dBA. In addition, terrain features of the site will decrease the distance required to attenuate the noise level to a less than significant level. The central portion of the project site is dominated by a major north-south ridgeline. Sensitive receptors west of this ridgeline will be shielded from most noise produced east of the ridgeline. The closest major road construction within Valley View Estates SP to the Wild Animal Park boundary will be approximately 725 feet from the nearest corral of the Animal Services area. Valley View Estates SP development to the north of this road will be located on the far side of a ridgeline and not only separated by distance but also buffered from the Wild Animal Park by topography. However, any rock crushing operations located on the Originally Proposed Valley View Estates SP closer than 800 feet to existing residences in the vicinity or to the Animal Services facilities of the Wild Animal Park will have a short-term, but direct and potentially significant noise impact because noise levels will be greater than 75 dBA.

Rock drilling has the potential to last several hours to several days. Unlike rock crushing, which can be located away from sensitive receptors, the location of rock drilling is dependent on the geologic formations being drilled. Rock drilling that will occur east of the north-south ridgeline or north of the ridgeline overlooking the Wild Animal Park will not significantly impact local sensitive receptors. However, prolonged rock drilling on top or west of the ridgeline for roads, resort facilities, estate lots and patio homes or in the area of the southernmost estate lots, as shown on the Originally Proposed Project, has the potential to directly and significantly impact the ambient noise levels of local sensitive receptors in the short-term because the 50 dBA threshold for exterior sound level limits will be exceeded.

As opposed to rock crushing, which will be a continuous noise source for several hours, rock blasting will last seconds but will emit a higher decibel level. Escondido Noise Ordinance No. 90-08 Section 17-234 states no construction equipment shall be operated so as to cause noise in excess of a one hour average sound level of 75 dBA, unless a variance has been obtained in advance from the City Manager. While rock blasting will emit a maximum of 98-105 dBA at 50 feet, it will only last seconds and when averaged over an hour will not be expected to exceed the City of Escondido's Noise Ordinance. Blasting noise perceptible by a majority of the nearby sensitive receptors, located west of the major ridgeline, will be reduced when blasting is conducted east of this ridgeline. Blasting noise perceptible by sensitive receptors

to the south will be reduced by a ridgeline, except for use in the area southernmost seven lots and access road. However, intermittent, unexpected blasting could be a nuisance or cause alarm in nearby communities and animals located within the Wild Animal Park Animal Services facilities which will have short-term, direct, and potentially significant noise impacts.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project eliminates the nine originally proposed patio homes within 400 feet of existing Rancho San Pasqual residential units and 54 estate lot residences along the western slope facing the Rancho San Pasqual Community. However, construction activities will still be conducted west of the major ridgeline for the extension of Rockwood Road, resort hotel facilities, and on residential lots and near the southern boundary with the Wild Animal Park. Therefore, this alternative will have the same potentially significant rock crushing, rock drilling, and blasting impacts as the Originally Proposed Project.

Vibrations

Originally Proposed Project

Construction equipment operations, and particularly blasting activities, could create earthborne vibrations that could affect adjacent sensitive receptors. To assess the potential for structural damage associated with vibration, the vibratory ground motion in the vicinity of the affected structure is measured in terms of peak particle velocity (PPV) typically in units of inches per second (in/sec). A PPV ranging from 0.02 in/sec to 0.10 in/sec is perceptible. A PPV of 1.0 in/sec is strongly perceptible. The PPV for a track-driven excavator/backhoe, for example, has been measured at 0.043 in/sec at a distance of 30 to 40 feet. Caltrans uses a vibration criterion of 0.1968 in/sec PPV in the vertical direction for its construction projects

The frequency of blast vibration or the number of oscillations per second that a particle makes when under the influence of an energy wave, measured in Hertz [Hz]), also affects the potential for damage to structures. The potential for damage to structures from controlled detonation is greater with low frequency vibration (below 40 Hz) than with high frequency vibration (40 Hz and above). Consequently, performance standards for vibration impacts are sometimes expressed as a range of PPV and frequency values. The U.S. Bureau of Mines has published the following criteria to avoid causing architectural or structural damage:

- For frequencies of 10 Hz, the PPV should not exceed 0.5 in/sec
- For frequencies of 40 Hz or greater, the PPV should not exceed 2.0 in/sec (PPV thresholds for frequencies between 10 Hz and 40 Hz progress linearly.)

The actual human, animal, and structural response to different vibration levels is influenced by a number of factors, including soil type, distance between source and receptor, duration, and

number of perceived events. Controlled detonation associated with the Originally Proposed Valley View Estates SP construction will have temporary and intermittent earthborne vibration impacts that will be direct and potentially significant.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project eliminates the nine proposed patio homes within 400 feet of existing Rancho San Pasqual residential units and 54 estate lot residences along the western slope facing the Rancho San Pasqual Community. However, blasting will still be required for development. Therefore, this alternative will have the same potentially significant vibration impacts as the Originally Proposed Valley View Estates SP.

Traffic Noise

Originally Proposed Project

Short term ambient noise measurements conducted in March 2002 indicate that existing noise levels along local roadway segments in the project area exceed thresholds defined by the City of Escondido Zoning Ordinance for residential (50 dBA) and commercial (60 dBA) land uses. To evaluate the Valley View Estates SP's impact on local conditions, the Federal Highway Administration (FHWA) Traffic Noise Prediction model was used to evaluate one hour peak noise levels. Traffic volumes used in the model were taken from the Katz, Okitsu and Associates Valley View Traffic Study, PM peak hour traffic volumes. The results of this model are shown in Table 2.3.10-6, Calculated PM Peak Noise Levels Originally Proposed Valley View Estates SP.

According to the City of Escondido's General Plan, Noise Policy E1.4, if an area is currently below the maximum normally acceptable level, an increase in noise up to the maximum should not necessarily be allowed. A threshold increase in noise level of 5 dBA is established by this policy. Projects that increase noise levels by 5 dBA or greater are to be considered as generating a significant impact and require mitigation if feasible. Significant noise impacts in this context refers to a change in noise at existing residential and commercial land uses. The noise estimates provided in Table 2.3.10-6 indicate that the projected traffic noise increases generated by the Originally Proposed Valley View Estates SP will be greater than 5 dBA over existing levels along Rockwood Road and Cloverdale Road, near the Rancho San Pasqual community and the elementary school.

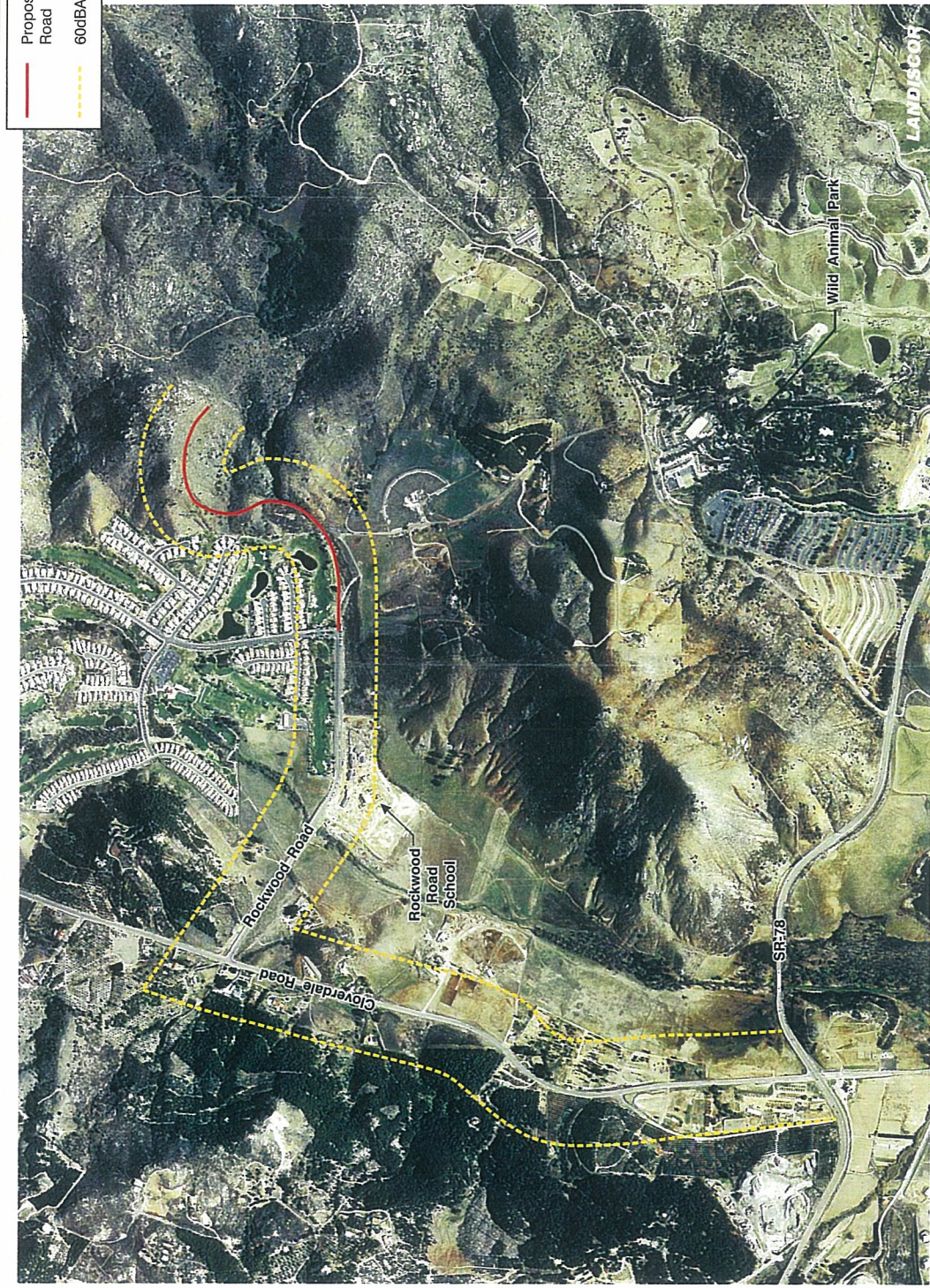
**Table 2.3.10-6 Calculated PM Peak Noise Levels Originally Proposed
Valley View Estates SP**

| Road | Segment | Existing Conditions dBA | Existing plus Valley View Estates SP dBA | Increase in dBA |
|---------------------------------------|---|-------------------------|--|-----------------|
| Rockwood Road | Valley View Estates SP to Cloverdale Road | 62 | 69 | 7 |
| Cloverdale Road | Rockwood Road to San Pasqual Valley Road | 64 | 70 | 6 |
| Via Rancho Parkway (San Pasqual Road) | San Pasqual Valley Road to Old Pasqual Road | 67 | 71 | 4 |
| San Pasqual Road | Citrus Avenue to Cloverdale Road | 72 | 74 | 2 |

Source: Environmental Science Associates, 2002; Katz, Okitsu & Associates, 2002; Federal Highway Administration Noise Prediction Model

According to the City of Escondido's General Plan Noise Policy E1.2, the goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less. However, a CNEL of 60 dB or less is a goal which may not necessarily be achievable in all residential areas within the realm of economic or aesthetic feasibility. This goal should be applied where outdoor use is a major consideration (e.g., back yards and single-family housing developments). The goal should generally be applied at ten feet from the backyard property line. The existing 60 dBA CNEL contour is at approximately 71 feet from the center line of Rockwood Road and approximately 120 feet from the centerline of Cloverdale Road. With the addition of traffic from the Originally Proposed Project, the 60 dBA CNEL will increase to approximately 410 feet and 495 feet from centerline, respectively. Figure 2.3.10-2, 60 dBA CNEL Contour with the Originally Proposed Valley View Estates SP Generated Traffic, shows the approximate location of the 60 dBA CNEL contour for the Originally Proposed Project. The 60 dBA CNEL noise contour will traverse the backyards of several single-family homes along Cloverdale Road and the elementary school site located Rockwood Road. In addition, the homes along the south side of Sprucewood Lane and its terminus and Ferncreek Lane within the Rancho San Pasqual community will be affected by the 60 dBA contour for Rockwood Road and its proposed extension.

Because the 60 dBA CNEL resulting from the traffic generated by the Originally Proposed Project will expand to include residences and rear yards and the projected traffic noise increases will be greater than 5 dBA over existing levels along Rockwood Road and Cloverdale Road, there will be potentially direct and significant noise impacts.



Proposed Extension of Rockwood Road
 60dBA CNEL Contour

SOURCE: LandisCorp



Mooney
Associates



60dBA CNEL Contour with Originally Proposed Valley View Estates SP Generated Traffic

Figure 2.3.10-2
 Valley View Estates SP - Volume 2, City of Escanaba



Proposed Extension of Rockwood Road
 60dBA CNEL Contour

SOURCE: LandisCorp



Mooney
 Associates



60dBA CNEL Contour with Reduced Intensity and Density Project Generated Traffic

Figure 2.3.10-3
 Valley View Estates SR - Volume 2, City of Escondido

Reduced Intensity and Density Project

While the traffic volumes are reduced from those of the Originally Proposed Valley View Estates SP, the noise estimates provided in Table 2.3.10-7, Calculated PM Peak Noise Levels for the Reduced Intensity and Density Project, indicate that the projected traffic noise increases generated will still be 5 dBA or greater over existing levels for the Reduced Intensity and Density Project along Rockwood Road and Cloverdale Road. Due to the projected large increase in traffic, increased roadway noise will have a potentially direct and significant noise impact.

Table 2.3.10-7 Calculated PM Peak Noise Levels for the Reduced Intensity and Density Project

| Road | Segment | Existing Conditions dBA | Existing plus Reduced Intensity and Density Project dBA | Increase in dBA |
|---------------------------------------|---|-------------------------|---|-----------------|
| Rockwood Road | Valley View Estates SP to Cloverdale Road | 62 | 69 | 7 |
| Cloverdale Road | Rockwood Road to San Pasqual Valley Road | 64 | 69 | 5 |
| Via Rancho Parkway (San Pasqual Road) | San Pasqual Valley Road to Old Pasqual Road | 67 | 71 | 4 |
| San Pasqual Road | Citrus Avenue to Cloverdale Road | 72 | 74 | 2 |

Source: Environmental Science Associates, 2002; Katz, Okitsu & Associates, 2002; Federal Highway Administration Noise Prediction Model

With the Reduced Intensity and Density Project, the 60 dBA CNEL will increase to approximately 361 feet from the existing approximately 71 feet from the center line of Rockwood Road and to approximately 410 feet from the existing approximately 120 feet from the centerline of Cloverdale Road. Figure 2.3.10-3, 60 dBA CNEL Contour with Reduced Intensity and Density Project Generated Traffic, shows the approximate location of the 60 dBA CNEL contour for the Reduced Intensity and Density Project. While distances of the 60 dBA from the roadway centerlines are reduced with the Reduced Intensity and Density Project, the 60 dBA CNEL noise contour will continue to traverse the backyards of several single-family homes along Cloverdale Road, the elementary school site on Rockwood Road, and backyards within the Rancho San Pasqual community.

Because the 60 dBA CNEL resulting from the traffic generated by the Reduced Intensity and Density Project will expand to include residences and rear yards and the projected traffic noise increases will be greater than 5 dBA over existing levels along Rockwood Road and Cloverdale Road, there will still be potentially direct and significant noise impacts.

Stationary Noise Sources

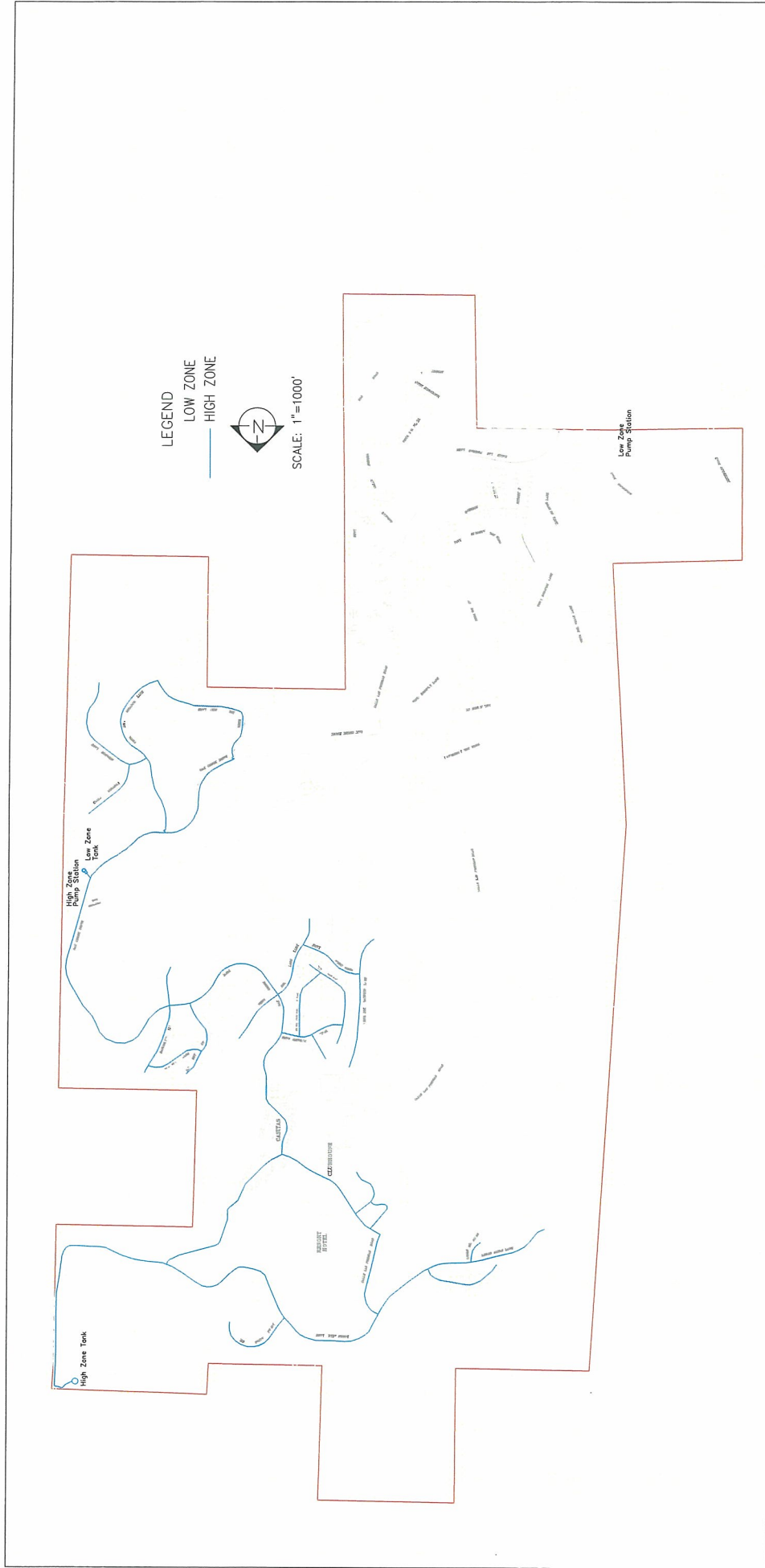
Originally Proposed Project and Reduced Intensity and Density Project

Operational noise impacts other than from vehicular traffic include heating, ventilating and air conditioning (HVAC) systems, children playing, music, and other noise associated with housing developments. Housing developments are not normally associated with a significant stationary source noise impact. Any noise produced by the residences or the residents of a housing development will normally be shielded from other housing developments by intervening houses. Therefore, the increase in stationary source noise levels will be less than significant.

Summary of Significant Impacts

Originally Proposed Project

1. Due to the low ambient noise level of 48.9 dBA immediately west of the Originally Proposed Valley View Estates SP (Rockwood Road at Old Ranch Road), residents within the Rancho San Pasqual community west of the Valley View Estate SP project site and the Animal Services area of the Wild Animal Park may however experience a temporary increase in ambient noise levels. The temporary increase in ambient noise levels from construction will exceed the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits and will have a direct, short-term significant impact for the residents located to the west in the vicinity of the Originally Proposed Valley View Estates SP and will also have a direct and short-term significant impact for animals located within the Animal Services area of the Wild Animal Park.
2. Any rock crushing operations located on the Originally Proposed Valley View Estates SP closer than 800 feet to existing residences or to the Animal Services facilities of the Wild Animal Park will potentially exceed the 75 dBA threshold adopted in the City's Noise Ordinance for construction sound level limits and will have a short-term, but direct and potentially significant noise impact.
3. Prolonged rock drilling on top or west of the ridgeline for roads, resort facilities, estate lots and patio homes or in the area of the southernmost estate lots, as shown on the Originally Proposed Project, has the potential to directly and significantly impact the ambient noise levels of local sensitive receptors in the short-term because the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits will be exceeded.
4. While rock blasting will only last seconds and when averaged over an hour will not be expected to exceed the City's Escondido's Noise Ordinance one hour average



VALLEY VIEW ESTATES
 CONCEPTUAL ONSITE
 WATER SYSTEM

CITY OF ESCONDIDO WATER AVAILABILITY STUDY
 APRIL 2002



sound level of 75 dBA, intermittent, unexpected blasting could be a nuisance or cause alarm in nearby communities and animals located within the Wild Animal Park Animal Services facilities which will have short-term, direct and potentially significant noise impacts.

5. Controlled detonation for blasting associated with the Originally Proposed Valley View Estates SP construction will have temporary and intermittent earthborne vibration impacts that will be direct and potentially significant.
6. The projected traffic noise increases generated by the Originally Proposed Valley View Estates SP will be greater than 5 dBA over the existing levels along Rockwood Road and Cloverdale Road, near the Rancho San Pasqual community and the elementary school, and will exceed the threshold level of increase by 5 dBA or greater per General Plan Noise Policy E1.4. The 60 dBA CNEL noise contour traverses the backyards of several single-family homes along Cloverdale Road and the elementary school site on Rockwood Road. In addition, the homes along the south side of Sprucewood Lane and its terminus and Ferncreek Lane within the Rancho San Pasqual community will be affected by the 60 dBA contour for Rockwood Road and its extension, exceeding the threshold of General Plan Noise Policy E1.2. Therefore, the noise impacts will be direct and potentially significant.

Reduced Intensity and Density Project

1. Due to the low ambient noise level of 48.9 dBA immediately west of the Reduced Intensity and Density Project (Rockwood Road at Old Ranch Road), residents within the Rancho San Pasqual community west of the Valley View Estate SP project site and the Animal Services area of the Wild Animal Park may experience a temporary increase in ambient noise levels. The temporary increase in ambient noise levels from construction will exceed the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits and will have a direct, short-term significant impact for the residents located to the west in the vicinity of the Reduced Intensity and Density Project and will also have a direct and short-term significant impact for animals located within the Animal Services area of the Wild Animal Park.
2. Any rock crushing operations located on the Reduced Intensity and Density Project closer than 800 feet to existing residences or to the Animal Services facilities of the Wild Animal Park will potentially exceed the 75 dBA threshold adopted in the City's Noise Ordinance for construction sound level limits and will have a short-term, but direct and potentially significant noise impact.
3. Prolonged rock drilling on top or west of the ridgeline for roads, resort facilities, estate lots and patio homes or in the area of the southernmost estate lots, as shown

on the Reduced Intensity and Density Project, has the potential to directly and significantly impact the ambient noise levels of local sensitive receptors in the short-term because the 50 dBA threshold adopted in the City's Noise Ordinance for exterior sound level limits will be exceeded.

4. While rock blasting will only last seconds and when averaged over an hour will not be expected to exceed the City's Escondido's Noise Ordinance one hour average sound level of 75 dBA, intermittent, unexpected blasting could be a nuisance or cause alarm in nearby communities and animals located within the Wild Animal Park Animal Services facilities which will have short-term, direct and potentially significant noise impacts.
5. Controlled detonation for blasting associated with the Reduced Intensity and Density Project construction will have temporary and intermittent earthborne vibration impacts that will be direct and potentially significant.
6. The projected traffic noise increases generated by the Reduced Intensity and Density Project will still be greater than 5 dBA over the existing levels along Rockwood Road and Cloverdale Road, near the Rancho San Pasqual community and the elementary school, and will exceed the threshold level of increase by 5 dBA or greater per General Plan Noise Policy E1.4. The 60 dBA CNEL noise contour traverses the backyards of several single-family homes along Cloverdale Road and the elementary school site on Rockwood Road. In addition, the homes along the south side of Sprucewood Lane and its terminus and Ferncreek Lane within the Rancho San Pasqual community will continue to be affected by the 60 dBA contour for Rockwood Road and its extension, exceeding the threshold of General Plan Noise Policy E1.2. Therefore, the noise impacts will be direct and potentially significant.

Mitigation Measures

Originally Proposed Project

- 1-1. As a condition of all grading permits to the satisfaction of the Director of Public Works:
 - a. Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per manufacturers' specifications) and by shrouding or shielding impact tools.
 - b. Construction staging areas shall be located within the Valley View Estates Specific Plan property as far from noise-sensitive uses (residences, the school, recreational areas, and Wild Animal Park) as possible.

- 2-1. Rock crushing equipment and operations shall be placed at all time a minimum of 800 feet from the closest existing residence and the Wild Animal Park boundary and, once construction access is available, shall be situated east of the central ridgeline.
- 2-2. Upon approval of a grading permit, the City shall designate a contact person to respond to community complaints concerning construction noise from Valley View Estates Specific Plan (SP) and to ensure compliance with the City of Escondido's Noise Abatement and Control Ordinance, its hours of operation for rock crushing, rock drilling, blasting, and the Valley View Estates SP conditions of approval.
- 3-1. Prior to approval of any grading permit where rock drilling is to be conducted within 800 feet of a sensitive receptor (residences, the school, recreational areas, and Wild Animal Park), a Noise Variance shall be obtained from the City Manager.
- 3-2. [See mitigation measure 2-2 for significant noise impact 2.]
- 4-1. As a condition of any grading permit under which blasting will occur and to the satisfaction of the Director of Public Works:
 - a. The applicant shall prepare a blasting plan designating hours of blasting and techniques to reduce noise levels to the extent feasible. Such techniques shall include use of non-electrical caps and covering shots with fill materials or blankets.
 - b. The blasting contractor shall notify local sensitive receptors (residences, the elementary school, the Wild Animal Park, and the golf course) within 1,000 feet of a blasting site of planned blasting activities in compliance with the provisions of Section 7705 of the City of Escondido Municipal Code. In addition, a Notice of Intent to Blast shall be posted at the community center for to the San Pasqual Community.
 - c. Construction specifications for the project shall incorporate standards for vibration thresholds published by the U.S. Bureau of Mines or California Department of Transportation (Caltrans) to avoid significant impacts to humans or structures. The construction specifications shall require monitoring of vibration during detonation events, which shall then be compared to the adopted standards. Monitored exceedance of the standards shall result in suspension of detonations and an adjustment in design of subsequent blasts.
- 4-2. [See mitigation measure 2-2 for significant noise impact 2.]
- 5-1. [See mitigation measure 4-1 for significant noise impact 4.]

- 5-2. [See mitigation measure 2-2 for significant noise impact 2.]
- 6-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Construction of noise attenuating features would need to be coordinated with road widening improvement, would involve potentially significant visual impacts, and/or would require work outside the existing roadway shoulders and consequently was not included in the EIR.
- a. Construct noise attenuating walls and/or berms along Rockwood Road from within the Valley View Estates Specific Plan project boundary to Cloverdale Road to attenuate afternoon (PM) peak hour noise levels by 5 decibels, A-weighted (dBA) in areas of residences, the school, and the golf course OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA within 10 feet of the backyards of single-family residences and playground areas at the elementary school, whichever reduction will be the greater.
 - b. Construct noise attenuating walls and/or berms along Cloverdale Road between Rockwood Road and San Pasqual Valley Road to attenuate PM peak hour noise by 5 dBA in areas of off-site residences, commercial uses and recreational activities OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA one-half the distance between the back of residential structures on estate lots and the rear property lines, whichever reduction will be the greater.

Reduced Intensity and Density Project

- 1-1. As a condition of all grading permits to the satisfaction of the Director of Public Works:
- a. Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per manufacturers' specifications) and by shrouding or shielding impact tools.
 - b. Construction staging areas shall be located within the Valley View Estates Specific Plan property as far from noise-sensitive uses (residences, the school, recreational areas, and Wild Animal Park) as possible.
- 2-1. Rock crushing equipment and operations shall be placed at all time a minimum of 800 feet from the closest existing residence and the Wild Animal Park boundary and, once construction access is available, shall be situated east of the central ridgeline.
- 2-2. Upon approval of a grading permit, the City shall designate a contact person to respond to community complaints concerning construction noise from Valley View Estates Specific Plan (SP) and to ensure compliance with the City of Escondido's

Noise Abatement and Control Ordinance, its hours of operation for rock crushing, rock drilling, blasting, and the Valley View Estates SP conditions of approval.

- 3-1. Prior to approval of any grading permit where rock drilling is to be conducted within 800 feet of a sensitive receptor (residences, the school, recreational areas, and Wild Animal Park), a Noise Variance shall be obtained from the City Manager.
- 3-2. [See mitigation measure 2-2 for significant noise impact 2.]
- 4-1. As a condition of any grading permit under which blasting will occur and to the satisfaction of the Director of Public Works:
 - a. The applicant shall prepare a blasting plan designating hours of blasting and techniques to reduce noise levels to the extent feasible. Such techniques shall include use of non-electrical caps and covering shots with fill materials or blankets.
 - b. The blasting contractor shall notify local sensitive receptors (residences, the elementary school, the Wild Animal Park, and the golf course) within 1,000 feet of a blasting site of planned blasting activities in compliance with the provisions of Section 7705 of the City of Escondido Municipal Code. In addition, a Notice of Intent to Blast shall be posted at the community center for the San Pasqual Community.
 - c. Construction specifications for the project shall incorporate standards for vibration thresholds published by the U.S. Bureau of Mines or California Department of Transportation (Caltrans) to avoid significant impacts to humans or structures. The construction specifications shall require monitoring of vibration during detonation events, which shall then be compared to the adopted standards. Monitored exceedance of the standards shall result in suspension of detonations and an adjustment in design of subsequent blasts.
- 4-2. [See mitigation measure 2-2 for significant noise impact 2.]
- 5-1. [See mitigation measure 4-1 for significant noise impact 4.]
- 5-2. [See mitigation measure 2-2 for significant noise impact 2.]
- 6-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Construction of noise attenuating features would need to be coordinated with road widening improvement, would involve potentially significant visual impacts, and/or would require work outside the existing roadway shoulders and consequently was not included in the EIR.

- a. Construct noise attenuating walls and/or berms along Rockwood Road from within the Valley View Estates Specific Plan project boundary to Cloverdale Road to attenuate afternoon (PM) peak hour noise levels by 5 decibels, A-weighted (dBA) in areas of residences, the school, and the golf course OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA within 10 feet of the backyards of single-family residences and playground areas at the elementary school, whichever reduction will be the greater.
- b. Construct noise attenuating walls and/or berms along Cloverdale Road between Rockwood Road and San Pasqual Valley Road to attenuate PM peak hour noise by 5 dBA in areas of off-site residences, commercial uses and recreational activities OR to attenuate the Community Noise Equivalent Level (CNEL) to less than 60 dBA one-half the distance between the back of residential structures on estate lots and the rear property lines, whichever reduction will be the greater.

Level of Significance after Mitigation

Originally Proposed Project

No feasible mitigation measures have been identified to reduce construction noise from rock drilling within 800 feet of residences or to reduce the increased roadway noise due to the projected large increase in traffic. While approval of the variance, compliance with its conditions, and liaison with the community will control the hours of operation and inform residents of potential annoyance, these actions will not lower the rock drilling noise level below the threshold within 800 feet. Construction of noise attenuating features would need to be coordinated with road widening improvement, would involve potentially significant visual impacts, and/or would require work outside the existing roadway shoulders and consequently was not included in the EIR.

Implementation of the mitigation measures will reduce construction equipment, rock crushing, and blasting noise and vibration impacts to less than significant by reducing construction noise levels to below the 75 dBA one hour threshold and ambient noise levels to below 50 dBA hourly L_{eq} threshold at sensitive receptor locations. Vibrations will be monitored during blasting and detonation suspended where the detonation design exceeds standards. Notice will be provided to residents in the vicinity when blasting will occur to lessen annoyance that could occur from an unannounced sudden loud noise event.

Reduced Intensity and Density Project

No feasible mitigation measures have been identified to reduce construction noise from rock drilling within 800 feet of residences or to reduce the increased roadway noise due to the projected large increase in traffic. While approval of the variance, compliance with its conditions, and liaison with the community will control the hours of operation and inform

residents of potential annoyance, these actions will not lower the rock drilling noise level below the threshold within 800 feet. Construction of noise attenuating features would need to be coordinated with road widening improvement, would involve potentially significant visual impacts, and/or would require work outside the existing roadway shoulders and consequently was not included in the EIR.

Implementation of the mitigation measures will reduce construction equipment, rock crushing, and blasting noise and vibration impacts to less than significant by reducing construction noise levels to below the 75 dBA one hour threshold and ambient noise levels to below 50 dBA hourly L_{eq} threshold at sensitive receptor locations. Vibrations will be monitored during blasting and detonation suspended where the detonation design exceeds standards. Notice will be provided to residents in the vicinity when blasting will occur to lessen annoyance that could occur from an unannounced sudden loud noise event.

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2.3.11 Open Space

Environmental Setting

The Valley View Estates SP site is essentially in a natural state. Remnants of prehistoric and historic activities are found on the property. Dirt access roads are scattered through the area.

The County General Plan 18 - Multiple Rural Use designation, although not an open space land use, has been applied to these parcels with the intent that the rugged terrain and environmentally constrained areas develop at an overall low population density. The Escondido General Plan envisions SPA #4 to be developed around a comprehensively planned open space system which retains the aesthetic and rural character of the area. The policies and goals of the City's Community Open Space/Conservation Element apply.

The Wild Animal Park is adjacent to Valley View Estates SP to the south and southeast. The SDRP and its FPA are separated from the Valley View Estates SP by intervening properties. Approximately the southern half of the Valley View Estates SP site is mapped as part of a PAMA for the County's MSCP.

City of Escondido General Plan

Figure 2.3.11-1, General Plan Open Space Plan, shows the adopted plan for the Valley View Estates SP area. The General Plan identifies a rural trail corridor to run in a north/south direction through the eastern portion of the site (Figure 2.3.11-2, Regional Trails).

Community Open Space/Conservation Element

Applicable Goals and Policies

Goal 8 Objective C:

Preserve Escondido's Natural and

Scenic Resources:

Maintain a rural residential and open-space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.

Quality of Life

Standard 8 Open Space:

A series of open-space corridors, easement and acquisition programs and trails shall be established in the open-space, conservation and community facilities elements. Sensitive lands including permanent bodies of water, floodways, and slopes more than 35 percent inclination shall be preserved. Significant

wetlands, riparian or woodland and habitat or habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land-use designation.

Vacant Lands

Objective B10.1:

Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.

P.D. Zoning

Policy C3.2(l):

Development proposals involving Planned Developments shall address and/or include, if applicable, preservation/maintenance of common open space or community area.

Community Facilities and Services

Objective B9.1:

Planning and development of the overall open space system shall be closely coordinated with other public facilities and services within Escondido.

Open Space Opportunities

Objective B7.1:

Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multi-use, urban trails, shall be incorporated into the open space system to the maximum extent possible and where appropriate.

Open Space Opportunities

Objective B9.2:

The conceptual trail system depicted in the Open Space Opportunities and Resources Exhibit will be refined.

Water Quality

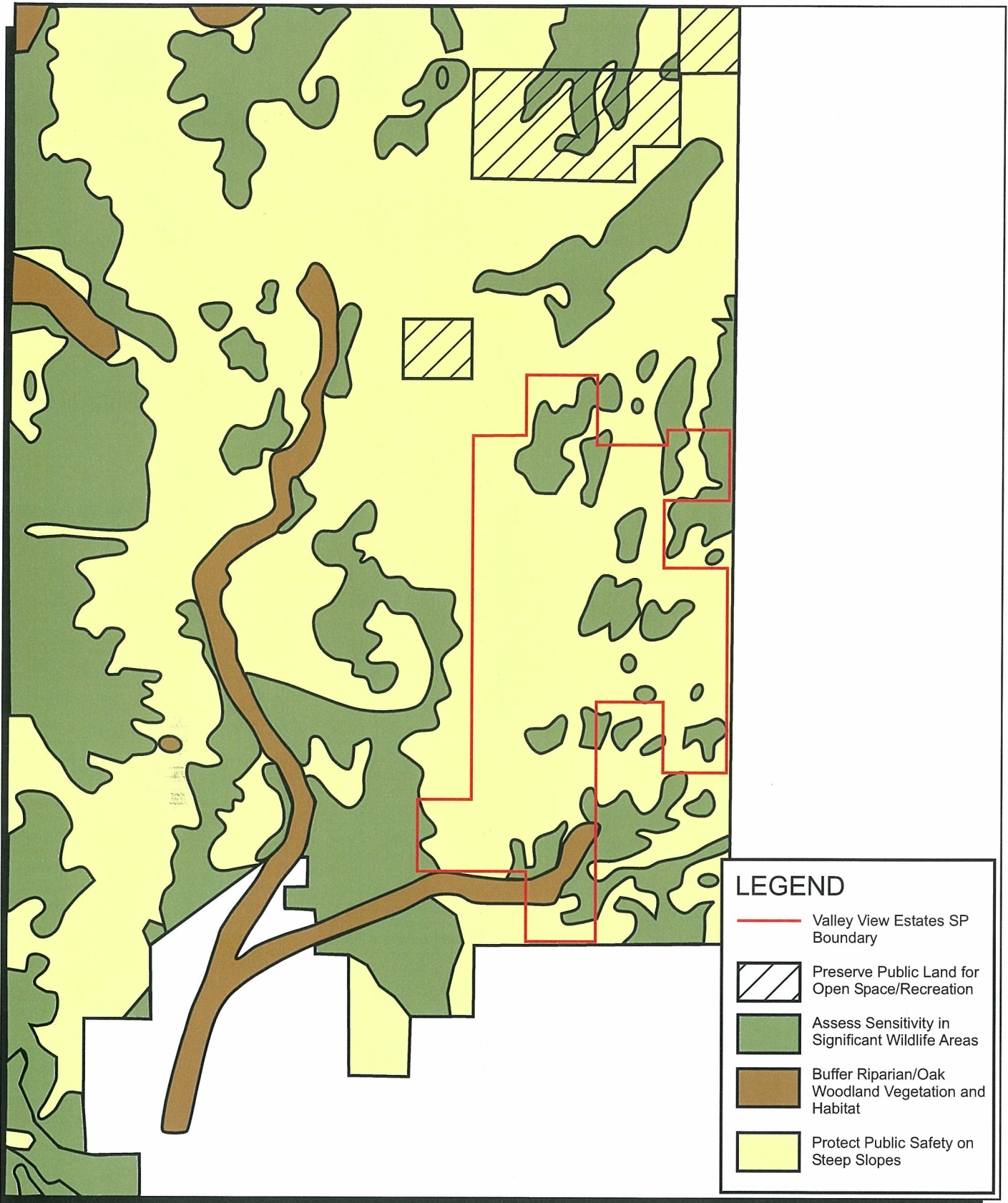
Policy 12.4:

Public access to the creeks, where consistent with sound resource management practices, shall be permitted and improved by means of pathways, access points, and bridges which will not impact habitat areas.






Water Quality

Policy 12.5:

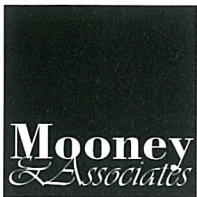
Areas near channels that have been significantly altered for flood control through the development of an environmental stream course design shall still be used for urban space as landscaped paths.



LEGEND

-  Valley View Estates SP Boundary
-  Preserve Public Land for Open Space/Recreation
-  Assess Sensitivity in Significant Wildlife Areas
-  Buffer Riparian/Oak Woodland Vegetation and Habitat
-  Protect Public Safety on Steep Slopes

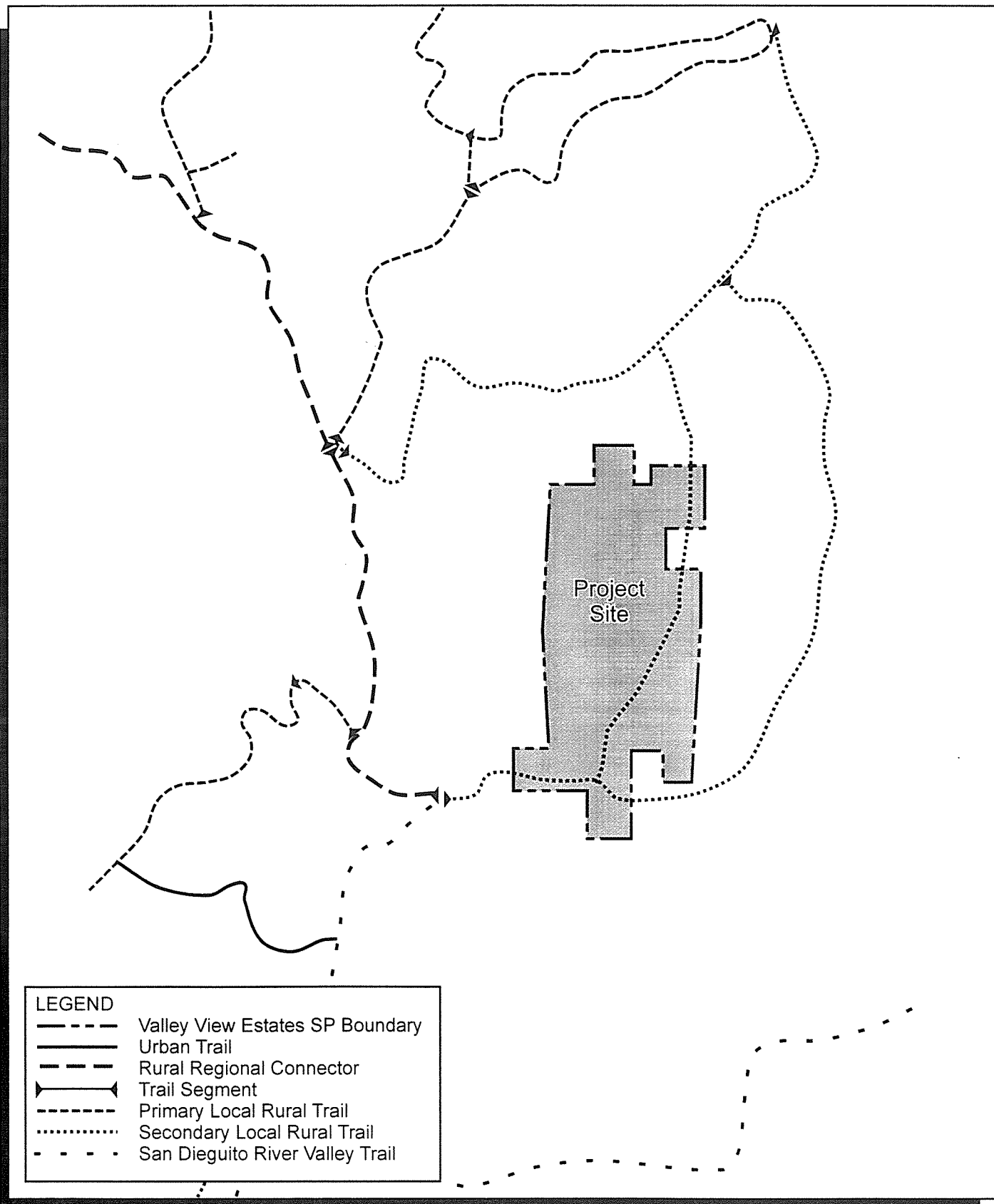
SOURCE: City of Escondido General Plan



Not to Scale

General Plan Open Space Plan

Figure 2.3.11-1



SOURCE: City of Escondido



Not To Scale

Regional Trails

Figure 2.3.1 1-2

General Plan Guidelines for Preparation***of Specific Plans in SPA #4:***

1. A system of open spaces, including recreation areas, trails and permanent open space areas and appropriate mechanisms to develop and maintain the open space system shall be provided.
2. Development and open space areas shall be coordinated with the SDRP.

Applicable Habitat Conservation Plans

The County of San Diego Subarea of the MSCP covers the southern portion of Valley View Estates SP and surrounding properties located within the unincorporated area. The majority of these properties are within the County's PAMA. The County is currently preparing its North County Subarea Plan that will cover the northern portion of Valley View Estates SP. The City of San Diego Subarea of the MSCP identifies areas adjacent to the Valley View Estates SP within the Wild Animal Park as a MHPA for preservation. The Draft Escondido Subarea Plan was approved for release to the public by the Board of Directors of the San Diego Association of Governments during June 2001. While the Escondido Subarea Plan does not propose to cover any of the Valley View Estates SP, a provision in the Plan will allow annexation of the northern portion of Valley View Estate SP into the Escondido Subarea if, at the time of development, the County has not adopted its Subarea Plan for the property. The Draft Escondido Subarea Plan calls for a minimum 50-foot biological buffer and a minimum 50-foot planning buffer from riparian habitats to development.

Thresholds for Determining Significance

Thresholds for determining significance of open space impacts are established by General Plan goals and policies and Regional Conservation Programs goals. Significant impacts to open space will result where:

1. The project is inconsistent with General Plan Open Space Goals and Policies;
2. The development criteria are not in conformance with the General Plan SPA #4 Guidelines for open space;
3. Trail facilities are not consistent with the General Plan location criteria; and/or
4. Regional land use conservation goals are negatively affected.

Environmental Impacts and Significance

Active and Passive Open Space

Originally Proposed Project

Four types of open space areas are planned for the Originally Proposed Valley View Estates SP Project: natural open space, common open space, equestrian center, and golf course. All are acceptable uses under the City's General Plan for passive and active open space land uses. Passive open space is considered natural open space for the Originally Proposed Valley View Estates SP project. Natural open space will have limited or controlled access. Active open space includes parks, the equestrian center, and the golf course facility. The total land area set aside for open space is 580.71 acres (Table 2.3.11-1, Originally Proposed Valley View Estates SP Project Open Space Types and Acres).

**Table 2.3.11-1 Originally Proposed Valley View Estates SP Project
Open Space Types and Acres**

| Neighborhood & Type of Open Space | Total Acres |
|-----------------------------------|---------------|
| North Upper Plateau | |
| Natural Open Space | 73.10 |
| Common Open Space | 1.86 |
| Golf Course | 205.14 |
| Southern Upper Plateau | |
| Natural Open Space | 169.95 |
| Common Open Space | 13.14 |
| Southwest Valley | |
| Natural Open Space | 30.70 |
| Common Open Space | 11.39 |
| Equestrian Center | 17.90 |
| Western Central Mesa | |
| Natural Open Space | 57.53 |
| Totals | |
| Natural Open Space | 331.28 |
| Common Open Space | 26.39 |
| Equestrian | 17.90 |
| Golf Course | 205.14 |
| Total Open Space | 580.71 |

The open space plans for Originally Proposed Valley View Estates SP Project encourage the preservation of significant natural features, including the canyons, bluffs, and major rock outcroppings in conformance with the City of Escondido General Plan. The Valley View Estates SP layout encourages recreation as a part of the residential development. Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multi-use, urban trails, and recreational facilities are included in the open space system. The overall open space system will integrate with other public facilities and services within Escondido to serve the overall community.

The open space design will provide separation between conflicting land uses, such as screening areas between residential and commercial land uses. The open space plans for the Originally Proposed Valley View Estates SP Project will maintain the rural residential and open-space environment around the perimeter of Escondido to serve as a buffer between urban Escondido and rural County lands. The overall plan for Valley View Estates SP includes an intermingling of open space as an integral part of the residential development so as to preserve an atmosphere of openness at the neighborhood scale.

Reduced Intensity and Density Project

The four types of open space areas and the recreational facilities for the Reduced Intensity and Density Project are the same as discussed for the Originally Proposed Valley View Estates SP Project. As shown by Table 2.3.11-2, Reduced Intensity and Density Project Differences in Open Space Areas from those of the Originally Proposed Valley View Estates SP Project, there is a reduction in active open space area and an increase in passive natural open space. The reduction in active open space area is due to the establishment of passive natural areas within the golf course, a slight reduction in the overall acreage of the golf course, and the elimination of common areas associated with the elimination of two clusters of residential lots. The overall open space plan for the Reduced Intensity and Density Project will be similar to that of the Originally Proposed Valley View Estates SP Project but with enhancement of the passive natural open space area by more than 200 acres.

Trails

Originally Proposed Project

The Originally Proposed Valley View Estates SP Project includes 3.5 miles of trails to link with the SDRP "Coast-to-Crest" trail and the City of Escondido's "Cloverdale Creek" trail. The trails will also establish links between Valley View Estates SP neighborhoods and provide opportunities for passive recreational use for walking and equestrian activities. The equestrian trails, as planned, will follow the frontage along residential roads, then parallel and cross streams in the canyons. The proposed trails conform to the City of Escondido Master Plan of

Table 2.3.11-2 Reduced Intensity and Density Project Differences in Open Space Areas from Those of the Originally Proposed Valley View Estates SP Project

| Type of Open Space | Acreage |
|---------------------------------------|---------------|
| Active Open Space | -58.3 |
| Golf Course | -53.1 |
| Common Area | -5.2 |
| Equestrian Center | 0 |
| Passive Natural Open Space | +203.5 |
| Open Space Lots | +144.9 |
| Golf Course | +49.5 |
| Open Space Easements over Estate Lots | +9.1 |

Source: TRS consultants (1997 and 2002); Piro Engineering (1997 and 2002)

Trails in their southern linkages, but will not totally complete the system. The proposed trail system will not continue to the north. However, in the northerly direction, the emergency access road will provide a linkage between the open space trails on Valley View Estates SP and the off-site Lake Wohlford trails, in effect completing a north-south link and satisfying the objectives of the City of Escondido Master Plan of Trails. The trail alignments will incorporate multi-use trails into the open space system to the maximum extent possible in compliance with the General Plan. In order to avoid sensitive biological habitats and cultural resources, the exact location of trails may require some realignment.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project proposed the same trail system as the Originally Proposed Project.

Applicable Habitat Conservation Plans

Originally Proposed Project

The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA

to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The resulting conflict with the habitat conservation plan will be a direct and potentially significant open space impact. Related biological resources impacts are discussed in Subchapter 2.3.4.

Reduced Intensity and Density Project

Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. While there will be a 203.5-acre increase in preserved natural areas and an increase in the proposed wildlife corridor width, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope, and the corridor between the MHPA and the PAMA will still be crossed by a proposed SP road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within the preserved area will not be consistent with the MSCP. The resulting conflict with the habitat conservation plan will be a direct and potentially significant open space impact. Related biological resources impacts are discussed under in Subchapter 2.3.4, Biological Resources.

Summary of Significant Impacts

Originally Proposed Project

1. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The resulting conflict with the habitat conservation plan will be a direct and potentially significant open space impact.

Reduced Intensity and Density Project

1. Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. While there will be a 203.5-acre increase in preserved natural areas and an increase in the proposed wildlife corridor width, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope, and the corridor between the MHPA and the PAMA will still be crossed by a proposed SP road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within the preserved area will not be consistent with the MSCP. The resulting conflict with the habitat conservation plan will be a direct and potentially significant open space impact.

Mitigation Measures

Originally Proposed Project

No feasible mitigation measures have been identified.

Reduced Intensity and Density Project

No feasible mitigation measures have been identified.

Level of Significance After Mitigation

Originally Proposed Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be reduced to a level below significant.

Reduced Intensity and Density Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be reduced to a level below significant.

2.3.12 Public Services and Utilities

The City of Escondido General Plan identifies "Quality of Life Standards" which establish minimum service level thresholds for various public infrastructure and facilities. Future Subarea Facilities Plans are expected to be developed consistent with the policies set forth in the Growth Management Element (as it applies to development in Tier 2C-New Communities) and evaluated and measured to ensure adequate service levels. Standards have been established for the following: Water, Sewer Services, Law Enforcement, Fire Services, Schools, Library Services, and Parks and Recreation. The City of Escondido General Plan, Community Facilities and Services, outlines three policies with regard to Solid Waste disposal and recycling within the City.

Environmental Setting

Water

The City of Escondido Water Utilities Department purchases the majority of its water from the Metropolitan Water District of Southern California (MWD) through the San Diego County Water Authority. The MWD's primary sources of water are the State Water Project (SWP) and the Colorado River. A large portion of the water is purchased from the Colorado River and transported via the Colorado Aqueduct. This water is treated at the Escondido-Vista Water Treatment Plant adjacent to the Lake Dixon Dam. The Water Treatment plant has a capacity of 90 million gallon per day (mgd) of water.

A portion of Escondido's local water is extracted from watersheds and well fields near Lake Henshaw. This water is transferred to Lake Wohlford via an open canal. The water is then treated and purified at the Escondido-Vista Water Treatment Plant.

The Water Utilities Department maintains responsibility for all of its storage facilities and its distribution systems. Within the system, the water is distributed amongst 10 reservoirs, 3 pump stations, 50 pressure reducing/regulating stations, and 370 miles of interconnecting underground pipelines. The current active reservoir capacity can be found in Table 2.3.12-1, Reservoir Capacity. There is currently an existing water pipeline within the project area and the 745 Rancho San Pasqual water pressure zone.

Sewer Services

The Escondido Water Utilities Department is in charge of wastewater collection, treatment, and disposal through the Hale Avenue Resource Recovery Facility. The Escondido Water Utilities wastewater division currently operates 340 miles of pipelines and 13 pump stations and 14 miles of sewer outfall line. The Hale Avenue Resource Recovery Facility has a capacity of 17.5 mgd and has existing daily flows of 15.6 mgd. Its service area consists of the entire city

Table 2.3.12-1 Reservoir Capacity

| Facility | Capacity (mgd) |
|----------------------|-----------------------|
| Lake Dixon Clearwell | 5.4 |
| Reedley Reservoir | 2.75 |
| Lindley Reservoir | 2.0 |
| Parkhill Number 2 | 3.0 |
| Vista Verde | 0.75 |
| A-11 | 8.0 |
| Royal Crest | 0.25 |
| Hogback | 1.2 |
| A-3 | 1.6 |
| Dixon Park | 0.75 |

Source: City of Escondido Water Utilities Department 2002

limits as well as portions of Rancho Bernardo. The City of Escondido produces approximately 11.8 mgd of flows while Rancho Bernardo produces 3.8 mgd. The Hale Avenue Resource Recovery Facility is currently undergoing improvements which will result in better secondary water treatment. The improvements include a 25-mile pipeline addition, a 2 million gallon storage reservoir, and additional on-site facilities.

Existing Off-site Sewer System

Currently there is an existing public off-site sewer system located near the proposed Valley View Estates SP. The 12-inch gravity sewer system is located along Rockwood Road and extends adjacent to the creek under San Pasqual Valley Road (Highway 78) to Old Pasqual Road. The system discharges into the Eagle Crest Sewage Lift Station. The 8-inch force main for the lift station transitions to a 10-inch gravity sewer going west on San Pasqual Road and a 15-inch gravity sewer flowing south into Bear Valley Parkway. The site serves the Rancho San Pasqual Development and the San Pasqual Union School District K-8 school. The two sites produce a combined total of 169,800 gpd using a sewage generation factor of 250 gpd/EDU.

Law Enforcement

Current law enforcement in the project vicinity, but outside the City boundary, is provided by the County Sheriff's Department which provides services throughout the unincorporated area.

Law enforcement within the City boundary is provided by the Escondido Police Department, which operates from a police station located at 700 West Grand Avenue, Escondido. The City is currently divided into 12 patrol beats with six traffic units (including two motorcycle units), five bicycle units, five K-9 handlers, two school liaison officers and approximately 100 patrol vehicles. In 2001, there were 657 Priority 1 calls and 16,195 Priority 2 calls placed to the City of Escondido Police Department.

The current standard for police protection is 1.3 sworn police officers per 1,000 residents. The Department has 158 sworn officers, 71 non-sworn personnel, and 21 part-time employees for a total force of 250 serving a population of 131,794. Existing service levels provide approximately 1.23 sworn officers per 1,000 residents, slightly less than the Quality of Life standard established in the General Plan.

The City has adopted standards for response times of 4 minutes for priority one calls (crimes in progress or life threatening calls) and 6 minutes for priority two calls (calls that are not life threatening but require rapid response times). Response times over the past several years have exceeded the adopted standard. This may be partially attributed to factors such as department personnel staffing not keeping pace with population growth or increases in the number of restricted staff due to assignments to an inter-agency cooperative, restrictions for disability, training, etc. Table 2.3.12-2, Law Enforcement Response Times, depicts response times for the years 1997 through 2001.

Table 2.3.12-2 Law Enforcement Response Times

| | 1997 | 1998 | 1999 | 2000 | 2001 |
|---------------------|------|------|------|------|------|
| Priority 1 Response | 5.43 | 5.40 | 4.78 | 5.29 | 5.22 |
| Priority 2 Response | 7.35 | 8.00 | 7.73 | 7.79 | 7.34 |

Source: City of Escondido Police Department 2002

Fire Services

Valley View Estates SP is currently located outside the City’s service area, but a portion of the property is within the boundaries of the volunteer-staffed County Service Area (CSA) No. 113 (San Pasqual). The estimated response time for CSA No. 113 is 10-12 minutes. Wildland fire protection falls within the California Division of Forestry and Fire Protection (CDF) responsibility. The Valley View Estates SP is identified by the City General Plan as a Fire Hazard Area for future planning purposes.

Existing fire protection services are identified in the Community Protection and Safety Element of the City’s General Plan. The fire department is the City’s lead agency for dealing with natural

disasters such as earthquakes, floods, and storms, and for other emergencies related to fire, explosion, hazardous materials, rescue, and medical problems.

Existing City of Escondido Fire Department fire, rescue and emergency medical services are provided from the following five stations (Figure 2.3.12-1, Parks, Fire Stations, and School Facilities):

- Station 1: 310 North Quince Street
- Station 2: 421 North Midway Street
- Station 3: 2165 Village Road
- Station 4: 3301 Bear Valley Parkway
- Station 5: 2319 Felicita Road

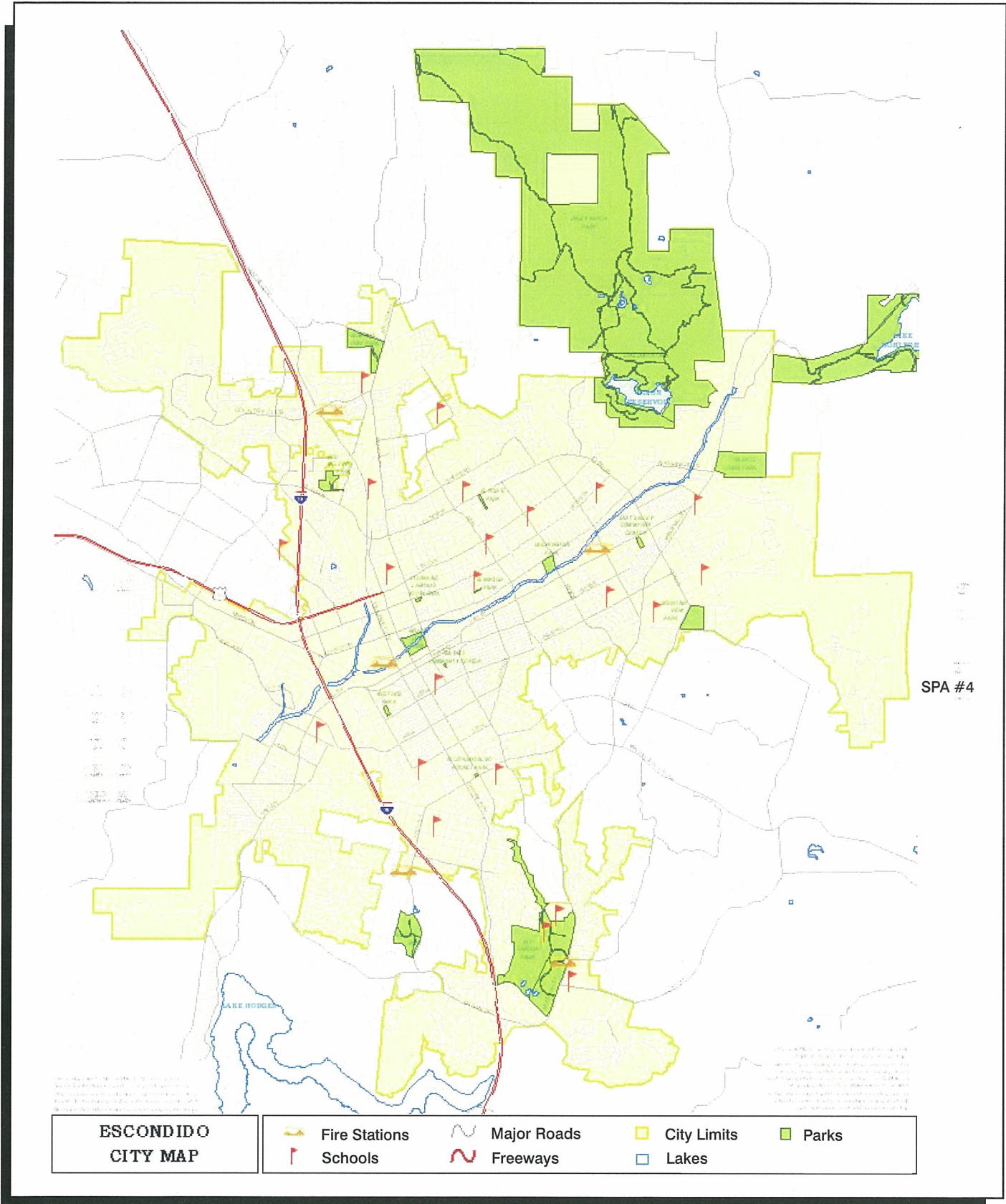
The City of Escondido Fire Department had a total of 9,252 calls for service in 2001. Of this total, 401 were for fire emergencies, 6,852 were Emergency Medical Service (EMS) calls and the remaining calls were for hazardous conditions, service calls and/or false calls. Staff consists of 105 approved positions. The response time for structure fire and EMS calls is within 5 minutes, 86 percent of the time.

The closest fire station to the project site is located approximately 5 miles away at Station 4 on Bear Valley Parkway, while Station 2 on North Midway provides the nearest EMS service. These sites are well beyond the 3-mile/5-minute and 10-minute response criteria for fire, basic life support, advanced life support and truck companies. Current planning projections indicate that both stations will experience service shortfalls if facility upgrades are not undertaken to accommodate future development planned for the service area. The City anticipates a need for one or more stations to take over portions of the new station response areas as development projects are approved.

The City's Fire Master Plan recommends that a new fire station be located near the vicinity of Cloverdale Road and San Pasqual Valley Road. Two other options are also under consideration by the City: a joint use station with the City of San Diego to reduce operating costs while improving service for both cities; or a shared facility with County Service Area 113 which has indicated an interest in such an action.

The Fire Department has implemented a paramedic assessment engine company within the last two years to improve paramedic service in Station 2's district. Coverage beyond the Rancho San Pasqual development will exceed the current limits for paramedic service capability to this district.

To improve operations and maintenance, the City has adopted a Fire Sprinkler Ordinance requiring that all new structures be protected by a fire sprinkler system (a 13 D system, with an additional sprinkler in the garage) in areas where response times exceed 3 miles or 5



SOURCE: City of Escondido GIS Department



Not to Scale

Parks, Fire Stations, and School Facilities

Figure 2.3.1 2-1

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minutes. A Fire Benefit Assessment District was drafted for the Rancho San Pasqual development (SPA #3) to ensure the adequacy of fire service operations and provides ongoing maintenance of services to this project through the collection of fees. However, a vote of the property owners would be necessary before the District could be implemented. No vote on this issue has been scheduled.

Schools

The northerly portion of the Valley View Estates SP, north of the common border between Sections 16 and 21 that runs east/west midway through the SP property, is located within the Valley Center Union School District. The District serves students in grades Kindergarten through 8. The portion of Valley View Estates SP south of this boundary is within the San Pasqual Union School District, also serving grades K through 8.

The San Pasqual Union School District currently operates one school; the newly constructed, 26-acre parcel, San Pasqual Union School, located at 15305 Rockwood Road. This site replaces the former K through 8th site located at 16666 San Pasqual Valley Road. The new school has a capacity of 600, with a maximum capacity of 926. The construction of the new school site has, according to school superintendent Jeffrey Felix, alleviated several deficiencies existent in the prior school (Table 2.3.12-3, School Enrollment). No longer does the campus suffer from the severe overcrowding present at the prior site.

Table 2.3.12-3 School Enrollment

| School | Capacity | 2001/2002 Enrollment | Over Capacity |
|------------------------------|-----------------|-----------------------------|----------------------|
| San Pasqual Elementary (K-8) | 600 | 512 | -88 |
| Orange Glen High School | 2,070 | 2,185 | 105 |

Source: School Districts 2002

For planning purposes, the district anticipates a student generation rate of 0.392 per dwelling unit.

Escondido Union High School District

The entire Valley View Estates SP is located in this District which serves students in grades 9-12. The nearest high school to the project site is Orange Glen High School, located approximately 5 miles west of the Valley View Estates SP at 2200 Glen Ridge Road. The Orange Glen High School operates on a traditional calendar and serves Escondido city residents. The student generation rate for the Escondido Union High School District is 0.136

students per household. The current capacity of this high school is 2,070 while the enrollment in the 2000/2001 school year was 2,185 (SARC 2002). Growth throughout the district has contributed to overcrowded conditions at Orange Glen High School.

To alleviate the overcrowded conditions, students may attend Valley High School, a continuation school located temporarily at 2065 East Valley Parkway or the Center City High School independent study program at 240 South Maple Street. Approximately 358 students in grades 10-12 attended Valley High School and 340 students attended Center City High School in the 2000-2001 school year. District projections anticipate that enrollment at the Orange Glen High School will again exceed capacity within a five-year time frame (Teets 2000).

School districts collect school service fees to offset district school services costs. The San Pasqual Union School District collects impact fees for both itself and the Escondido Union High School District. Fees are then prorated for distribution to each affected district with approximately one-third of the fees going to the high school district and the remainder to the San Pasqual Union School District. School Impact Fees for new residential development total \$2.03/square foot.

Library Services

Existing library facilities are located at 239 South Kalmia Street and at 2245 East Valley Parkway, between Midway Drive and Citrus Avenue. Both the main library and the East Valley Branch are located within approximately 6-7 miles from the Valley View SP. In addition, the public library operates a computer center and the Pioneer Room historical resources center at 247 South Kalmia Street. The main library consists of approximately 43,000 square feet and contains 256,656 volumes; while the East Valley Branch, which is intended to serve the approximate 23,000 residents living in the eastern portion of the City, provides 14,000 square feet of space and currently contains 62,097 volumes. The Pioneer Room is approximately 3,700 square feet and contains 28,100 volumes.

The main library and the East Valley Branch currently have 2.4 volumes per resident, thereby achieving 80 percent of the Quality of Life Standard of 3.0 volumes per capita established in the General Plan. The City has also established criteria for the amount of floor space and staffing required to serve its residents. The library includes a total of 60,700 square feet of space for the City's existing 2000/2001 population of 131,794 residents. This provides 0.46 square feet per capita, slightly less than 77 percent of the 79,076 square feet required to meet the Quality of Life Standard of 0.6 square feet per capita as required by the General Plan. Existing full time equivalent (FTE) support staff is estimated to be 93 full and part-time staff or 4.2 staff per 6,000 residents. This exceeds the City's goal for library staffing of 3.0 FTE staff per 6,000 residents.

Ongoing development projects and overall population increases have increased usage of the library which last year experienced a 6.8 percent increase in visitors and a 4.4 percent increase in items checked out. Future development approvals and overall population growth are expected to impact library operations in terms of space needs, collection adequacy, and staff workload. A bond measure passed in March of 2000 which will provide for 65 percent of the funds needed for expansion in order to achieve the minimum standards of the General Plan. The latest trend experienced by the library is the increased computer and Internet usage. The library experienced a 48 percent increase in usage from the previous year, to a total of 110,688 users. The libraries currently have 69 available computers for Internet usage, educational games, printing services, and word processing.

Parks and Recreation

Parks and Recreation services within the City of Escondido's planning area and City boundary are provided by the Department of Parks and Recreation and the County of San Diego Department of Parks and Recreation. Currently the city recreation department has access to 12 public parks and 18 recreation facilities.

On June 15, 1994, a Master Plan of Parks, Trails, and Open Space was adopted by the City and was updated in September 1999 (Figure 2.3.12-2, Master Plan of Parks). The plan implements specific policies of the City's General Plan and includes several recommended neighborhood and community parks, ranging from 0.08 to 11.0 acres and from 8.0 acres to 100.0 acres in size, respectively. According to the City's Master Plan, an estimated 371 acres of developed active parkland will be required by General Plan buildout in 2010 to meet the City's quality of life standard of 2.25 acres of parkland per 1,000 residents. As of 1999, a developed park acreage demand of 115 acres currently exists. As shown in Table 2.3.12-4, Park Acreage, the total amount of developed park acreage for the City is 255.5 acres, serving a population of 131,794 residents. This results in a 22-acre deficiency with 1.93 acres of developed active neighborhood and community parks per 1,000 residents. The deficiency in park acreage is not considered to be significant due to the construction of the new Ryan Community Park sports fields and additions at Kit Carson Park Sports Center. There continues to be a surplus of City-owned open space (Citywide Facilities Plan 1998).

The City of Escondido trail system is a continuous network which includes all of the City's Planning Area. According to the Specific Plan, Valley View Estates will provide trail linkages to the City for public use on the northern section of the site, as well as a public trailhead along Rockwood Road, in order to provide parking for trail users.

All new residential development is assessed a Park and Recreation Facilities fee of \$1,098.00 per dwelling unit.

Table 2.3.12-4 Park Acreage

| Type of Park | 1999 Acres |
|-------------------|--------------|
| Community | 185.5 |
| Neighborhood | 7.5 |
| Schools-Joint Use | 62.5 |
| TOTAL | 255.5 |
| Community Centers | 1 |
| Open Space | 4,500+ |

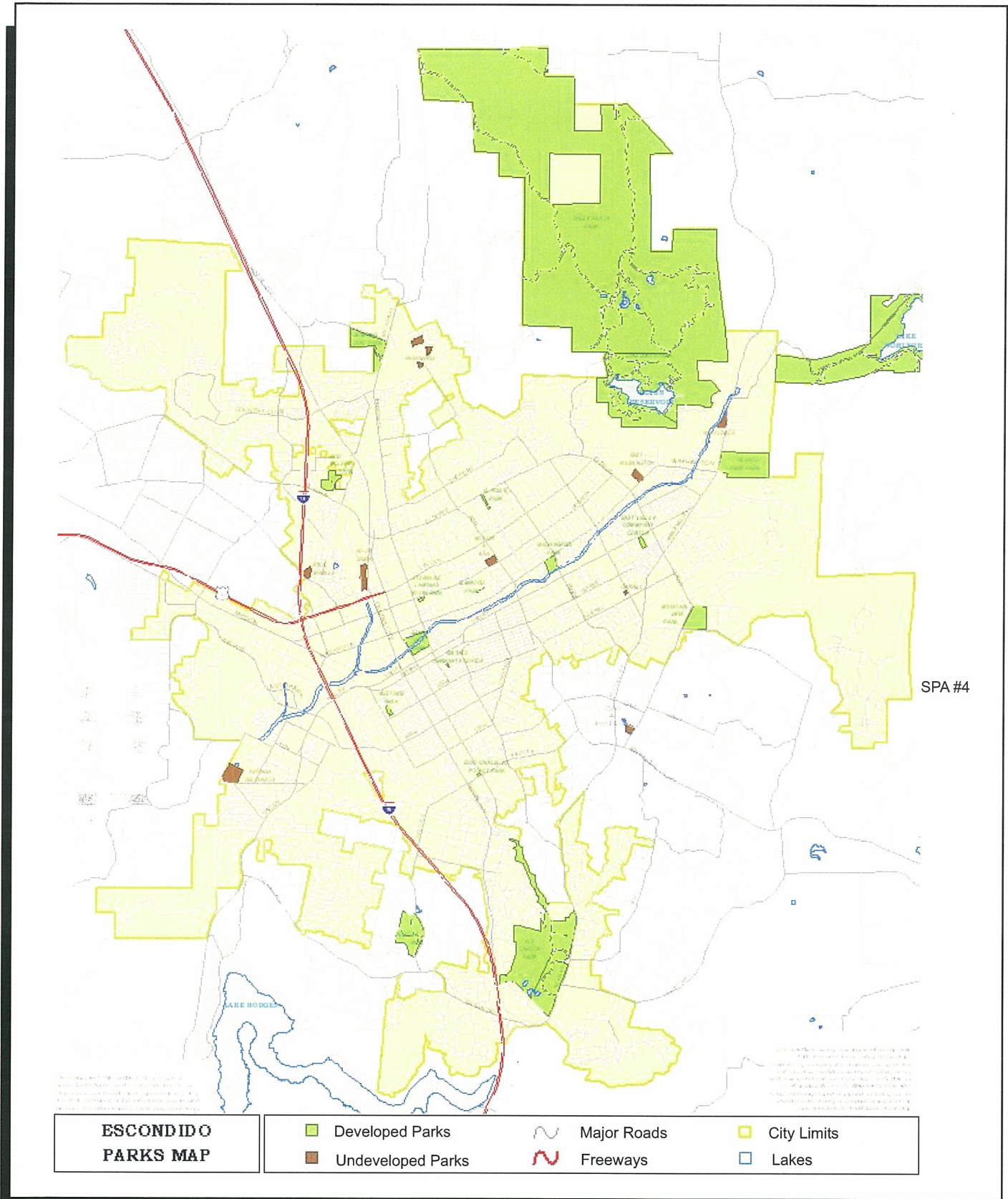
Source: City of Escondido Master Plan for Parks, Trails, and Open Space 1999

Solid Waste

Refuse collection is provided to customers residing in the City of Escondido by Escondido Disposal Inc. (EDI). Solid waste collected by EDI is transferred locally and is currently hauled either to the Sycamore Landfill or to Orange County for disposal. EDI's authorized tonnage allotment is adequate to serve all existing City residents with some excess capacity. Approved tipping capacity in 2001 totaled approximately 1,500 tons a day.

A Source Reduction and Recycling Element was added to the General Plan and adopted in November 1991. The element establishes a 50 percent long-term waste diversion goal from the waste stream and, of that, removal of 75 percent of readily recyclable material. In 2000 the City of Escondido implemented the Single Stream Recycling program. In 2001, EDI reported the collection of 888.13 tons of recyclable material, an increase of more than 294 tons from the 1999.

A solid waste generation rate of 10.2 pounds/capita/day and a recycling factor of 0.4 pounds/capita/day was calculated in 1992 for the City of Escondido by the County of San Diego Department of Public Works. The solid waste generation figure is based upon a Citywide generation rate which includes residential and commercial activities (Escondido Sphere of Influence EIR 1993) and was confirmed as a reasonable estimate by Mr. Bill Thompson, Supervisor of Route Operations at EDI in September 2001.



SOURCE: City of Escondido GIS Department



Not to Scale

Master Plan of Parks

Figure 2.3.1 2-2

Valley View Estates SP EIR - Volume 2, City of Escondido

Thresholds for Determining Significance

Water

The City of Escondido "Quality of Life Standard 10: Water System" states:

The City shall maintain provisions for adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 600 gallons per day per household or as established by the City's Water Master Plan. Federal and state drinking water quality standards shall be maintained. The City shall continue efforts to implement water reclamation and water conservation programs.

Significant water impacts will result if the project cannot provide the necessary minimum improvements consistent with those identified for Quality of Life Standards as identified in the General Plan or the supporting policies included in either the Community Facilities and Services or Community Protection and Safety Elements. As a result, significant water service impacts will occur if:

1. The project does not maintain adequate water supply, pipeline capacity and storage capacity to provide a minimum of 600 gallons per day per household as established by the City's Quality of Life Standard; or provide a minimum of 750 gallons per day per household capacity under average day conditions (or as modified by the Water Master Plan) and maintain adequate fire flow protection as required under Water Policy G1.1;
2. The project, currently located in an unserved area, is approved without provision of adequate storage facilities and distribution systems prior to occupancy as required by Water Policy G1.4;
3. The project's water supply and distribution system design does not provide for development of the service area at the intensity proposed by the Land Use Element of the General Plan as described by Water Policy G1.5;
4. The project developer does not provide financing for all improvement costs necessary to serve the new development as Water Policy G1.6; or
5. The project does not install and maintain a reclaimed water distribution system to support water conservation efforts and provide irrigation for landscaping consistent with resource availability in a manner consistent with Water Policy G1.7.

Sewer Services

The City of Escondido "Quality of Life Standard 5: Sewer System" states:

The City sewer system shall have adequate trunk line, pumping facilities, outfall capacities, and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity to treat a minimum of 250 gallons per day of each residence on said system in urban areas or as established in the City's Sewer Master Plan.

Significant sewer services impacts will result if the project does not provide the minimum necessary improvements consistent with those identified for Quality of Life Standards as identified in the General Plan or the supporting policies included in the Community Facilities and Services Element and for Water Resource Quality and Management. As a result, significant sewer service impacts will occur if increased sewage generated by the project:

1. Exceeds the available trunk line, pumping facilities, outfall, and secondary treatment capacities of the sewer system to meet both normal and emergency demand and/or could result in sewage spills affecting stream courses and reservoirs or exceeds the City system's capacity to maintain current minimum effluent treatment capacity of 250 gallons per day for each residence on said system in urban areas (Sewer Policy G2.1);
2. Is projected to result in a need which exceeds planned improvements necessary to serve the projected buildout population of the City (Sewer Policy G2.2);
3. Results in unrecovered new housing costs for service to the City of Escondido and "per unit" sewer connection charges are not adequate (Sewer Policy G2.3);
4. Exceeds the intensity proposed by the Land Use Element of the General Plan for the project (Sewer Policy G2.4);
5. Are not fully financed by the developer for all improvements necessary to serve the new development, including extensions of service and pump facilities and treatment facilities, and if these facilities are not constructed to City standards and dedicated to the City (Sewer Policy G2.5);
6. Escondido's shallow groundwater basin is not protected from contamination, including from septic tank systems (Water Quality Policy I2.6).

Law Enforcement

The City of Escondido Quality of Life Standard 4: Policy states:

The City shall maintain a personnel level and organize patrol areas to achieve an initial response time for priority 1 calls (crimes in progress/life threatening) of no more than five (5) minutes and an initial response time for priority 2 calls (serious calls requiring rapid response but not life-threatening incidents) of no more than six and one half (6½) minutes. To the maximum extent feasible, proactive police enforcement shall be maintained as a means to deter potential incidents.

Significant impacts to law enforcement will result if, as a result of project implementation:

1. Maximum police response times exceed five (5) and six and one half (6½) minutes for all Priority I and II emergency service calls as designated in the Quality of Life standard (Police Policy C1.2);
2. The City Police Department cannot provide sufficient staff to ensure there are enough filled positions to meet service level and service delivery targets (Police Policy C1.5);
3. Police Department recommendations for new development street access and safety are not incorporated into project design (Police Policy C1.7);
4. Police staffing and substation facilities do not adequately serve the proposed project (Police Policy C1.10).

Fire Services

The City of Escondido Quality of Life Standard 3: Fire Service and Fire Policy B1.1 of the General Plan Community Protection and Safety Element states:

In urbanized areas of the City, an initial response time of seven and one half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) and a maximum response time of ten (10) minutes for supporting companies shall be maintained. A minimum of seven (7) total fire stations each staffed with an ALS engine company shall be in place prior to General Plan buildout. For outlying areas beyond the seven and one half (7½) minute initial response time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. The initial response time for structure fire calls in these

outlying areas shall be a maximum of ten (10) minutes and the maximum response time for paramedic units in these areas shall be fifteen (15) minutes. Response time is the elapsed time from a verbal or computerized acknowledgment of the dispatch by the responding unit to its arrival at the scene. The Fire Department intends to meet these response times for no less than 90 percent of all emergency responses by engine companies.

Significant impacts will occur to fire services with project implementation if, as a result of proposed development:

1. City staffing levels are inadequate to achieve an Insurance Service Office (ISO) rating of 3 (Fire Policy B1.1);
2. A minimum fire flow of 1,500 net gallons per minute at a minimum pressure of 20 pounds per square inch (psi) for 120 minutes cannot be maintained;
3. Facilities, including a fire station, are not in place to serve new development prior to need and/or at community buildout (Fire Policy B1.6);
4. Proposed emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire Flow requirements do not meet Fire Service design standards (Fire Policy B1.10); and/or
5. The project is located in a high fire hazard area and design does not include measures to control grass and brush fires. These measures include installation of life safety automatic fire sprinkler systems, adequate water availability, secondary emergency access routes, construction requirements, and landscaping around structures as deemed appropriate by the fire chief (Fire Policy B1.11).

Schools

Quality of Life Standard 2: Schools states:

The community shall have sufficient classroom space to meet state-mandated space requirements and teacher/student ratios with student attendance calculated on traditional school schedules. Implementation of this standard shall be the responsibility of the school districts, and other appropriate agencies.

As stated in the City General Plan, virtually all elementary and high schools in Escondido are at or over their core capacity. Significant impacts to school services will result if implementation of the proposed project:

1. Results in a less than sufficient teacher/student ratio as determined by the school district (Schools Policy F1.1);
2. Exceeds the physical capacity of the district's school site to house the student population either through permanent or temporary classroom facilities.

Library Services

Quality of Life Standard 7: Library Service states:

The public library system shall maintain a stock and staffing to meet the minimum standards set by the American Library Association of three (3) volumes per capita. The City shall provide a minimum of two branch libraries with a minimum of 40,000 aggregate square feet prior to buildout of the General Plan.

To achieve the above Quality of Life Standard, the City General Plan includes the following policies which will assure the future maintenance of adequate library services. Significant impacts to library services would result if, as a direct result of project implementation:

1. The amount of library facilities floor area decreases below an existing level of 0.60 square feet per resident or more (Library Policy D1.1.a);
2. Proposed residences are more than ten (10) to fifteen (15) minutes in driving time or two (2) miles from a City of Escondido public library facility (Library Policy D1.1.b);
3. Library staffing ratios decrease below an existing level of three (3) public library staff per 6,000 residents of the City, including one librarian plus two clerical staff (Library Policy D1.1.c);
4. The Escondido library inventory drops below 3.0 items per City resident (Library Policy D1.1.d).

Parks and Recreations

Quality of Life Standard 6: Parks states:

The City shall provide a minimum of 5.9 acres of developed active neighborhood and community parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. Priority shall be given to acquiring and developing neighborhood parks in urban areas with the greatest need. School playground areas may be included as park acreage, provided,

however, that neighborhood park amenities and facilities are provided and open to the public as determined by the City Council. Prior to buildout, the City shall provide a minimum of two (2) community centers and other specialized recreation facilities shall be incorporated into area-wide community facility plans.

To achieve the above Quality of Life Standards for both Parks and Recreation, the Community Facilities and Services Element of the City General Plan includes the following policy to assure the future provision of parks and recreational opportunities for City residents, as well as assuring the preservation of Escondido's most valued natural features for the residential population. As a result, significant parks and recreation impacts would result if, as a direct result of project implementation:

1. The project does not provide a minimum of 5.9 acres of developed active "Neighborhood" and "Community" parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation and additional recreation opportunities totaling 11.8 active and passive acres per 1,000 dwelling unit (Park and Rec. Policy C1.2).

Solid Waste

There are no solid waste disposal facilities in the City of Escondido. The City's refuse was disposed in the San Marcos Landfill prior to its closure. As a new regional facility to serve the North County is needed, it is critical that the City continue to participate in and support efforts to locate and develop a facility as soon as possible.

1. The City shall continue to support efforts to maintain adequate facilities for solid waste disposal (Waste Disposal Policy G.5.1.).
2. The City shall support feasible recycling of waste materials in the City. Small collection facilities shall be permitted in commercial and industrial areas, provided adverse circulation, parking and visual impacts can be mitigated. A plan for recycling in the City shall be prepared and submitted to the City Council (Waste Disposal Policy G.5.2.).
3. Sites for transfer stations, where garbage collected from individual collection routes are transferred into larger trucks for disposal, should be permitted within areas designated for General Industrial, provided circulation, visual and noise impacts do not adversely affect adjacent land uses (Waste Disposal Policy G.5.3.).

Environmental Impacts and Significance

A Fiscal Impact Analysis was prepared in December 1997 for the Originally Proposed Valley View Estates SP. This study concludes that a significant investment in off-site capital improvements to existing City facilities as well as the development of new facilities will be required. These costs will be in addition to the on-site infrastructure costs for each of the proposed land use developments. Overall, the report finds that the net present value of the revenues derived from land sales of the Originally Proposed Valley View Estates SP will support a total investment of about \$38.4 million in raw land, site preparation, backbone infrastructure, in-tract infrastructure, and Valley View Estates SP's fair share of other marginal costs. The City staff considers that the required investment is underestimated by as much as \$10,000,000 based on subsequent water and sewer studies.

Water

Originally Proposed Project

A Water Availability Study was performed by PBS&J in order to determine the water needs of the proposed Valley View Estates SP (Volume 6, Appendix L). Due to the size of the Originally Proposed Valley View Estates SP an increased demand on water services will result. Water is anticipated to be made available to the Valley View Estates SP properties through the existing Reed Zone. However, according to the design criteria outlined in the 2000 Water Master Plan, new waterlines, pressure zones, storage tanks, and pump station need to be constructed to service the needs of the Originally Proposed Valley View Estates SP. Table 2.3.12-5, Water Services Demand Valley View Estates SP, indicates projected water demand rates for Valley View Estates SP.

Potable Water

A conceptual design of the potable water system is provided in Figure 2.3.12-3, Valley View Estates SP Proposed Off-site Water Improvements. The elevations from the southern area of the project to the northeastern portion range from 820 feet above MSL to 1,730 feet MSL. This difference in elevations will require a minimum of two pumping stations and storage tanks in order to limit water pressures onsite to 250 psi and provide reservoir supplied water systems, per City recommendation. The two pump stations will be placed strategically to boost water from the Reed Zone to the two pressure zones within the Valley View Estates SP. One pump station will be placed along Rockwood Road at a maximum elevation of 780 feet above MSL. This pump station will serve the Low Zone Reservoir and supply all on site lots with an elevation of 1,250 feet above MSL or below. The second pump station will be placed near the Low Zone Reservoir and will boost water to the High Zone Reservoir. The High Zone Reservoir will supply all onsite lots with an elevation above 1,250 feet above MSL, as well as the majority of the golf course.

Table 2.3.12-5 Water Services Demand Valley View Estates SP

| Land Use | Number of Acres | Unit Demand (gpm/acre) | Average Daily Demand (gpm) |
|-----------------------------|--------------------|------------------------|----------------------------|
| Rural I (R-1) | 15.1 | 0.45 | 6.80 |
| Rural II (R-2) | 72.1 | 0.60 | 43.30 |
| Estate I (E-1) | 212.7 | 0.82 | 174.40 |
| Estate II (E-2) | 23.6 | 1.00 | 23.60 |
| Urban I (U-1) | 3.5 | 1.47 | 5.20 |
| Urban II (U-2) | 20.3 | 2.81 | 57.00 |
| Parks/Equestrian Center (P) | 40.6 | 0.87 | 35.30 |
| Commercial General (CG) | 30.3 | 1.22 | 37.00 |
| Golf Course (GC) | 201.5 ¹ | 1.55 | 234.20 |
| TOTAL | | | 616.90 |

¹75% of golf course assumed to be irrigated.

Source: PBS&J 2002

On-site well water is not expected to supplement City water to maintain the Valley View Estates SP golf course or any other portion of the SP. Reclaimed water is not expected to be available to serve the Valley View Estates SP area because the City Phase II design plans are still in a preliminary stage for the portion of the system that will serve outlying areas. Its future use, however, is not precluded because the Originally Proposed Valley View Estates SP TM design for on-site water facilities preserves area for the addition of a reclaimed water system. The proposed TM allows for a minimum 10-foot separation between any reclaimed water lines and domestic supply systems to avoid potential contamination of potable water supplies. In addition, under the SP, water conservation techniques, such as use of drought-resistant landscaping and grasses to vegetate the golf course, will be used.

Off-site

The Valley View Estates SP will increase demand on off-site delivery systems. The implementation of the Originally Proposed Valley View Estates SP will impact the existing underground piping infrastructure. However, several modifications to the existing sites are either currently being implemented or anticipate implementation as a result of the 2000 Water Master Plan and the Valley View Estates SP. A standard computer model scenario was performed in order to determine the size and configuration of the water line modifications. The Valley View Estates SP proposes to connect to the Reed Zone at Rockwood Road via a 16-inch pipeline. Such a connection will be an improvement over existing pipeline conditions, but may not be feasible due to capacity issues. The Valley View Estates SP will result in a drop of approximately 6 psi (20 percent) creating a potentially significant and direct impact to the Reed Zone.

Reduced Intensity and Density Project

While the Reduced Intensity and Density Project will reduce water service demands from those of the Originally Proposed Project and avoid the extension of the on-site water system into areas where dwelling units have been eliminated, the impacts to the off-site water infrastructure will not be substantially reduced and will remain potentially significant and direct.

Sewer Services

Originally Proposed Project

The Valley View Estates SP will encompass approximately 1,150 acres and will be designed to allow the gravity flow of sewage between Rockwood Road and Eagle Crest Pump Station. The project proposed four sewer lift stations to serve low-lying residential areas. A computer model presented in the 2002 Offsite Sewer Report by Boyle Engineering Corporation (Volume 6, Appendix L) determined that the approximately 3,500 feet of the existing 8-inch reach along Rockwood Road will not sufficiently handle the anticipated flows from the Valley View Estates SP. The computer model included the production of Eagle Crest, Rancho Vistamonte, and Rockwood Road school as existing. The Valley View Estates SP will result in a depth-to-diameter (d/D) ratio increase and will result in ultimate peak flows at Eagle Crest Pump Station of 551 gpm, 211 gpm above the existing capacity of 340 gpm. While the existing 8-inch diameter force main is of sufficient size, Valley View Estates SP will result in an increased head requirement of nearly 200 feet. Under the current project design, the gravity system between Eagle Crest Pump Station and the intersection of San Pasqual Road and Bear Valley Parkway have sufficient capacity to handle direct flows from the Valley View Estates SP. However, the connection between Pump Station 1 and Pump Station 3 will not maintain sufficient flow capacity under the Valley View Estates SP. Therefore, direct and potentially significant impacts to sewer services will occur as a result of the Originally Proposed Valley View Estates SP.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will still be designed to allow the gravity flow of sewage between Rockwood Road and Eagle Crest Pump Station. While the demand for sewer services will be reduced from that of the Originally Proposed Project, the approximate 3,500 feet of the existing 8-inch reach along Rockwood Road will not sufficiently handle the anticipated flows from the Reduced Intensity and Density Project. Therefore, direct and potentially significant impacts to sewer services will occur as a result of the Reduced Intensity and Density Project.

Law Enforcement

Originally Proposed Project

The Valley View Estates SP property is currently served by the County Sheriff's Department, but with annexation approval, responsibility will shift to the Escondido Police Department. The total residential buildout population for the Originally Proposed Valley View Estates SP is projected to reach approximately 1,736 persons based on the current ratio of 3.1 persons per household (Census 2000). In addition, police protection will be required for a 250-unit resort hotel, approximately 5 acres of commercial uses, a golf course, and an equestrian center.

Implementation of the Originally Proposed Valley View Estates SP development will not require construction of additional police facilities and no measurable impact on department overhead costs is expected. However, future staffing increases and additional support equipment will be needed due to an existing shortage of staff according to the General Plan. No significant impacts are identified because the costs associated with this staffing increase, including annual salaries and equipment procurement, as well as annual maintenance, will be offset by an annual fiscal surplus for the City which will be generated by the additional project-related property sales and transient occupancy taxes (Valley View Estates, Fiscal Impact Analysis 1997).

Reduced Intensity and Density Project

The total residential buildout population for the Reduced Intensity and Density Project is projected to reach approximately 1,249 persons based on the current ratio of 3.1 persons per household (Census 2000). In addition, police protection will be required for a 250-unit resort hotel, approximately 5 acres of commercial uses, a golf course, and an equestrian center. Since there will be a reduction in the demand for law enforcement with the Reduced Intensity and Density Project, no significant impacts will result from the Reduced Intensity and Density Project.

Fire Services

Originally Proposed Project

The City Fire Chief has identified new facilities required prior to the Originally Proposed Valley View Estates SP construction (Table 2.3.12-6; Fire Station Facility Requirements and Costs). One-time only expenses for constructing and equipping the new fire station are estimated at \$1.2 million, exclusive of land acquisition costs. An additional \$0.86 million is required annually to staff the facility. The applicant proposes that the Valley View Estates SP fair-share of annual operating costs will be covered by the additional property, sales and transient occupancy taxes generated by the proposed development.

2.3.12-6 Fire Station Facility Requirements and Costs

| Facilities/Equipment: | Cost: |
|--|---|
| Type I Station (4,000 ft. ² structure on five-acre site) | (Exclusive of site acquisition) \$750,000.00 |
| Substation Equipment: | |
| Fire Engine | \$462,000.00 |
| Brush Unit | |
| Upgrades for Radio Coverage | \$21,000.00 |
| Total Capital Facilities Costs (1997 Dollars) | \$1,233,000.00 |
| 3-Person Full-time Staff (Includes estimated overtime, overhead, capital costs associated with operation) | \$863,000.00 |
| Total Annual Operating Costs (1997 Dollars) | \$863,000.00 |

Source: Valley View Estates, Fiscal Impact Analysis 1997

The Originally Proposed Valley View Estates SP will over tax the existing fire services because of the 491 lots developed with structures and the more than 2,000 persons anticipated to live in or to be visiting the Originally Proposed Valley View Estates SP at any one time. The Valley View Estates SP developer proposes to site a fire station in the Southcrest neighborhood within a community open space lot (that will include commercial and mixed use development subject to voter approval). The level of development of the Originally Proposed Valley View Estates SP could out speed the collection of fair-share funds for the acquisition of another site in the vicinity, construction of the station, and/or provision of equipment. The pending Development Agreement is anticipated to include provisions for constructing the fire station and providing equipment to the City's satisfaction.

An on-site water storage reservoir will be available to assure adequate fire flow pressure. Fire sprinklers will be required for all dwelling units. Paramedic response time to the site will be within acceptable limits. However, the proposed resort facilities and residential lots are placed in a close proximity to neighboring wildlands (see Subchapter 2.3.7, Hazards and Hazardous Materials). The second primary access and the emergency access will not meet City standards for emergency egress and ingress since the only emergency access proposed is a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of .75 miles) where the minimum accepted standard would be a 24-foot paved two-way roadway (see Subchapter 2.3.13, Transportation/Traffic). Without adequate fire protection for proposed structures, future residents, and resort users, the fire services impacts will be direct and potentially significant.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will still impact the existing fire service because of the presence of 403 single-family dwelling units, a resort hotel, a golf course, and an equestrian center on-site. Therefore, the developer continues to propose the fire station in the same area, although without the associated commercial/mixed uses. The on-site water storage reservoir will be available to assure adequate fire flow pressure. Fire sprinklers will be required for all dwelling units. Paramedic response time to the site will be within acceptable limits. However, no additional improvements are proposed for ingress and egress. Without adequate access within a wildland fire area, the fire protection impacts will continue to be direct and potentially significant.

Schools

Originally Proposed Project

The implementation of the Valley View Estates SP will require a reorganization to place the entire site within a single elementary school district and a single high school district. The closer and more likely elementary district to serve the Valley View Estates SP site is the San Pasqual Union School District. Preliminary discussions between the two elementary districts serving Valley View Estates SP property indicate that this is a reasonable expectation (Felix 1998). The newly constructed San Pasqual Union School District Elementary School on Rockwood Road has the potential to accommodate nearly four times the capacity as the previous school site through the use portable classrooms. Using the District's current generation rate, the Originally Proposed Valley View Estates SP is expected to generate approximately 220 elementary and middle school children at buildout (Table 2.3.12-7, Projected Student Generation with the Originally Proposed Valley View Estates SP Project).

Table 2.3.12-7 Projected Student Generation with the Originally Proposed Valley View Estates SP Project

| School District | Generation Rate¹ | No. Of Students |
|-----------------------------|------------------------------------|------------------------|
| San Pasqual Union (K-8) | 0.392 | 220 |
| Escondido Union High School | 0.136 | 76 |

¹ Students per single-family dwelling

Source: School Districts

While the District's current generation rate is used, it should be noted that the most recent project to add students to the District, Rancho San Pasqual, is generating an estimated 0.7 students per unit, a higher than average number of students per household. The new

elementary school has enough capacity to maintain a 20 to one class-size ratio for grade K-3, in accordance with State mandated class reduction programs. The construction of the Originally Proposed Valley View Estates SP will not cause a significant impact to the elementary school.

The Escondido Union School Districts exceed their permanent classroom capacities. Excess students are being housed in temporary classroom facilities. Based on the District's current generation rates, the Originally Proposed Valley View Estates SP is expected to yield 76 high school students.

The Originally Proposed Valley View Estates SP will impact school services at the Orange Glen High School. Orange Glen High School is currently operating over capacity and faces increasing demands for services due to higher than average student generation rates and from increased development of properties. The Orange Glen High School has indicated that it cannot guarantee adequate facilities to house students generated by the Originally Proposed Valley View Estates SP and the surrounding projects. However, the high school district has adopted ordinances to collect fees as allowed under current state funding mechanisms. In addition, space will be provided at sites such as Valley High School, Center City High School, and other schools within the District in order to alleviate the direct impacts to Orange Glen High School. Under a worst-case scenario, student to teacher ratio at Orange Glenn High School, upon the construction of the Originally Proposed Valley View Estates SP, will be 25 to 1, far below the average high school standard of 27 to 1. Therefore, there will be no significant impacts to high school services.

Reduced Intensity and Density Project

Using the District's current generation rate, the Reduced Intensity and Density Project is expected to generate approximately 158 elementary and middle school children at buildout (Table 2.3.12-8, Projected Student Generation with the Reduced Intensity and Density Project). There will be a 62-student reduction under the Reduced Intensity and Density Project when compared to the Originally Proposed Valley View Estates SP. Based on the District's current generation rates, the Reduced Intensity and Density Project is expected to yield 55 students, a reduction of 21 students from the Originally Proposed Valley View Estates SP. Therefore, there will be no significant impacts to school services.

Library Services

Originally Proposed Project

The Escondido Public Library is working toward, but has not yet achieved, the Quality of Life Standard for minimum floor space, number of volumes, and staffing ratios per resident population or for distance from library facilities. Based on the projected increase in the City's

Table 2.3.12-8 Projected Student Generation with the Reduced Intensity and Density Project

| School District | Generation Rate ¹ | No. Of Students |
|-----------------------------|------------------------------|-----------------|
| San Pasqual Union (K-8) | 0.392 | 158 |
| Escondido Union High School | 0.136 | 55 |

¹ Students per single-family dwelling

Source: School Districts

population, residents from the Valley View Estates SP will generate a proportional need for approximately 1,042 square feet of library floor space, 5,208 additional housed items, and 0.87 additional FTE staff. Library services receive approximately 12.5 percent of the Public Facilities fees collected for new development projects. A portion of the General Fund is also used to support annual library operations. The Valley View Estates SP commercial development standards for the Commercial Center allow branch public library use. The increment of impacts to library services generated by the Valley View Estates SP is unlikely to result in a significant deterioration in the improving level of service (Citywide Facilities Plan Update 1998).

Although the Valley View Estates SP site will be located on the eastern fringe of the City, both the main and branch libraries are an estimated 5-6 driving miles from the project site and within 10 to 15 minutes travel time. No significant impacts will occur due to the project's distance from the nearest library facility.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project library services impacts will generate a proportional need for approximately 749 square feet of library floor space, 3,747 additional housed items, and 0.62 additional FTE staff. These proportional needs are less than for the Originally Proposed Valley View Estates SP which will not have significant impacts.

Parks and Recreation

Originally Proposed Project

The Originally Proposed Valley View Estates SP will provide 26.4 acres of common open space/pocket parks, 331.3 acres of passive natural area, a 17.9-acre equestrian center and 207.9 acres of golf course and tennis courts associated with the resort. These facilities will serve the approximately 1,736 Originally Proposed Valley View Estates SP residents plus guests at the 250-unit resort. The recreational opportunities to be provided far exceed the

Quality of Life Standard for 11.8 acres of combined active and passive park lands per 1,000 dwelling units. Citywide with the excess of both active and passive park areas provided within the Originally Proposed Valley View Estates SP, there will be an improvement in the ratio of park lands to resident, consistent with the City of Escondido General Plan and Master Plan for Parks, Trails and Open Space. Implementation of the Originally Proposed Valley View Estates SP will not result in significant impacts to park and recreation facilities.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will provide 21.2 acres of "pocket parks," 476.2 acres of passive natural area, an approximately 18-acre equestrian center and more than 200 acres of golf course and tennis courts associated with the resort. These facilities will serve the approximately 1,249 residents plus guests at the 250-unit resort. The recreational opportunities to be provided far exceed the Quality of Life Standard for 11.8 acres of combined active and passive park lands per 1,000 residents. As is the case for the Originally Proposed Valley View Estates SP, citywide with the excess of both active and passive park areas provided, the Reduced Intensity and Density Project will provide an improvement in the ratio of park lands to resident, consistent with the City of Escondido General Plan and Master Plan for Parks, Trails and Open Space. Implementation of the Reduced Intensity and Density Project will not result in significant impacts.

Solid Waste

Originally Proposed Project

Approval of 560 new residences, a resort hotel, commercial center, golf course and equestrian facilities will generate an estimated 3,105 tons of waste per year, adjusted for recycling (Integrated Management Waste Board, 2002). EDI will have the capability to handle the additional waste generated by the Originally Proposed Valley View Estates SP through collections and through the transfer station (Tobiason 2002). Therefore, the Originally Proposed Valley View Estates SP will not result in a significant impact to solid waste.

Reduced Intensity and Density Project

Approval of 403 new residences, a resort hotel, commercial center, golf course and equestrian facilities will generate an estimated 2,325 tons of waste per year, adjusted for recycling (Integrated Management Waste Board, 2002). Escondido Disposal, Inc. will have the capability to hand the solid waste produced by the Reduced Intensity and Density Project.

Summary of Significant Impacts

Originally Proposed Project

1. The 12-inch pipeline at Rockwood Road and Old Ranch Road and the existing 16-inch Reed Reservoir pipeline will not handle the anticipated water capacity from the Originally Proposed Valley View Estates SP. The Originally Proposed Valley View Estates SP will result in a drop of approximately 6 psi (20 percent) creating a potentially significant and direct impact to the Reed Zone.
2. The sewer system connection between Pump Station 1 and Pump Station 3 will not maintain sufficient flow capacity under the Originally Proposed Valley View Estates SP. Therefore, direct and potentially significant impacts to sewer services will occur as a result of the Originally Proposed Valley View Estates SP.
3. No significant law enforcement impacts will result because the Quality of Life Standards will continue to be met. Future staffing increases and additional support equipment will be offset by the additional project-related property taxes.
4. The proposed resort facilities and residential lots will be placed in a close proximity to neighboring wildlands. The second primary access and the emergency access will not meet City standards for emergency egress and ingress since the only emergency access proposed is a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of .75 miles) where the minimum accepted standard would be a 24-foot paved two-way roadway. Without adequate fire protection for proposed structures, future residents, and resort users, the fire services impacts will be direct and potentially significant.
5. No significant school impacts will result because the new San Pasqual Elementary School will have capacity for elementary and middle school students generated by the proposed development and school fees will be collected to benefit both the elementary and high school districts.
6. No significant library impacts will result because the current level of achievement toward the Quality of Life Standard for minimum floor space, number of volumes, staffing ratios per resident population, and distance to library facilities will not deteriorate.
7. No significant parks and recreations impacts will result because the Originally Proposed Valley View Estates SP will provide 26.4 acres of common open space/pocket parks, 331.3 acres of passive natural area, a 17.9-acre equestrian center and 207.9 acres of golf course and tennis courts associated with the resort.

8. No significant solid waste impacts have been identified because existing and planned waste disposal capacity is adequate to serve buildout of the City of Escondido under the adopted General Plan.

Reduced Intensity and Density Project

1. The 12-inch pipeline at Rockwood Road and Old Ranch Road and the existing 16-inch Reed Reservoir pipeline will not handle the anticipated water capacity from the Reduced Intensity and Density Project. The Reduced Intensity and Density Project will result in a drop of approximately 6 psi (20 percent) creating a potentially significant and direct impact to the Reed Zone.
2. The sewer system connection between Pump Station 1 and Pump Station 3 will not maintain sufficient flow capacity under the Reduced Intensity and Density Project. Therefore, direct and potentially significant impacts to sewer services will occur as a result of the Reduced Intensity and Density Project.
3. No significant law enforcement impacts will result because the Quality of Life Standards will continue to be met. Future staffing increases and additional support equipment will be offset by the additional project-related property taxes.
4. The proposed resort facilities and residential lots will be placed in a close proximity to neighboring wildlands. The second primary access and the emergency access will not meet City standards for emergency egress and ingress since the only emergency access proposed is a 16-foot wide paved roadway within a 19-foot wide graded surface between Zoo Road and Rockwood Road (a distance of .75 miles) where the minimum accepted standard would be a 24-foot paved two-way roadway. Without adequate fire protection for proposed structures, future residents, and resort users, the fire services impacts will be direct and potentially significant.
5. No significant school impacts will result because the new San Pasqual Elementary School will have capacity for elementary and middle school students generated by the proposed development and school fees will be collected to benefit both the elementary and high school districts.
6. No significant library impacts will result because the current level of achievement toward the Quality of Life Standard for minimum floor space, number of volumes, staffing ratios per resident population, and distance to library facilities will not deteriorate.
7. No significant parks and recreations impacts will result because the Reduced Intensity and Density Project will provide 21.2 acres of "pocket parks," 476.2 acres

of passive natural area, an approximately 18-acre equestrian center and more than 200 acres of golf course and tennis courts associated with the resort.

8. No significant solid waste impacts have been identified because existing and planned waste disposal capacity is adequate to serve buildout of the City of Escondido under the adopted General Plan.

Mitigation Measures

Originally Proposed Project

- 1-1. Prior to or concurrent with the first unit of the Originally Proposed Valley View Estates Specific Plan (SP) clearing and grading, a second and parallel water pipeline shall be installed from the Originally Proposed Valley View Estates SP point of connection to the Reed Reservoir to the satisfaction of the Director of Public Works.
- 2-1. Prior to or current with the first unit of the Originally Proposed Valley View Estates Specific Plan (SP) clearing and grading and to the satisfaction of the Director of Public Works:
 - a. A second and parallel sewer pipeline shall be installed from the Originally Proposed Valley View Estates SP point of connection to the treatment facility south of Via Rancho Parkway at Interstate 15 (I-15).
 - b. The Eagle Crest Pump Station shall be expanded and, as warranted, an additional pump station added to supplement flows processed by Pump Station 1.
- 4-1. In order to reduce to below a level of significance, the second primary access and two emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.

Reduced Intensity and Density Project

- 1-1. Prior to or concurrent with the first unit of the Reduced Intensity and Density Project clearing and grading, a second and parallel water pipeline shall be installed from the Reduced Intensity and Density Project point of connection to the Reed Reservoir to the satisfaction of the Director of Public Works.

- 2-1. Prior to or current with the first unit of the Reduced Intensity and Density Project clearing and grading and to the satisfaction of the Director of Public Works:
 - a. A second and parallel sewer pipeline shall be installed from the Reduced Intensity and Density Project point of connection to the treatment facility south of Via Rancho Parkway at Interstate 15 (I-15).
 - b. The Eagle Crest Pump Station shall be expanded and, as warranted, an additional pump station added to supplement flows processed by Pump Station 1.

- 4-1. In order to reduce to below a level of significance, the second primary access and two emergency access roads shall be improved to City standards per a Final Map Unit schedule to the satisfaction of the Director of Public Works. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.

Level of Significance After Mitigation

Originally Proposed Project

While a fire station will be provided on site through a Development Agreement, the proposed emergency access involving a 0.75-mile long, 16-foot wide paved roadway within a 19-foot graded surface constitutes a significant, unmitigable public services impact.

The 2000 Water Master Plan recommends replacing the existing 16-inch pipeline from the Reed Reservoir to Old Ranch Road with a 20-inch pipeline. The water system mitigation measures will be implemented in conjunction with the City design criteria. With the implementation of these modifications, impacts to operation of the water treatment facility or the ability to meet the water demands of the City will be reduced to a level below significant. Off-site improvement to the sewer system will mitigate for the insufficient flow capacity and reduce sewer system impacts to a level below significant. With a fire station to be provided on site through a Development Agreement, the fire services impacts will be reduced to an insignificant level.

Reduced Intensity and Density Project

While a fire station will be provided on site through a Development Agreement, the proposed emergency access involving a 0.75-mile long, 16-foot wide paved roadway within a 19-foot graded surface constitutes a significant, unmitigable public services impact.

The 2000 Water Master Plan recommends replacing the existing 16-inch pipeline from the Reed Reservoir to Old Ranch Road with a 20-inch pipeline. The water system mitigation measures will be implemented in conjunction with the City design criteria. With the implementation of these modifications, impacts to operation of the water treatment facility or the ability to meet the water demands of the City will be reduced to a level below significant. Off-site improvement to the sewer system will mitigate for the insufficient flow capacity and reduce sewer system impacts to a level below significant. With a fire station to be provided on site through a Development Agreement, the fire services impacts will be reduced to an insignificant level.

2.3.13 Transportation/Traffic

A traffic study was prepared by Katz, Okitsu & Associates, February 2002, to address the existing traffic conditions in the site vicinity, future traffic conditions, project-related traffic, and potential project-related traffic impacts on the surrounding street system (Volume 5, Appendix D).

SANDAG's 1996 Congestion Management Program (CMP) requires that a traffic impact analysis be prepared if a large development would generate 2,400 or more average daily trips or 200 or more peak hour trips. Impacts to regionally significant arterials (RSAs) must be defined for all segments and intersections where the project would add 50 or more peak hour trips in either direction and more than 150 peak hour trips in either direction on a freeway.

Environmental Setting

A total of four governmental jurisdictions has responsibilities for roadway facilities within the study area. Traffic in the vicinity of the Valley View Estates SP site uses roads located in the County of San Diego, City of Escondido, and City of San Diego. In addition, Caltrans is responsible for the operation of SR 78 and I-15 which are also a part of the regional circulation system. Streets and highways in the site vicinity that could be potentially affected by the proposed project include I-15, SR 78 (San Pasqual Valley Road), Cloverdale Road, Via Rancho Parkway, Bear Valley Parkway, and Rockwood Road. Figure 2.3.13-1, Existing Circulation Network, illustrates the local and regional circulation network surrounding the Valley View Estates SP property.

Street Descriptions

I-15 is located west of the Valley View Estates SP property. I-15 is an eight-lane freeway that runs north-south, providing direct access between Riverside County and City of San Diego. The interchange of I-15 and Via Rancho Parkway provides full access to the San Pasqual Valley. The freeway is built to the highest standards to maximize capacity. No roadside obstructions or steep grades exist.

San Pasqual Valley Road/SR 78 is constructed as a two-lane undivided state highway with left turn pockets at major intersections in the vicinity of Valley View Estates SP. It provides major east-west circulation between I-15 and the communities of Ramona and San Pasqual Valley. This roadway is designated as a major roadway in the City of Escondido General Plan Circulation Element and the County of San Diego General Plan Circulation Element. The City of San Diego San Pasqual Valley Community Plan classifies its portion of this facility as a four-lane conventional highway. As a state highway, Caltrans is responsible for maintaining this roadway.

Bear Valley Parkway is classified by the City of Escondido as a major roadway from south of Via Rancho Parkway/ San Pasqual Valley Road north to its intersection with Valley Parkway. This facility is built to its ultimate width south of Via Rancho Parkway (San Pasqual Road). At San Pasqual Valley Road, Bear Valley Parkway narrows to a two-lane undivided roadway.

Via Rancho Parkway/San Pasqual Road is designated as a major road in the City of Escondido General Plan from Bear Valley Parkway to San Pasqual Road/ SR 78. The portion of the roadway within the City of San Diego is also classified as a four-lane major street. This roadway is constructed with only two travel lanes, and the cross-section varies from 20 feet to 40 feet. The exception is the segment near Bear Valley Parkway, within the City of Escondido, which is constructed as a 3-lane street with a raised median. Within the City of San Diego, the roadway is narrow.

Cloverdale Road is a local roadway with two travel lanes, and it is a relatively unimproved road serving only local traffic.

Rockwood Road is a local street and provides primary access directly to the Valley View Estates SP site.

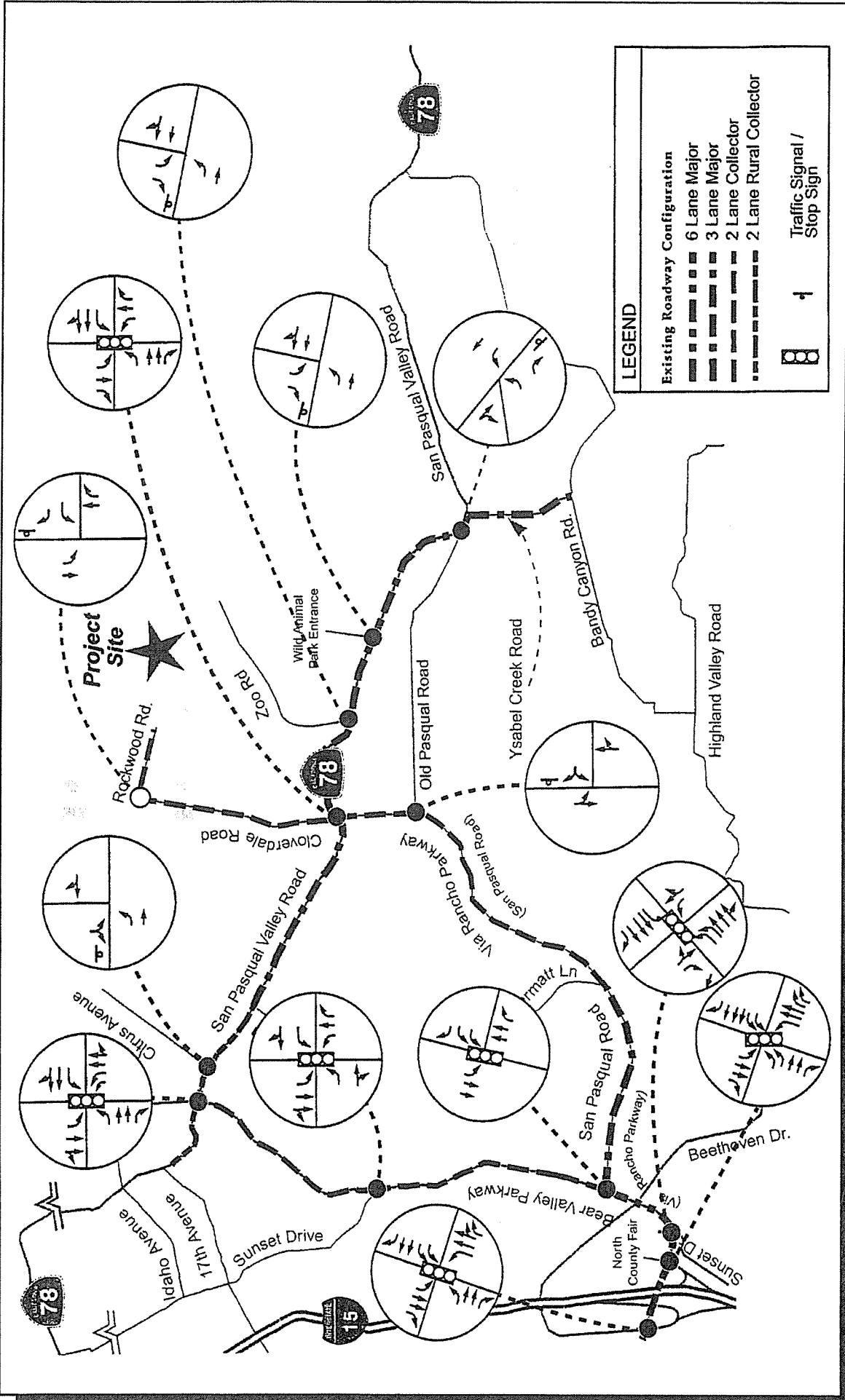
Zoo Road is currently an unimproved, private road that winds around the back half of the Wild Animal Wild Park. Park employees are currently using it for access to breeding areas on park grounds.

Table 2.3.13-1, Summary of Daily Roadway Segment Performance Existing Conditions, summarizes the daily roadway segment analysis for existing conditions on the local roads. The existing condition analysis found that under current volumes the following roadway segments exceed their optimal capacities for Level of Service (LOS) D:

- Bear Valley Parkway from San Pasqual Valley Road to Sunset Drive (LOS F)
- Bear Valley Parkway from Sunset Drive to Via Rancho Parkway/San Pasqual Road (LOS F)

The actual functional capacity of a roadway is based on the ability of arterial intersections to accommodate peak hour volumes. Efficient design of intersections to achieve acceptable LOS during peak hours of demand could result in higher capacities on the roadway.

Figure 2.3.13-2, Existing Peak Hour Intersection Conditions, shows existing morning and evening peak hour traffic volumes. Table 2.3.13-2, Summary of Peak Hour Intersection Performance Existing Conditions, summarizes the existing peak hour intersection operations at the intersections near the Valley View Estates SP.



SOURCE: Katz, Okitsu & Associates (Last Revised: January 29, 2002)



Not to Scale

Existing Circulation Network

Figure 2.3.13-1
Valley View Estates SP EIR - Volume 2, City of Escondido



Table 2.3.13-1 Summary of Daily Roadway Segment Performance Existing Conditions

| Roadway Segment | Classification/ Lanes | LOS E' Capacity | Existing ADT Volume | Volume to Capacity Ratio (v/c) | LOS |
|---|--------------------------|--------------------|------------------------|--------------------------------------|-----|
| Bear Valley Parkway | Local Coll./2 | 15,000 | 23,857 ³ | 1.59 | F |
| | Local Coll./2 | 15,000 | 26,616 ³ | 1.77 | F |
| Cloverdale Road | Rural Coll./2 | 10,000 | 2,600 ⁴ | 0.26 | B |
| Rockwood Road | Rural Coll./2 | 10,000 | 2,600 ⁵ | 0.26 | B |
| San Pasqual Road | Major/3 | 15,000 | 9,900 ⁴ | 0.66 | B |
| | Local Coll./2 | 10,000 | 7,600 ⁴ | 0.76 | C |
| San Pasqual Valley Road | Local Coll./2 | 10,000 | 4,300 ⁴ | 0.43 | B |
| | Coll./2 | 15,000 | 11,227 ⁷ | 0.75 | D |
| San Pasqual Valley Road | Coll./2 | 15,000 | 10,609 ⁷ | 0.71 | D |
| | Coll./2 | 15,000 | 10,712 ⁷ | 0.71 | D |
| Via Rancho Parkway | Major/3 | 15,000 | 10,712 ⁷ | 0.71 | D |
| | Major/3 | 30,000 | 7,416 ⁷ | 0.25 | A |
| Via Rancho Parkway | Major/3 | 30,000 | 8,652 ⁷ | 0.29 | A |
| | Major/6 | 50,000 | 23,380 ³ | 0.47 | B |
| Sunset Drive to Bear Valley Parkway/San Pasqual Road ⁷ | Major/6 | 50,000 | 31,600 ⁴ | 0.63 | C |

¹ LOS = Level of Service (LOS A = free flow, no congestion; LOS B = free to stable flow, no congestion; LOS C = stable flow, freedom to maneuver noticeably restricted, no to minimal congestion; LOS D = approaches unstable flow, very limited freedom to maneuver, minimal to substantial congestion; LOS E = extremely unstable flow, maneuverability and psychological comfort extremely poor, significant congestion; and LOS F = forced or breakdown flow, extreme congestion).

² City of Escondido roadway segment LOS threshold criteria applied.

³ Counts Commissioned from Southland Car Counters (10-01).

⁴ Counts Commissioned from Transportation Studies, Inc. (5-00).

⁵ Estimated from Cloverdale Road ADT.

⁶ City of San Diego roadway segment LOS threshold criteria applied.

⁷ Roadway Segment Average Daily Traffic Volume from the 2000 Caltrans Traffic Volumes Report.

Source: Katz, Okitsu & Associates, 2002

**Table 2.3.13-2 Summary of Peak Hour Intersection
Performance Existing Conditions**

| | Average Intersection Delay (Seconds/ Vehicle) | LOS |
|---|--|-----|
| AM Peak Hour | | |
| Cloverdale Road & Rockwood Road ¹ | 10.3 | B |
| San Pasqual Valley Road & Bear Valley Parkway ² | 32.2 | C |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 61.1 | F |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 24.2 | C |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 10.2 | B |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 15.6 | C |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 10.6 | B |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 11.6 | B |
| Bear Valley Parkway & Sunset Drive ² | 42.0 | D |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 23.9 | C |
| Via Rancho Parkway & Sunset Drive ² | 6.0 | A |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 26.3 | C |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 31.9 | C |
| PM Peak Hour | | |
| Cloverdale Road & Rockwood Road ¹ | 9.9 | A |
| San Pasqual Valley Road & Bear Valley Parkway ² | 33.1 | C |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 80.8 | F |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 25.8 | C |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 11.8 | B |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 15.0 | B |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 25.6 | D |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 15.1 | C |
| Bear Valley Parkway & Sunset Drive ² | 30.4 | C |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 20.3 | C |
| Via Rancho Parkway & Sunset Drive ² | 15.8 | B |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 34.6 | C |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 32.8 | C |

¹ Unsignalized intersection

² City of Escondido intersection LOS threshold criteria applied.

³ City of San Diego intersection LOS threshold criteria applied.

For unsignalized intersections, delay is quoted as the average delay for all vehicles entering the intersection. LOS is reported for the worst-case movement. LOS for the overall intersection will be much better.

Source: Katz, Okitsu & Associates, 2002

Table 2.3.13-2 shows that all study signalized intersections currently operate at LOS D or better during peak hours. Of the study intersections that are stop controlled, only the intersection of San Pasqual Valley Road/Citrus Avenue operates at worse than LOS D.

Mainline Freeway Segment Conditions

Table 2.3.13-3, Existing Mainline Freeway Segment Conditions, summarizes the existing LOS on I-15 along segments which will service the Valley View Estates SP.

Table 2.3.13-3 Existing Mainline Freeway Segment Conditions

| Freeway | Limits | Peak Hour Capacity per Lane (vehicles) | ADT (vehicles/day) | Peak Hour Volume (vehicles/hour) | v/c | LOS |
|---------|--|--|--------------------|----------------------------------|------|------|
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 196,730 | 17,509 | 1.14 | F(0) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 218,000 | 19,402 | 1.26 | F(1) |

Source: Katz, Okitsu & Associates, 2002

Peak Hour Ramp Meter Conditions

Conditions at the freeway on-ramps in the study area that are subject to ramp metering during the peak hours area show in Table 2.3.13-4, Existing Peak Hour Ramp Metering Delays. The ramp meter rates that are supplied by Caltrans are the "most restrictive" meter rates, and therefore, do not reflect the actual traffic that is allowed to enter at the meter. Field observations at various ramp meters in the San Diego region indicate that the most restrictive rate is not in effect for the entire peak hour. The actual delay and queue lengths experienced by vehicles may be much less than the results indicated.

Table 2.3.13-4 Existing Peak Hour Ramp Metering Delays

| Location | Peak Hour | Demand (vehicles) | Flow (vehicles/hour) | Excess Demand | Delay (minutes) | Queue (feet) |
|------------------------------------|-----------|-------------------|----------------------|---------------|-----------------|--------------|
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 810 | 852 | 0 | 0 | 0 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,086 | 660 | 426 | 39 | 12,354 |

Source: Katz, Okitsu & Associates, 2002

Near-Term Conditions

The near-term analysis takes into account existing traffic volumes plus the traffic associated with the development of the other surrounding projects that are anticipated to generate traffic by or at the same time as the proposed project is completed. Table 2.3.13-5, Other Near-Term Development, identifies a specific list of projects that are expected to develop in the near future.

Table 2.3.13-5 Other Near-Term Development

| Other Potential Near-term Projects | Intensity/ Unit | Daily Trip Rate per Unit | Daily Trips | Percent External | Total External | AM in | AM Out | PM In | PM Out |
|---|-----------------|--------------------------|--------------|------------------|----------------|-----------|-----------|------------|------------|
| Other Western Parcels of SPA #4 | 55 DU | 10/DU | 550 | 75% | 414 | 9 | 25 | 29 | 12 |
| Wild Animal Park (Near-Term increase in employees/visitors) | N/A | N/A | 812 | 100% | 812 | -- | -- | 17 | 86 |
| Rancho San Pasqual Estate Residential (1-2 ac.) | 85 DU | 10/DU | 850 | 90% | 756 | 18 | 43 | 54 | 23 |
| Rockwood School (80% local to Valley View and Rancho San Pasqual) | 1,500 students | 1.0/ student | 1,500 | 20% | 300 | 58 | 14 | 1 | 20 |
| Total Other Near-Term Traffic | | | 3,712 | | 2,282 | 85 | 82 | 101 | 141 |

DU = Dwelling units
N/A = Not applicable

Source: Katz, Okitsu & Associates, 2002

To account for other development in the area that is not specifically defined, a 3 percent growth factor was added to existing volumes to simulate ambient growth in background traffic. The near-term analysis assumes that all these projects will be completed.

Thresholds for Determining Significance

According to Appendix G of the State CEQA Guidelines, a project will normally have a significant effect on the environment if it:

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

2. Exceeds, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.
3. Results 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.
4. Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
5. Results in inadequate emergency access.
6. Results in inadequate parking capacity.
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

The City of Escondido has adopted the SANTEC/ITE guidelines for determining traffic impacts from projects for both roadway segments and intersections. These guidelines state that a significant impact occurs when a project degrades the LOS to D and increases the v/c by 2 percent on roadway segments and increases the intersection delay by more than 2 seconds. If the LOS degrades to D, no mitigation is required. If the project causes a roadway segment or intersection to fail (operate at LOS E or F), then the project is said to cause a direct impact where full mitigation by the developer is required. If a roadway segment or intersection already operates at LOS D or worse and the project causes a decrease more than the allowable change, the project is said to cause a cumulative impact where the developer must contribute a fairshare contribution to the mitigation measures.

The City of San Diego has adopted a standard for determining significant traffic impacts from projects for both roadway segments and intersections, which are similar to the SANTEC/ITE guidelines. Where the v/c (for roadways) or overall delay (for intersections) increases beyond a certain allowable threshold, which grows more stringent as LOS degrades, a significant project impact is identified (Table 2.3.13-6, City of San Diego Significance Standards).

Environmental Impacts and Significance

Originally Proposed Project

Primary access for the Originally Proposed Valley View Estates SP will be from SR 78 via Cloverdale Road to Rockwood Road. Rockwood Road currently terminates at Old Ranch Road approximately 700 feet west of the Valley View Estates SP site. The Valley View Estates SP project proposes to extend Rockwood Road to and along the development's western boundary.

Table 2.3.13-6 City of San Diego Significance Standards

| Level of Service with Project | Allowable Increase/Decrease Due to Project Impacts* | | | |
|-------------------------------|---|-----------|------------------|-------------|
| | Intersections | | Roadway Sections | |
| | Delay (Sec.) | ICU (v/c) | v/c | Speed (MPH) |
| A | 10 | 0.10 | 0.1 | 5 |
| B | 6 | 0.06 | 0.06 | 3 |
| C | 4 | 0.04 | 0.04 | 2 |
| D** | 2 | 0.02 | 0.02 | 1 |
| E** | 2 | 0.02 | 0.02 | 1 |
| F** | 2 | 0.02 | 0.02 | 1 |

MPH = Miles per hour

* If a proposed project's traffic impacts exceed the values shown in the table, then the impacts are deemed "significant." The project applicant shall identify "feasible mitigation" to bring the facility back to the level previously held by the facility prior to the project traffic impacts.

** The acceptable level of service standard for roadways and intersections in San Diego is level of service D. However, for undeveloped locations, the goal is to achieve a level of service C

Source: City of San Diego, 1998

Reduced Intensity and Density Project

Primary access for the Reduced Intensity and Density Project will be the same as for the Originally Proposed Valley View Estates SP.

Project Trip Generation and Distribution

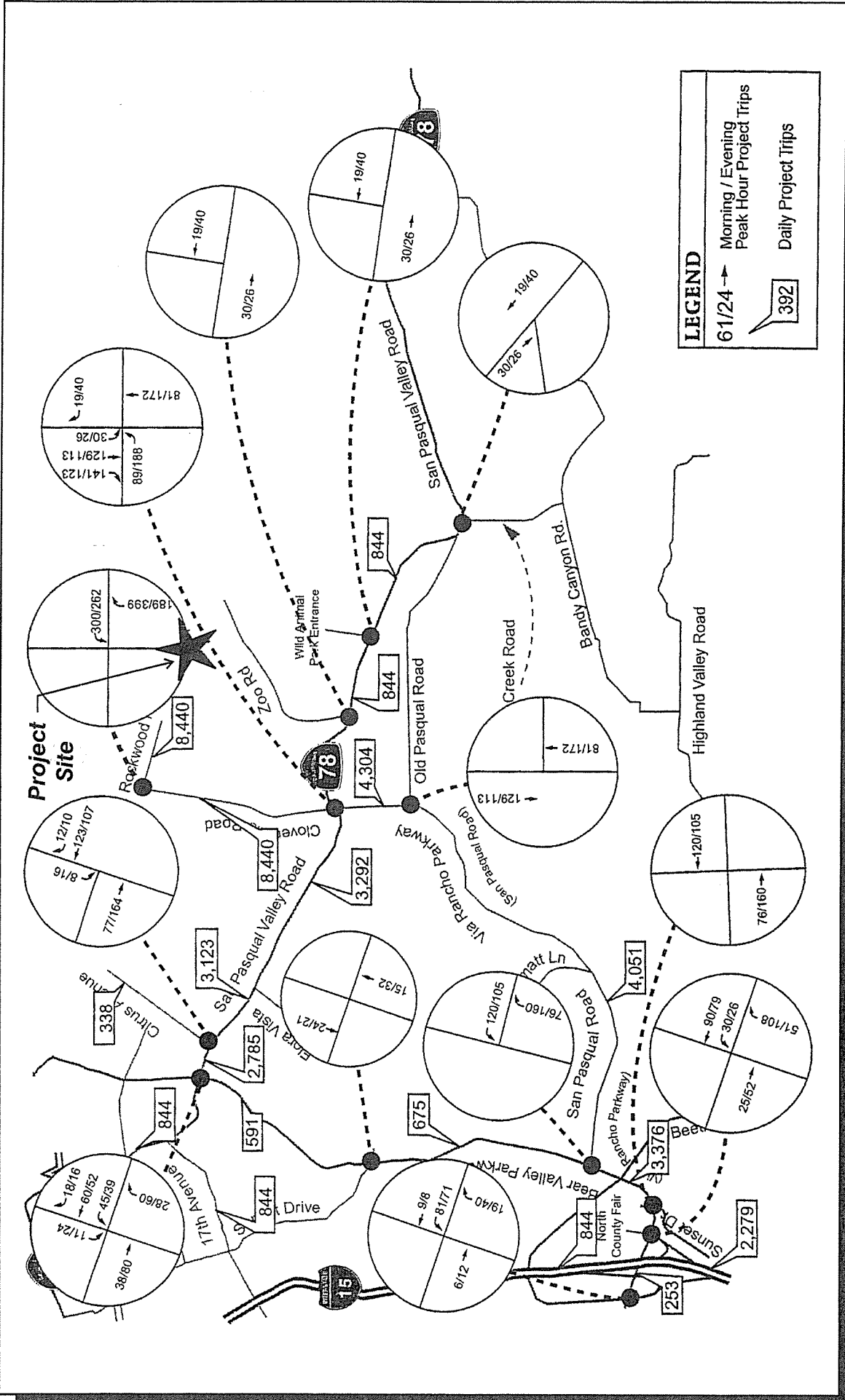
Originally Proposed Project

Trip generation is a measure or forecast of the number of trips that begin or end at the Valley View Estates SP. Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that project-related traffic will likely affect.

The potential interaction between the proposed development and surrounding residential areas, services, and regional access routes are considered in order to identify the routes where Valley View Estates SP traffic will be distributed. Table 2.3.13-7, Trip Generation for the Originally Proposed Valley View Estates SP, shows that the proposed project will generate 10,388 daily trips. Figure 2.3.13-3, Daily and Peak Hour Project Trips Assignments for Originally Proposed Valley View Estates SP, shows the distribution of these trips.

Reduced Intensity and Density Project

The potential interaction between the proposed development and surrounding residential areas, services, and regional access routes are considered in order to identify the routes where the Reduced Intensity and Density Project traffic will be distributed. Table 2.3.13-8, Trip



SOURCE: Katz, Okitsu & Associates (Last Revised: November 15, 2001)

Daily and Peak Hour Project Trips Assignments for Originally Proposed Valley View Estates SP

Figure 2.3.1 3-3
Valley View Estates SP EIR - Volume 2, City of Escondido



Not to Scale



Table 2.3.13-7 Trip Generation for Originally Proposed Valley View Estates SP

| Originally Proposed Valley View Estates SP | Intensity/ Unit | Daily Trip Rate per Unit | Daily Trips | Percent External | Total External | AM In | AM Out | PM In | PM Out |
|--|-----------------|--------------------------|---------------|------------------|----------------|------------|------------|------------|------------|
| Estate Residential | 304 DUs | 12 | 3,648 | 75% | 2,736 | 66 | 153 | 192 | 82 |
| Patio Homes | 181 DUs | 10 | 1,810 | 75% | 1,358 | 33 | 76 | 95 | 41 |
| Apartments | 75 DUs | 6 | 450 | 75% | 338 | 5 | 22 | 21 | 9 |
| Specialty Retail | 4.0 acres | 400 | 1,600 | 30% | 480 | 8 | 6 | 22 | 22 |
| Resort Hotel | 250 rooms | 8 | 2,000 | 95% | 1,900 | 57 | 38 | 53 | 80 |
| Golf Course | 1 course | 700 | 700 | 60% | 420 | 20 | 5 | 10 | 24 |
| Equestrian Center | 18 acres | 10 | 180 | 50% | 90 | 0 | 0 | 6 | 4 |
| Total | | | 10,388 | 70% | 7,322 | 189 | 300 | 399 | 262 |

Source: Katz, Okitsu & Associates, 2002

Table 2.3.13-8 Trip Generation for the Reduced Intensity and Density Project

| Reduced Intensity and Density Project | Intensity/ Unit | Daily Trip Rate per Unit | Daily Trips | Percent External | Total External | AM In | AM Out | PM In | PM Out |
|---------------------------------------|-----------------|--------------------------|--------------|------------------|----------------|------------|------------|------------|------------|
| Estate Residential | 228 DUs | 12 | 2,736 | 91% | 2,490 | 60 | 139 | 174 | 75 |
| Patio Homes | 175 DUs | 10 | 1,750 | 91% | 1,593 | 38 | 89 | 112 | 48 |
| Resort Hotel | 250 rooms | 8 | 2,000 | 95% | 1,900 | 57 | 38 | 53 | 80 |
| Golf Course | 1 course | 700 | 700 | 60% | 420 | 20 | 5 | 10 | 24 |
| Equestrian Center | 12.2 acres | 10 | 122 | 50% | 61 | 0 | 0 | 22 | 15 |
| Total | | | 7,308 | 70% | 6,464 | 175 | 272 | 371 | 240 |

Source: Katz, Okitsu & Associates, 2002

Generation for the Reduced Intensity and Density Project, shows that this project design will generate 7,308 daily trips.

Figure 2.3.13-4, Daily and Peak Hour Project Trips Assignments for the Reduced Intensity and Density Project, shows the distribution of these trips.

Originally Proposed Project

Table 2.3.13-9, Summary of Daily Roadway Segment Performance with Originally Proposed Valley View Estates SP Added to Near-Term Conditions, shows the impacts to study roadway segments. The near-term analysis, including the traffic projected to be generated by the projects listed in Table 2.3.13-5, the 3 percent growth factor, and Originally Proposed Valley View Estates SP, found that the following roadway segments will operate at LOS E or F:

- Bear Valley Parkway, between San Pasqual Valley Road and Sunset Drive
- Bear Valley Parkway, between Sunset Drive and Via Rancho Parkway/San Pasqual Road
- Cloverdale Road, between Rockwood Road and San Pasqual Valley Road
- Rockwood Road, east of Cloverdale Road
- San Pasqual Road, between Bear Valley Parkway and Zermatt Lane
- San Pasqual Road, between Zermatt Lane and Old Pasqual Road
- San Pasqual Valley Road, between 17th Avenue and Bear Valley Parkway
- San Pasqual Valley Road, between Bear Valley Parkway and Citrus Avenue
- San Pasqual Valley Road, between Citrus Avenue to Flora Vista Road
- San Pasqual Valley Road, between Flora Vista Road and San Pasqual Road

For all these roads, the Originally Proposed Project will increase the v/c ratios by greater than 0.02.

The Originally Proposed Project will also degrade the following roads to LOS D:

- San Pasqual Road, between Old Pasqual Road to San Pasqual Valley Road
- Via Rancho Parkway, between Sunset Drive and Bear Valley Parkway/San Pasqual Road

The increase in the v/c ratios will be 0.43 and 0.06 respectively.

The Originally Proposed Valley View Estates SP will have direct or indirect and potentially significant impacts to these roads due to the degradation in LOS and increase in v/c ratios.

Reduced Intensity and Density Project

Table 2.3.13-10, Summary of Daily Roadway Segment Performance with Reduced Intensity and Density Project Added to Near-Term Conditions, shows the impacts to study roadway segments. The near-term analysis, including the traffic projected to be generated by the projects listed in Table 2.3.13-10, the 3 percent growth factor, and the Reduced Intensity and Density Project, found that the following roadway segments will operate at LOS E or F:

Table 2.3.13-9 Summary of Daily Roadway Segment Performance with Originally Proposed Valley View Estates SP Added to Near-Term Conditions

| Roadway Segment | Classification/ Lanes | LOS E Capacity | Forecast | | Change in v/c | LOS |
|-----------------------------------|--------------------------|-------------------|---------------|------|------------------|-----|
| | | | ADT Volume | v/c | | |
| Bear Valley Parkway | Local Coll./2 | 15,000 | 25,164 | 1.68 | 0.04 | F |
| | Local Coll./2 | 15,000 | 28,089 | 1.87 | 0.05 | F |
| Cloverdale Road | Rural Coll./2 | 10,000 | 11,118 | 1.11 | 0.84 | F |
| Rockwood Road | Rural Coll./2 | 10,000 | 11,118 | 1.11 | 0.84 | F |
| San Pasqual Road | Major/3 | 15,000 | 14,248 | 0.95 | 0.27 | E |
| | Local Coll./2 | 10,000 | 12,132 | 1.21 | 0.43 | F |
| | Local Coll./2 | 10,000 | 8,733 | 0.87 | 0.43 | D |
| San Pasqual Valley Road/ SR 78 | Coll./2 | 15,000 | 15,593 | 1.04 | 0.11 | F |
| | Coll./2 | 15,000 | 17,411 | 1.16 | 0.18 | F |
| | Coll./2 | 15,000 | 13,423 | 0.89 | 0.21 | E |
| | Major/3 | 15,000 | 13,592 | 0.91 | 0.22 | E |
| | Major/3 | 30,000 | 11,247 | 0.37 | 0.03 | B |
| | Major/3 | 30,000 | 9,290 | 0.31 | 0.03 | A |
| Via Rancho Parkway | Major/6 | 50,000 | 27,457 | 0.55 | 0.06 | C |
| | Major/6 | 50,000 | 35,924 | 0.72 | 0.06 | D |

¹ Roadway segment located in the City of Escondido or within the City of Escondido Sphere of Influence. Roadway standards and standards of significance per the City of Escondido.

² Roadway segment located in the City of San Diego. Roadway standards and standards of significance per the City of San Diego

Source: Katz, Okitsu & Associates, 2002

Table 2.3.13-10 Summary of Daily Roadway Segment Performance with the Reduced Intensity and Density Project Added to Near-Term Conditions

| Roadway Segment | Classification/ Lanes | LOS E Capacity | Forecast | | Change in v/c | LOS |
|-------------------------|---|-------------------|---------------|------|------------------|-----|
| | | | ADT Volume | v/c | | |
| Bear Valley Parkway | Local Coll./2 | 15,000 | 25,130 | 1.68 | 0.04 | F |
| | San Pasqual Valley Road to Sunset Drive ¹ Sunset Drive to Via Rancho Parkway/San Pasqual Road ¹ | 15,000 | 28,050 | 1.87 | 0.04 | F |
| Cloverdale Road | Rural Coll./2 | 10,000 | 10,632 | 1.06 | 0.79 | F |
| | Rockwood Road to San Pasqual Valley Road/San Pasqual Road ¹ | | | | | |
| Rockwood Road | Rural Coll./2 | 10,000 | 10,632 | 1.06 | 0.79 | F |
| | East of Cloverdale Road ¹ | | | | | |
| San Pasqual Road | Major/3 | 15,000 | 14,015 | 0.93 | 0.25 | E |
| | Bear Valley Parkway to Zermatt Lane ¹ Zermatt Lane to Old Pasqual Road ² | 10,000 | 11,885 | 1.19 | 0.41 | F |
| | Old Pasqual Road to San Pasqual Valley Road ² | 10,000 | 8,486 | 0.85 | 0.41 | D |
| San Pasqual Valley Road | Coll./2 | 15,000 | 15,496 | 1.03 | 0.10 | F |
| | 17 th Avenue to Bear Valley Parkway ¹ Bear Valley Parkway to Citrus Avenue ¹ | 15,000 | 17,251 | 1.15 | 0.17 | F |
| | Citrus Avenue to Flora Vista Road ¹ | 15,000 | 13,243 | 0.88 | 0.20 | F |
| | Flora Vista to San Pasqual Road/ Cloverdale Road ¹ | 15,000 | 13,402 | 0.89 | 0.21 | D |
| | San Pasqual Road to Wild Animal Park Entrance ² | 30,000 | 11,198 | 0.37 | 0.03 | A |
| | Wild Animal Park Entrance to Brandy Canyon Road ² | 30,000 | 9,241 | 0.31 | 0.03 | A |
| Via Rancho Parkway | Major/6 | 50,000 | 27,263 | 0.55 | 0.06 | C |
| | Northbound I-15 On-/Off Ramp to Sunset Drive ¹ Sunset Drive to Bear Valley Parkway/San Pasqual Road ¹ | 50,000 | 35,730 | 0.71 | 0.06 | D |

¹ Roadway segment located in the City of Escondido or within the City of Escondido Sphere of Influence. Roadway standards and standards of significance per the City of Escondido.

² Roadway segment located in the City of San Diego. Roadway standards and standards of significance per the City of San Diego

Source: Katz, Okitsu & Associates, 2002

While the San Pasqual Valley Road and Old Pasqual Road will continue to operate at LOS D during PM peak hours, the Originally Propose Project will add 2.5 seconds of delay, exceeding the 2 second delay threshold. Therefore, the Originally Proposed Valley View Estates SP will have an indirect and potentially significant impact to this intersection during PM peak hours.

Reduced Intensity and Density Project

Table 2.3.13-12, Near-term Peak Hour Intersection Conditions with the Reduced Intensity and Density Project Traffic Added, shows that with the addition of the Reduced Intensity and Density Project traffic all intersections will operate at LOS D or better, except for the San Pasqual Valley Road and Citrus Avenue intersection (AM and PM) and the San Pasqual Road and Old Pasqual Road intersection (PM). The San Pasqual Valley Road and Citrus Avenue intersection is currently operating at LOS F during both AM and PM peak hours and will continue to do so in the near future with or without the Reduced Intensity and Density Project. However, the additional Reduced Intensity and Density Project trips during peak AM hours will increase the delay by 135.8 seconds and during peak PM hours will increase the delay by 343.2 seconds. The Reduced Intensity and Density Project will cause the San Pasqual Road and Old Pasqual Road intersection to degrade from LOS D to E during peak PM hours and will increase the delay 10.8 seconds. The impacts to these intersections during peak hours will be direct and potentially significant.

Mainline Freeway Segment Conditions

Originally Proposed Project

Under near-term conditions, I-15 segments between Centre City Parkway to Via Rancho Parkway and Via Rancho Parkway to Highland Valley Road/Pomeroado Road will continue to operate at LOS F(0) and F(1), respectively (Table 2.3.13-13, Near-term Mainline Freeway Segment Conditions with Originally Proposed Valley View Estates SP Added). The change in v/c will be 0.04 and 0.06, respectively, with the additional traffic from the Originally Proposed Valley View Estates SP added with other near-term project. The Originally Proposed Valley View Estates SP will have less than significant impact to these I-15 segments because the threshold of 0.2 increase in v/c is not exceeded.

Table 2.3.413-12 Near-Term Peak Hour Intersection Conditions with the Reduced Intensity and Density Project Traffic Added

| | Without | | With Reduced Project | | |
|---|---------------------------------|-----|---------------------------------|-----|-----------------------------|
| | Average Delay (Seconds/Vehicle) | LOS | Average Delay (Seconds/Vehicle) | LOS | Increase in Delay (Seconds) |
| AM Peak Hour | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.5 | B | 15.9 | C | 4.4 |
| San Pasqual Valley Road & Bear Valley Parkway ² | 27.6 | C | 28.3 | C | 0.7 |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 139.4 | F | 275.2 | F | 135.8 |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 26.1 | C | 29.0 | C | 2.9 |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 10.4 | B | 10.5 | B | 0.1 |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 16.4 | C | 17.1 | C | 0.7 |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 10.9 | B | 11.1 | B | 0.2 |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 13.7 | B | 16.9 | C | 3.2 |
| Bear Valley Parkway & Sunset Drive ² | 41.0 | D | 41.6 | D | 0.6 |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 22.1 | C | 23.1 | C | 1.0 |
| Via Rancho Parkway & Sunset Drive ² | 5.4 | A | 5.2 | A | -0.2 |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 21.9 | C | 21.8 | C | -0.1 |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 28.3 | C | 28.7 | C | 0.4 |
| PM Peak Hour | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.8 | B | 15.7 | C | 3.9 |
| San Pasqual Valley Road & Bear Valley Parkway ² | 30.0 | C | 31.9 | C | 1.9 |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 266.4 | F | 609.6 | F | 343.2 |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 29.1 | B | 31.1 | C | 2.0 |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 12.7 | C | 12.4 | B | -0.3 |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 18.1 | C | 17.9 | C | -0.2 |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 30.9 | D | 31.9 | D | 1.0 |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 25.2 | D | 36.0 | E | 10.8 |
| Bear Valley Parkway & Sunset Drive ² | 30.7 | C | 32.0 | C | 1.3 |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 21.5 | C | 22.4 | C | 0.9 |
| Via Rancho Parkway & Sunset Drive ² | 13.4 | B | 13.1 | B | -0.3 |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 31.5 | C | 32.9 | C | 1.4 |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 32.9 | C | 33.2 | C | 0.3 |

¹ Unsignalized intersection

² City of Escondido intersection LOS threshold criteria applied.

³ City of San Diego intersection LOS threshold criteria applied.

For unsignalized intersections, delay is quoted as the average delay for all vehicles entering the intersection. LOS is reported for the worst-case movement. LOS for the overall intersection will be much better.

Source: Katz, Okitsu & Associates, 2002

- Bear Valley Parkway, between San Pasqual Valley Road and Sunset Drive
- Bear Valley Parkway, between Sunset Drive and Via Rancho Parkway/San Pasqual Road
- Cloverdale Road, between Rockwood Road and San Pasqual Valley Road
- Rockwood Road, east of Cloverdale Road
- San Pasqual Road, between Bear Valley Parkway and Zermatt Lane
- San Pasqual Road, between Zermatt Lane and Old Pasqual Road
- San Pasqual Valley Road, between 17th Avenue and Bear Valley Parkway
- San Pasqual Valley Road, between Bear Valley Parkway and Citrus Avenue
- San Pasqual Valley Road, between Citrus Avenue to Flora Vista Road

For all these roads, the ~~Originally Proposed~~ Reduced Intensity and Density Project will increase the v/c ratios by greater than 0.02.

The ~~Originally Proposed~~ Reduced Intensity and Density Project will also degrade the following roads to LOS D:

- San Pasqual Road, between Old Pasqual Road to San Pasqual Valley Road
- Via Rancho Parkway, between Sunset Drive and Bear Valley Parkway/San Pasqual Road

The increase in the v/c ratios will be 0.41 and 0.06 respectively.

While the LOS for San Pasqual Valley Road, between Flora Vista to San Pasqual Road/Cloverdale Road will not degrade from D, the v/c ratio will increase by 0.21.

The Reduced Intensity and Density Project will have direct or indirect and potentially significant impacts to these roads due to the degradation in LOS and increase in v/c ratios.

Peak Hour Intersection Performance

Originally Proposed Project

Table 2.3.13-11, Near-term Peak Hour Intersection Conditions with Originally Proposed Valley View Estates SP Traffic Added, shows that with the addition of the Originally Proposed Valley View Estates SP traffic all intersections will operate at LOS D or better, except for the San Pasqual Valley Road and Citrus Avenue intersection (AM and PM) and the San Pasqual Road and Old Pasqual Road intersection (PM). The San Pasqual Valley Road and Citrus Avenue intersection is currently operating at LOS F during both AM and PM peak hours and will continue to do so in the near future with or without the Originally Proposed Valley View Estates SP. However, the additional Originally Proposed Valley View Estates SP trips during peak AM hours will increase the delay by 192.0 seconds and during peak PM hours will increase the delay by 518.0 seconds. The Originally Proposed Project will cause the San Pasqual Road and Old Pasqual Road intersection to degrade from LOS D to F during peak PM hours and will increase the delay 25.6 seconds. The impacts to these intersections during peak hours will be direct and potentially significant.

Table 2.3.13-11 Near-Term Peak Hour Intersection Conditions with the Originally Valley View Estates SP Traffic Added

| | Without | | With Originally Proposed SP | | |
|---|---------------------------------|-----|---------------------------------|-----|-----------------------------|
| | Average Delay (Seconds/Vehicle) | LOS | Average Delay (Seconds/Vehicle) | LOS | Increase in Delay (Seconds) |
| AM Peak Hour | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.5 | B | 19.0 | C | 7.5 |
| San Pasqual Valley Road & Bear Valley Parkway ² | 27.6 | C | 28.5 | C | 0.9 |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 139.4 | F | 331.4 | F | 192.0 |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 26.1 | C | 30.4 | C | 4.3 |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 10.4 | B | 10.5 | B | 0.1 |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 16.4 | C | 17.3 | C | 0.9 |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 10.9 | B | 11.1 | B | 0.2 |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 13.7 | B | 18.3 | C | 4.6 |
| Bear Valley Parkway & Sunset Drive ² | 41.0 | D | 41.7 | D | 0.7 |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 22.1 | C | 23.5 | C | 1.4 |
| Via Rancho Parkway & Sunset Drive ² | 5.4 | A | 5.2 | A | -0.2 |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 21.9 | C | 21.8 | C | -0.1 |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 28.3 | C | 28.9 | C | 0.6 |
| PM Peak Hour | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.8 | B | 17.7 | C | 5.9 |
| San Pasqual Valley Road & Bear Valley Parkway ² | 30.0 | C | 32.8 | C | 2.6 |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 266.4 | F | 784.4 | F | 518.0 |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 29.1 | B | 32.8 | C | 3.7 |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 12.7 | C | 13.1 | B | 0.4 |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 18.1 | C | 19.6 | C | 1.5 |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 30.9 | D | 33.4 | B | 2.5 |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 25.2 | D | 50.8 | F | 25.6 |
| Bear Valley Parkway & Sunset Drive ² | 30.7 | C | 32.3 | D | 1.6 |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 21.5 | C | 24.0 | C | 2.5 |
| Via Rancho Parkway & Sunset Drive ² | 13.4 | B | 12.9 | A | -0.5 |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 31.5 | C | 33.6 | C | 2.1 |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 32.9 | C | 33.5 | C | 0.6 |

¹ Unsignalized intersection

² City of Escondido intersection LOS threshold criteria applied.

³ City of San Diego intersection LOS threshold criteria applied.

For unsignalized intersections, delay is quoted as the average delay for all vehicles entering the intersection. LOS is reported for the worst-case movement. LOS for the overall intersection will be much better.

Source: Katz, Okitsu & Associates, 2002

**Table 2.3.13-13 Near-Term Mainline Freeway Segment Conditions
with Originally Proposed Valley View Estates SP Traffic Added**

| Freeway | Limits | Peak Hour Capacity per Lane (vehicles) | ADT | Peak Hour Volume (vehicles per hour) | v/c | LOS |
|---------|---|---|---------|---|------|------|
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 203,705 | 18,130 | 1.18 | F(0) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 227,437 | 20,242 | 1.32 | F(1) |

Source: Katz, Okitsu & Associates, 2002

Reduced Intensity and Density Project

Under near-term conditions, I-15 segments between Centre City Parkway to Via Rancho Parkway and Via Rancho Parkway to Highland Valley Road/Pomerado Road will continue to operate at LOS F(0) and F(1), respectively (Table 2.3.13-14, Near-term Mainline Freeway Segment Conditions with the Reduced Intensity and Density Project Added). The change in v/c will be 0.04 and 0.05, respectively, with the additional ADT from the Reduced Intensity and Density Project added with other near-term project. The Reduced Intensity and Density Project will have less than significant impact to these I-15 segments because the threshold of 0.2 increase in v/c is not exceeded.

**Table 2.3.13-14 Near-Term Mainline Freeway Segment Condition with the
Reduced Intensity and Density Project Traffic Added**

| Freeway | Limits | Peak Hour Capacity per Lane (vehicles) | ADT | Peak Hour Volume (vehicles per hour) | v/c | LOS |
|---------|---|---|---------|---|------|------|
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 203,619 | 18,122 | 1.18 | F(0) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 227,205 | 20,221 | 1.31 | F(1) |

Source: Katz, Okitsu & Associates, 2002

Peak Hour Ramp Conditions

Originally Proposed Project

Table 2.3.13-15, Near-Term Peak Hour Ramp Metering Delays with Originally Proposed Valley View Estates SP Added, summarizes the results of the near-future analysis of conditions at the freeway on-ramps. The same meter flow rates used under the existing conditions are assumed for the near-term evaluation. Existing volumes were increased for background growth and other projects, as well as for the Originally Proposed Valley View Estates SP. The ramp meter delay is projected to be 51 minutes in the morning peak hour in the southbound direction. As discussed under existing conditions, the ramp meter rates are the “most restrictive” meter rate. The actual delay and queue lengths experienced by vehicles may be much less than the results indicated. The projected peak hour trips generated by Originally Proposed Valley View Estates

Table 2.3.13-15 Near-Term Peak Hour Ramp Metering Delays with Originally Proposed Valley View Estates Traffic Added

| Location | Peak Hour | Demand (vehicles) | Flow (vehicles/hour) | Excess Demand | Delay (minutes) | Queue (feet) |
|------------------------------------|------------------|--------------------------|-----------------------------|----------------------|------------------------|---------------------|
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 899 | 852 | 47 | 3 | 1,372 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,226 | 660 | 566 | 51 | 16,402 |

Source: Katz, Okitsu & Associates, 2002

SP represent an approximately 6-minute delay increase. However, this projected delay is not considered a significant impact because standards have not been established and the current methodology does not appear to accurately reflect actual delay times.

Reduced Intensity and Density Project

Table 2.3.13-16, Near-Term Peak Hour Ramp Metering Delays with the Reduced Intensity and Density Project Added, summarizes the results of the near-future analysis of conditions at the freeway on-ramps. The same meter flow rates used under the existing conditions are assumed for the near-term evaluation. Existing volumes were increased for background growth and other projects, as well as for the Reduced Intensity and Density Project. The ramp meter delay is projected to be 50 minutes in the morning peak hour in the southbound directions. As discussed under existing conditions, the ramp meter rates are the “most restrictive” meter rate. The actual delay and queue lengths experienced by vehicles may be much less than the results indicated. The projected peak hour trips generated by the Reduced Intensity and Density Project represent an approximately 5-minute delay increase. This delay time increase is approximately 1 minute less than the Originally Proposed Valley View Estates SP. However, in either case, the projected delay is not considered a significant impact because standards have not been established and the current methodology does not appear to accurately reflect actual delay times.

**Table 2.3.13-16 Near-Term Peak Hour Ramp Metering Delays
with the Reduced Intensity and Density Project Traffic Added**

| <u>Location</u> | <u>Peak Hour</u> | <u>Demand (vehicles)</u> | <u>Flow (vehicles/ hour)</u> | <u>Excess Demand</u> | <u>Delay (minutes)</u> | <u>Queue (feet)</u> |
|------------------------------------|----------------------|------------------------------|--------------------------------------|--------------------------|----------------------------|-------------------------|
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 870 | 852 | 18 | 1 | 531 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,206 | 660 | 546 | 50 | 15,822 |

Source: Katz, Okitsu & Associates, 2002

Air Traffic Patterns

Originally Proposed Project and Reduced Intensity and Density Project

The Valley View Estates SP site is not located near a public or private air strip. The proposed development will therefore not interfere with any air traffic patterns.

Hazardous Design Features

Originally Proposed Project

Concern has been raised regarding the pedestrian circulation around the elementary school located on Rockwood Road, east of Cloverdale Road. The traffic analysis found that with stop control, the intersection of Cloverdale Road and Rockwood Road will operate at acceptable levels in the near-term. However, given the proximity of the elementary school and the number of children that will access the school by crossing at the intersection of Cloverdale Road and Rockwood Road, there will be a potentially indirect significant hazard to crossing safely. No other substantial increase in hazards due to design features have been identified.

Reduced Intensity and Density Project

While the Reduced Intensity and Density Project will generate less overall ADT and less AM peak hour traffic trips at the intersection of Cloverdale Road and Rockwood Road, there still will be a potentially indirect significant hazard to crossing safely, given the proximity of the elementary school and the number of children that will access the school by crossing at the intersection of Cloverdale Road and Rockwood Road. No other substantial increase in hazards due to design features have been identified.

Zoo Road

Originally Proposed Project

The Old Battlefield Road access will lead southwest of Valley View Estates SP to Zoo Road. Valley View Estate SP traffic will primarily use this route to travel to or from Ramona on SR 78. A few of the trips will use this second primary access to go west on SR 78. An estimated 10 percent of the daily traffic, or 845 cars will use Old Battlefield Road and Zoo Road. The intersection of Zoo Road and San Pasqual Valley Road will also be affected. However, the LOS during peak hours will not be reduced below LOS C, even at buildout conditions; therefore, there will not be a significant impact to the intersections of San Pasqual Valley Road and Zoo Road.

While limited improvements will be made to Old Battlefield Road and Zoo Road, these improvements will not meet the City of Escondido's standards for a primary access. The City of San Diego has granted development rights to the Wild Animal Park that include the placement of a permanent MHPA open space easement along Zoo Road within the Wild Animal Park boundary that coincides with the existing improved limits of the road. Expanding Zoo Road outside of its current width for road improvements or for graded slopes does not appear feasible within the City of San Diego. Without improvements to the City of Escondido's standards for a primary access, there will be direct and potentially significant traffic circulation impacts.

Reduced Intensity and Density Project

The Old Battlefield Road access will lead southwest of Valley View Estates SP to Zoo Road. Valley View Estate SP traffic will primarily use this route to travel to or from Ramona on SR 78. A few of the trips will use this second primary access to go west on SR 78. An estimated 10 percent of the daily traffic, or 795 cars, will use Old Battlefield Road and Zoo Road. The intersection of Zoo Road and San Pasqual Valley Road will also be affected. However, the LOS during peak hours will not be reduced below LOS C, even at buildout conditions; therefore, there will not be a significant impact to the intersections of San Pasqual Valley Road and Zoo Road.

While limited improvements will be made to Old Battlefield Road and Zoo Road, these improvements will not meet the City of Escondido's standards for a primary access. The City of San Diego has granted development rights to the Wild Animal Park that include the placement of a permanent MHPA open space easement along Zoo Road within the Wild Animal Park boundary that coincides with the existing improved limits of the road. Expanding Zoo Road outside of its current width for road improvements or for graded slopes does not appear feasible within the City of San Diego. Without improvements to Escondido's standards for a primary access, there will be direct and potentially significant traffic circulation impacts.

Emergency Access

Originally Proposed Project

While the Originally Proposed Valley View Estates SP proposes a second primary access along Old Battlefield Road, and emergency access routes to the east to Zoo Road and to the north along a private easement road, the level of improvements existing and proposed for these roads do not meet City standards. The Originally Proposed Valley View Estates SP development will essentially be located along a 3-mile cul-de-sac. Therefore, the Originally Proposed Valley View Estates SP will result in inadequate emergency access and will have a direct and potentially significant traffic impact.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will use the same circulation design as the Originally Proposed Valley View Estates SP with a second primary access along Old Battlefield Road, and emergency access routes to the east to Zoo Road and to the north along a private easement road. The level of improvements existing and proposed for these roads do not meet City standards. The Reduced Intensity and Density Project development will still essentially be located along a 3-mile cul-de-sac. Therefore, the proposed Reduced Intensity and Density Project will result in inadequate emergency access and will have a direct and potentially significant traffic impact.

Parking and Alternative Transportation

Originally Proposed Project

Parking will be provided at the resort facilities, golf course, equestrian center, apartments and commercial center. Conformance with the City of Escondido parking standards for all residential and other facilities will be confirmed through conditional use permit and building permit reviews. The Originally Proposed Valley View Estates SP will provide a system of internal trails. The Valley View Estates SP design will not conflict with any adopted programs supporting alternative transportation.

Reduced Intensity and Density Project

The same level of parking will be provided at the resort facilities, golf course, and equestrian center under the Reduced Intensity and Density Project as the Originally Proposed Valley View Estates SP. Conformance with the City of Escondido parking standards for all residential and other facilities will be confirmed through conditional use permit and building permit reviews. A

system of internal trails will also be provided. The Reduced Intensity and Density Project design will not conflict with any adopted programs supporting alternative transportation.

Summary of Significant Impacts

Originally Proposed Project

1. The Originally Proposed Valley View Estates SP will have direct and potentially significant impacts to the following roads because the LOS will be degraded to LOS E, or F and the v/c ratio will be increased by 0.21 or more, substantially exceeding the 0.02 threshold:
 - Cloverdale Road, between Rockwood Road and San Pasqual Valley Road
 - Rockwood Road, east of Cloverdale Road
 - San Pasqual Road, between Bear Valley Parkway and Zermatt Lane
 - San Pasqual Valley Road, between Citrus Avenue and Flora Vista Road
 - San Pasqual Valley Road, between Flora Vista Road and San Pasqual Road

There will be indirect and potentially significant impacts to the following roads because an increase in v/c ratios of 0.04 to 0.18 will occur to roads operating at LOS D or worse:

- Bear Valley Parkway, between San Pasqual Valley Road to Sunset Drive
- Bear Valley Parkway, between Sunset Drive and Via Rancho Parkway/San Pasqual Road
- San Pasqual Valley Road, between 17th Avenue and Bear Valley Parkway
- San Pasqual Valley Road, between Bear Valley Parkway and Citrus Avenue

There will be indirect and potentially significant impacts to Via Rancho Parkway, between Sunset Drive and Bear Valley Parkway/San Pasqual Road because the LOS will be degraded to LOS D with an increase in the v/c ratio of 0.06.

2. The Originally Proposed Valley View Estates SP will have direct and potentially significant impacts to the following roadway segments in the City of San Diego because the LOS will be degraded to LOS D or F and the v/c ratio will be increased by 0.43:
 - San Pasqual Road, between Bear Valley Parkway and Zermatt Lane
 - San Pasqual Road, between Zermatt Lane and Old Pasqual Road
 - San Pasqual Road, between Old Pasqual Road and San Pasqual Valley Road
3. The additional Originally Proposed Valley View Estates SP trips will increase the delay to San Pasqual Valley Road and Citrus Avenue intersection, which will continue to operate at LOS F during both AM and PM peak hours, by 192.0 seconds during peak AM hours and during peak PM hours will increase the delay by 518.0 seconds. The Originally Proposed Project will cause the San Pasqual Road and Old Pasqual Road

intersection to degrade from LOS D to F during peak PM hours and will increase the delay by 25.6 seconds. The impacts to these intersections during peak hours will be direct and potentially significant because the increase in delay will be substantially greater than the 2 second threshold and the intersection of San Pasqual Road and Old Pasqual Road will be degraded to LOS F.

4. While the San Pasqual Valley Road and Old Pasqual Road intersection will continue to operate at LOS D during PM peak hours, the Originally Proposed Project will add 2.5 seconds of delay. Because this additional delay will exceed the 2 second threshold, the Originally Proposed Valley View Estates SP will have indirect and potentially significant PM peak hour impact at this intersection.
5. There will be a potentially indirect significant hazard to crossing safely at the intersection of Cloverdale Road and Rockwood Road, given the proximity of the elementary school and the number of children that will access the school by crossing at this intersection.
6. Proposed improvements to be made to Old Battlefield Road and Zoo Road will not meet the City of Escondido's standards for a primary access and conformance with these standards may not be feasible.
7. Without improvements to the City of Escondido's standards for a primary access, there will be direct and potentially significant traffic circulation impacts. Because the level of improvements existing and proposed for the second primary access and the emergency access roads do not meet City standards, the Originally Proposed Valley View Estates SP will result in inadequate emergency access and will have a direct and potentially significant traffic impact.

Reduced Intensity and Density Project

1. The Reduced Intensity and Density Project will have direct and potentially significant impacts to the following roads because the LOS will be degraded to LOS E, or F and the v/c ratio will be increased by 0.20 or more, substantially exceeding the 0.02 threshold:
 - Cloverdale Road, between Rockwood Road and San Pasqual Valley Road
 - Rockwood Road, east of Cloverdale Road
 - San Pasqual Road, between Bear Valley Parkway and Zermatt Lane
 - San Pasqual Valley Road, between Citrus Avenue and Flora Vista Road
 - San Pasqual Valley Road, between Flora Vista Road and San Pasqual Road

There will be indirect and potentially significant impacts to the following roads because an increase in v/c ratios of 0.04 to 0.17 will occur to roads operating at LOS D or worse:

- Bear Valley Parkway, between San Pasqual Valley Road to Sunset Drive

- Bear Valley Parkway, between Sunset Drive and Via Rancho Parkway/San Pasqual Road
- San Pasqual Valley Road, between 17th Avenue and Bear Valley Parkway
- San Pasqual Valley Road, between Bear Valley Parkway and Citrus Avenue

There will be indirect and potentially significant impacts to Via Rancho Parkway, between Sunset Drive and Bear Valley Parkway/San Pasqual Road because the LOS will be degraded to LOS D with an increase in the v/c ratio of 0.06.

2. The Reduced Intensity and Density Project will have direct and potentially significant impacts to the following roadway segments in the City of San Diego because the LOS will be degraded to LOS D or F and the v/c ratio will be increased by 0.41:
 - San Pasqual Road, between Bear Valley Parkway and Zermatt Lane
 - San Pasqual Road, between Zermatt Lane and Old Pasqual Road
 - San Pasqual Road, between Old Pasqual Road and San Pasqual Valley Road
3. The additional Reduced Intensity and Density Project trips during peak AM hours will increase the delay to San Pasqual Valley Road and Citrus Avenue intersection, which will continue to operate at LOS F during both AM and PM peak hours, by 135.8 seconds and during peak PM hours will increase the delay by 343.2 seconds. The Reduced Intensity and Density Project will cause the San Pasqual Road and Old Pasqual Road intersection to degrade from LOS D to E during peak PM hours and will increase the delay 10.8 seconds. The impacts to these intersections during peak hours will be direct and potentially significant because the increase in delay is substantially greater than the 2 second threshold and the intersection of San Pasqual Road and Old Pasqual Road will be degraded to LOS E.
4. There will be a potentially indirect significant hazard to crossing safely at the intersection of Cloverdale Road and Rockwood Road, given the proximity of the elementary school and the number of children that will access the school by crossing at this intersection.
5. Proposed improvements to be made to Old Battlefield Road and Zoo Road will not meet Escondido's standards for a primary access and conformance with Escondido's standards may not be feasible. Without improvements to Escondido's standards for a primary access, there will be direct and potentially significant traffic circulation impacts.
6. Because the level of improvements existing and proposed for the second primary access and the emergency access roads do not meet City standards, the Reduced Intensity and Density Project will result in inadequate emergency access and will have a direct and potentially significant traffic impact.

Mitigation Measures

Originally Proposed Project

- 1-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Widening these roads would involve acquiring additional rights-of-way and multiple jurisdictions and consequently were not included in the EIR:
- a. Improve Rockwood Road, east of Cloverdale Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way).
 - b. Improve Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way).
 - c. Improve San Pasqual Road, between Bear Valley Parkway and Zermatt Lane to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way).
 - d. Improve San Pasqual Valley Road, between 17th Avenue to Cloverdale Road, to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way).
 - e. Improve Old Battlefield Road, between Rockwood Road and Zoo Road, and Zoo Road, between Old Battlefield Road and SR 78, to primary access road standards.
 - f. Improve Zoo Road, between Rockwood Road on-site and Old Battlefield Road, to emergency road standards.
 - g. Provide evidence of the right to use to use the private easement road and improve the road off-site to the north, between the Valley View Estates SP boundary and Lake Wohlford Road, to emergency road standards.
- 2-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, contribute a fairshare fee to improve San Pasqual Road under the City of San Diego San Pasqual Valley Public Facilities Financing Plan (PFFP), Project Number 2.
- 3-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Improvements at these intersections would involve multiple jurisdictions and consequently were not included in the EIR:
- a. Install a traffic signal at the intersection of San Pasqual Valley Road and Citrus Avenue.
 - b. Install a traffic signal at the intersection of San Pasqual Road and Old Pasqual Road.

- 4-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, contribute a fairshare fee for improvements at the intersection of San Pasqual Valley Road and Old Pasqual Road.
- 5-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, pay fairshare contributions for a traffic signal with a push-button pedestrian signal at the intersection of Cloverdale Road and Rockwood Road.
- 6-1. In order to reduce the circulation impacts due to a less than standard second primary access to below a level of significance, the roadway should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening the roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.
- 7-1. In order to reduce inadequate emergency access impacts to below a level of significance, the second primary access and emergency access roads should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.

Reduced Intensity and Density Project

- 1-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Widening these roads would involve acquiring additional rights-of-way and multiple jurisdictions and consequently were not included in the EIR:
 - a. Improve Rockwood Road, east of Cloverdale Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way).
 - b. Improve Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road, to four-lane collector standards (64 feet curb-to-curb in an 84-foot right-of-way).
 - c. Improve San Pasqual Road, between Bear Valley Parkway and Zermatt Lane to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way).
 - d. Improve San Pasqual Valley Road, between 17th Avenue to Cloverdale Road, to four-lane Major standards (82 feet curb-to-curb in a 102-foot right-of-way).

- e. Improve Old Battlefield Road, between Rockwood Road and Zoo Road, and Zoo Road, between Old Battlefield Road and SR 78, to primary access road standards.
 - f. Improve Zoo Road, between Rockwood Road on-site and Old Battlefield Road, to emergency road standards.
 - g. Provide evidence of the right to use to use the private easement road and improve the road off-site to the north, between the Valley View Estates SP boundary and Lake Wohlford Road, to emergency road standards.
- 2-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, contribute a fairshare fee to improve San Pasqual Road under the City of San Diego San Pasqual Valley Public Facilities Financing Plan (PFFP), Project Number 2.
- 3-1. In order to fully mitigate the project impacts, the following improvements would be required to the City's satisfaction. However, these are not considered feasible since the improvements were not included as part of the project description. Improvements at these intersections would involve multiple jurisdictions and consequently were not included in the EIR:
- a. Install a traffic signal at the intersection of San Pasqual Valley Road and Citrus Avenue.
 - b. Install a traffic signal at the intersection of San Pasqual Road and Old Pasqual Road.
- 4-1. The Valley View Estates Specific Plan developer shall, to the satisfaction of the Director of Public Works, pay fairshare contributions for a traffic signal with a push-button pedestrian signal at the intersection of Cloverdale Road and Rockwood Road.
- 5-1. In order to reduce the circulation impacts due to a less than standard second primary access to below a level of significance, the roadway should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening the roadways to City standards would involve acquiring additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.
- 6-1. In order to reduce inadequate emergency access impacts to below a level of significance, the second primary access and emergency access roads should be improved to City standards to the City's satisfaction. However, this is not considered feasible since these improvements were not included as part of the project description. Widening these roadways to City standards would involve acquiring

additional rights-of-way and involvement with multiple jurisdictions and consequently not included in the EIR.

Level of Significance after Mitigation

Originally Proposed Project

While the implementation of all of the above mitigation measures will reduce traffic impacts to below the level of significance, not all of these measures appear to be feasible. Widening of roadways within the San Pasqual Valley area will be constrained by the hydrology, wetlands and biological resources associated with the main drainage channel and tributary channels. A traffic signal may not be desirable for the intersection of San Pasqual Valley Road at Citrus Avenue because minimum traffic signal spacing requirements may not be met due to the close proximity of this intersection with the San Pasqual Valley Road intersection with Bear Valley Parkway. The San Pasqual Valley Road intersection with Bear Valley Parkway is currently signalized. Rights to widen Zoo Road may not be obtainable from the City of San Diego due to the MHPA location and the City's commitment to the Wild Animal Park. Private easement rights may not be available to improve the roadway to the north to Escondido's standards for emergency access. Implementation of all the road improvements will be costly and may not be economically feasible when considered with other extensive off-site improvement requirements. Therefore, the traffic impacts will not be reduced to an insignificant level.

Reduced Intensity and Density Project

While the overall traffic generation will be reduced by the Reduced Intensity and Density Project, implementation of all of the above mitigation measures will still be necessary to reduce traffic impacts to below the level of significance. Not all of these measures appear to be feasible. Widening of roadways within the San Pasqual Valley area will be constrained by the hydrology, wetlands and biological resources associated with the main drainage channel and tributary channels. A traffic signal may not be desirable for the intersection of San Pasqual Valley Road at Citrus Avenue because minimum traffic signal spacing requirements may not be met due to the close proximity of this intersection with the San Pasqual Valley Road intersection with Bear Valley Parkway. The San Pasqual Valley Road intersection with Bear Valley Parkway is currently signalized. Rights to widen Zoo Place may not be obtainable from the City of San Diego due to the MHPA location and the City's commitment to the Wild Animal Park. Private easement rights may not be available to improve the roadway to the north to Escondido's standards for emergency access. Implementation of all the road improvements will be costly and may not be economically feasible when considered with other extensive off-site improvement requirements. Therefore, the traffic impacts will not be reduced to an insignificant level.

2.4.0 CUMULATIVE EFFECTS

A cumulative impact is an impact on the environment which results from the incremental impact of the project when added to other past, present, and reasonably foreseeable future projects. The intent of the cumulative impacts discussion, as required by Section 15130 of the State CEQA Guidelines, is to account for impacts that may not be considered significant on a case-by-case basis but may be part of a larger regional trend that would be considered significant and should be addressed.

The proposed Valley View Estates SP and the concurrently proposed, adjacent Rancho Vistamonte SP (Volume 3.0) are located within an area which has experienced considerable growth and development over the past five years. With growth numbers estimated for San Diego County to be 62,400 per year over the five-year period 2000 to 2005 (SANDAG 2000), population expansion is anticipated to continue in the foreseeable future. To accommodate the anticipated rise in population, the City of Escondido created a General Plan in 1990 that addressed planning issues and outlined measures to guide the use of public and private land, shape the community and maintain the quality of life sought by the residents of Escondido (City of Escondido General Plan, 1990).

The Thresholds of Significance are set out in the City of Escondido General Plan under Section 1D Quality of Life Standards (1990) and under Article 47 of the City of Escondido Environmental Quality Regulations (Sec. 33-920 through 33-99, inclusive: 1995). The regional information was obtained from the City of Escondido, the City of San Diego and San Diego County planning and zoning offices. The City of Escondido provided records of approved and pending subdivision that could result in the construction of single-family and multi-family dwelling units, as well as golf facilities and public trails and parks that will be impacted by development of the Valley View Estates SP. The following cumulative impact analysis summary addresses the environmental issue in the order as it appears in the Environmental Analysis Chapter 2.3.0 of this EIR.

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

An inventory of past, present and reasonably foreseeable future projects has been compiled (Table 2.4-1, Cumulative Projects List). Figure 2.4-1, Cumulative Projects Map shows the location of the projects considered in this analysis.

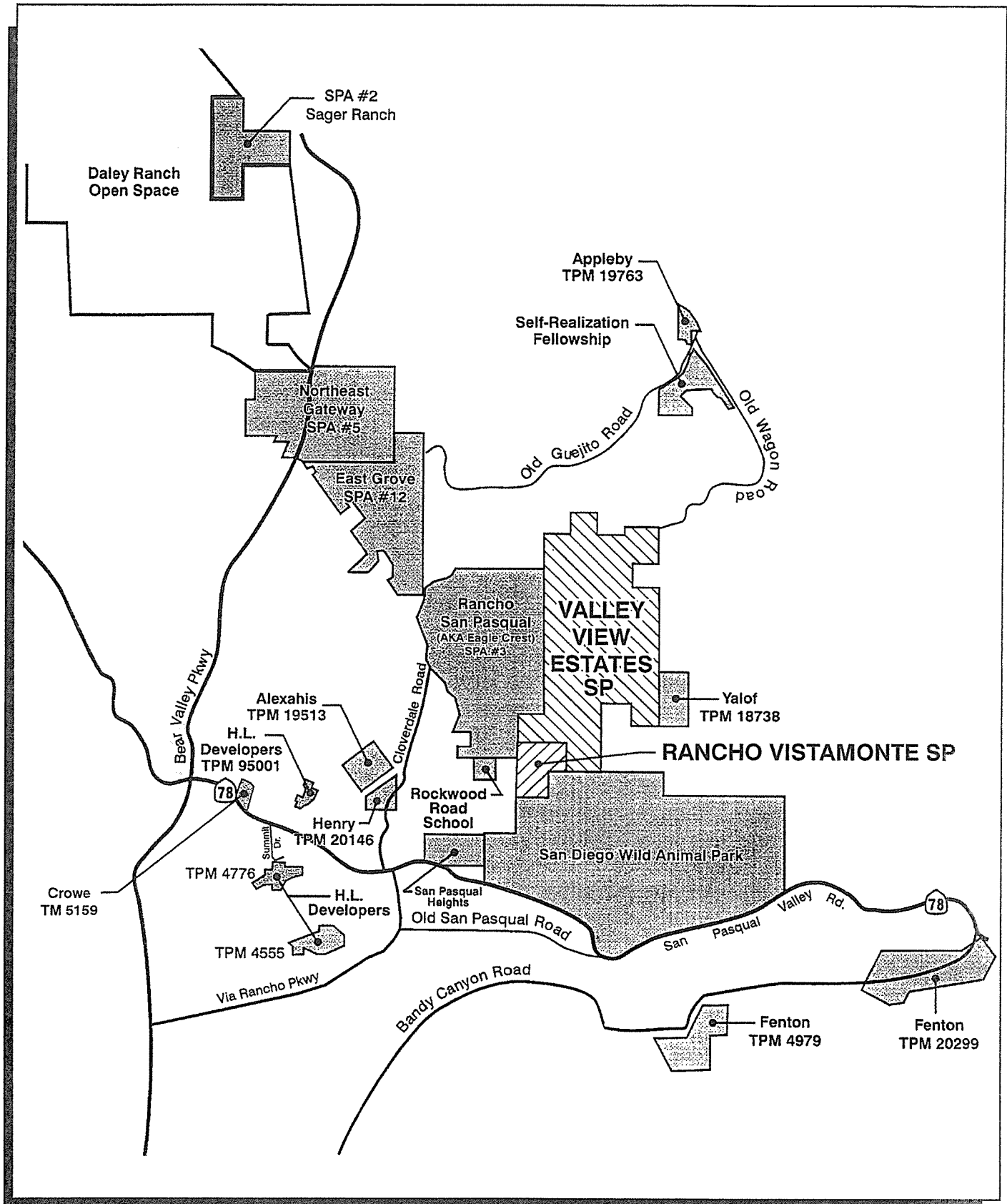
Table 2.4-1 Cumulative Projects List

| Project and Jurisdiction | Type | Description | Environmental Effects Considered |
|---|------------------------------------|---|--|
| San Diego Wild Animal Park City of San Diego | Zoological Park | Year 2020 Construction and Maintenance Plan | Land use, traffic, water quality, biological resources, cultural resources, and visual quality Final EIR |
| H.L. Land Developers Old San Pasqual Road County of San Diego | TM 4555 | Agricultural land changed to 27 lots between 1.4 and 2.6 acres for homes; no grading proposed | Cultural resources and slopes Negative Declaration (ND) |
| H.L. Land Developers Summit Drive County of San Diego | TM 4776 | 63 acres, 47 dwelling units on 1 or more acres with open space easement | Visual and traffic |
| H.L. Land Developers Cloverdale Road County of San Diego | Tentative Parcel Map (TPM) 19501 | 32 acres. 4 DUs on 2-acre estate lots, with 20-acre Agriculture Preserve, and 7.34-acre "designated remainder" parcel (in litigation, currently requesting Writ of Mandate) | Agricultural Preserve |
| San Pasqual Heights City of San Diego | TM | 76 acres, 8 single-family lots, 45 acres to be given to City of San Diego for Open Space | Water quality, visual quality, and biological resources |
| Northeast Gateway City of Escondido | Specific Plan and TM | Residential development up to 517 single-family units acres; 80 acres of city park and open space. Open space for slopes >25% and for green belts | Traffic, water, sewer, biological resources, agriculture, hydrology, and water quality EIR in preparation |
| Rancho San Pasqual Specific Plan, Cloverdale Neighborhood City of Escondido | SPA #3 | Specific Plan, 900 acres, 580 housing units, golf course | Traffic, water, and sewer Final EIR |
| Self-realization Fellowship County of San Diego | Rezone 85-002W1, Use Permit 88-061 | 139-acre developed retreat and treatment center. | Traffic, water, biological resources and cultural resources |

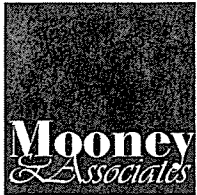
| Project and Jurisdiction | Type | Description | Environmental Effects Considered |
|--|---------------------|---|--|
| Bear Valley Parkway City of Escondido | Public Improvement | Road widening | Traffic |
| Appleby County of San Diego | TPM 19763 | 22.5-acre lot split + mitigation | Sensitive habitats and rare and endangered species Mitigated Negative Declaration (MND) |
| Alexahis County of San Diego | TPM 19513 | 32-acre lot split + mitigation | Biological resources and steep slopes MND |
| Daley Ranch City of Escondido | Open Space Preserve | Designated Open Space, 2,842 acres for mitigation banking/passive recreation | Biological and cultural resources |
| Sagar Ranch County of San Diego | SPA #2 | Annexation to the city of 163 DUs including open space/recreation uses, density of 1.1 DUs per acre | Biological resources |
| Eastgrove (Hidden Trails) City of Escondido | Tract 695 | 507.6 acres including 8 residential villages, estates on agricultural lands, and open space; 297 DUs, including 6 estate homesites on 331 acres of agricultural lands, 55-acre open space with 21 acres landscaping and 34 acres natural open space outlining creek | Biological resources, loss of wetlands, agriculture, and traffic |
| Fenton Bandy Canyon Road County of San Diego | TM 4979 | 73.6 acres, part of the original 228.6-acre Fenton Ranch, split into 10 lots; each lot approx. 8 acres, with one lot in open space; estate development, "Environmental Subdivision" on Santa Maria Creek | Biological resources, fire clearing, schools; and historical resources |

| Project and Jurisdiction | Type | Description | Environmental Effects Considered |
|---|-------------|---|--|
| Fenton San Pasqual Valley Road County of San Diego | TPM 20299 | 40.84-acre lot split into 5 lots, adjacent to the Mary Rockwood Peet house once owned by Jack Haley | Biological resources, cultural resources, Agriculture Preserve, wetlands, flooding, water quality, and noise |
| Crowe 1980 Summit Road County of San Diego | TM 5159 | 9.6 acres, split into 7 single-family lots; each lot between approximately 1 and 2.2 acres; Residential Land Use Designation; major subdivision | Biological resources and agriculture, |
| Henry County of San Diego | TPM 20146 | 83.06 acres at 2165 Cloverdale Road; two 8-acre parcels and one 10.64-acre parcel, 2 pre-existing homes, and remainder Agricultural Preserve | Agriculture Preserve and biological resources |
| Yalof County of San Diego | TPM 18738 | 93 acres divided into 11-, 23-, 29-, and 30-acre parcels with 42 acres in open space (slopes and archaeology) easement | Biological resources, water, geology, slopes, and cultural resources |
| San Dieguito River Park Focused Planning Area San Dieguito River Park Joint Powers Authority | Park Plan | Focused Planning Area for a River Park spanning more than 50 miles from Del Mar to Julian, linking to the east with Anza-Borrego State Park; includes Piedras Pintadas and Harris Site for unique cultural resources, and specific preserves for the California gnatcatcher at Lake Hodges. | Biological resources, visual quality, and cultural resources |

ND = Negative Declaration
MND = Mitigated Negative Declaration



SOURCE: City of Escondido, County of San Diego, City of San Diego Planning Departments



Cumulative Projects Map

Figure 2.4-1

2.4.2 Cumulative Impact Analysis

Air Quality

Originally Proposed Project

Currently, the existing ambient air quality baseline is affected by emissions from mobile sources associated with the Rancho San Pasqual residential community and golf course, the San Pasqual Union Elementary School, the San Diego Wild Animal Park, and the surrounding developments within the Cities of Escondido and San Diego and the County of San Diego. The full buildout conditions for the region are analyzed with the concurrently proposed Rancho Vistamonte SP. Table 2.4-2, Estimated Daily Operational Emission for the Originally Proposed Valley View Estates SP with Rancho Vistamonte SP, summarizes future emissions for these concurrently proposed projects.

Table 2.4-2 Estimated Daily Operational Emission for the Originally Proposed Valley View Estates SP with Rancho Vistamonte SP

| Pollutant | Emissions (Tons per Year) | |
|-----------------|--|----------------------|
| | Originally Proposed Valley View Estates SP | Rancho Vistamonte SP |
| ROG | 24 | 3 |
| NO _x | 53 | 4 |
| PM-10 | 28 | 1 |

Source: Environmental Science Associates, 2002

The Air Basin RAQS is the APCD plan to reach attainment status for the state and federal ozone ambient air quality standards. The RAQS utilizes population assumptions provided by SANDAG to project increases in emissions throughout San Diego County. According to SANDAG's 2020 Regional Forecast (1998), region wide population is projected to increase 31 percent between the years 2000 and 2020. The Originally Proposed Valley View Estates SP generally conforms to the growth patterns as expected for the region and as assessed in the RAQS. However, the Originally Proposed Valley View Estates SP development will constitute a major portion of the anticipated new airborne ROG, NO_x, and PM-10 pollutants in the region. Because the basin is in serious non-attainment for ozone, the Originally Proposed Valley View Estates SP's contribution of pollutants will constitute a cumulatively significant and unavoidable air quality impact.

The results of the CALINE-4 dispersion model for cumulative effect of CO emissions are shown in Table 2.4-3, Existing and Projected Curbside CO Concentrations for the Originally Proposed Valley View Estates SP with Rancho Vistamonte SP.

Table 2.4-3 Existing and Projected Curbside CO Concentrations for the Originally Proposed Valley View Estates SP with Ranch Vistamonte SP

| Intersection | Scenarios | |
|--|----------------------|--|
| | State Standard (ppm) | Year 2020 Cumulative Development + Originally Proposed Valley View Estates SP + Rancho Vistamonte SP (ppm) |
| Northbound I-15 on-/off ramp at Via Rancho Parkway | 20.00 | 8.0 |
| Bear Valley Parkway at Sunset Drive | 20.00 | 7.6 |
| San Pasqual Valley Road at Citrus Road | 20.00 | 7.5 |
| San Pasqual Road at Old Pasqual Road | 20.00 | 7.1 |
| Rockwood Road at Cloverdale Road | 20.00 | 7.6 |

NOTE: Local intersection increment based on CALINE-4 and the results of the traffic analysis assuming worst-case meteorological conditions. Concentrations correspond to a distance of varying from approximately 16-20 feet from the center of the given intersection.

Source: Environmental Science Associates, 2002; Katz, Okitsu and Associates, 2002

The state standard will not be exceeded under the cumulative scenario. Therefore, the Originally Proposed Valley View Estates SP will not have a significant cumulative effect on CO concentrations at the five roadway intersections modeled.

Reduced Intensity and Density Project

Table 2.4-4, Estimated Buildout Daily Operational Emissions for Reduced Intensity and Density Project with Rancho Vistamonte SP, summarizes future emissions for these concurrently proposed projects.

The Reduced Intensity and Density Project will contribute substantially less new airborne ROG, NO_x, and PM-10 pollutants to the cumulative condition than the Originally Proposed Valley View Estates SP. However, the Reduced Intensity and Density Project will continue to contribute a major portion of the anticipated (year 2020) new airborne pollutants in the region. The basin is in non-attainment for ozone, and this contribution will constitute a cumulatively significant and unavoidable air quality impact. The cumulative air quality impact from the Reduced Intensity and Density Project will still be significant and unavoidable.

Table 2.4-4 Estimated Buildout Daily Operational Emissions for the Reduced Intensity and Density Project with Rancho Vistamonte SP

| Pollutant | Emissions (Tons per Year) | |
|-----------------|---------------------------------------|----------------------|
| | Reduced Intensity and Density Project | Rancho Vistamonte SP |
| ROG | 11 | 3 |
| NO _x | 18 | 4 |
| PM-10 | 9 | 1 |

Source: Environmental Science Associates, 2002

Cumulative effect of CO emissions are shown in Table 2.4-5, Existing and Projected Curbside CO Concentrations for Reduced Density and Intensity Project with Rancho Vistamonte SP. The state standard will not be exceeded under either cumulative scenario. Therefore, the Reduced Intensity and Density Project will not have a significant cumulative effect on CO concentrations at the four roadway intersections modeled.

Table 2.4-5 Existing and Projected Curbside CO Concentrations for Reduced Intensity and Density Project with Ranch Vistamonte SP

| Intersection | Scenarios | |
|--|----------------------|---|
| | State Standard (ppm) | Year 2020 Cumulative Development + Reduced Intensity and Density Project + Rancho Vistamonte SP (ppm) |
| Northbound I-15 on-/off ramp at Via Rancho Parkway | 20.00 | 8.0 |
| Bear Valley Parkway at Sunset Drive | 20.00 | 7.6 |
| San Pasqual Valley Road at Citrus Road | 20.00 | 7.5 |
| San Pasqual Road at Old Pasqual Road | 20.00 | 7.1 |
| Rockwood Road at Cloverdale Road | 20.00 | 7.5 |

NOTE: Local intersection increment based on CALINE-4 and the results of the traffic analysis assuming worst-case meteorological conditions. Concentrations correspond to a distance of varying from approximately 16-20 feet from the center of the given intersection.

Source: Environmental Science Associates, 2002; Katz, Okitsu and Associates, 2002

Biological Resources

Originally Proposed Project

The expansion of development eastward from the City of Escondido into the more rural areas has cumulatively reduced sensitive biological resources and the potential to provide habitat conservation for multiple sensitive plant and animal species. While portions of this region were historically planted in groves or under other agricultural operations, impacts from developments to the west and south have included some reduction in size of riparian woodland, wetland, coastal sage scrub, oak woodland and non-native grassland habitats. The wetlands on this property feeds into the greater San Dieguito River watershed, and is the headwaters of the San Pasqual Creek. Development of the Originally Proposed Valley View Estates SP will add to the loss of sensitive habitats.

The MSCP and MHCP, as comprehensive conservation and planning programs, address the needs for preservation of native plant habitats as well as endangered and threatened species of animals and plants. The MSCP and MHCP provide an approach to the resolution of the inherent conflicts between the preservation of sensitive and endangered species, critical habitat and wildlife, and the need to provide for public and private projects such as housing and services. Ultimately, these programs serve to identify potential land banks and mitigation sites for preservation of sensitive resources for the future. The Originally Proposed Valley View Estates SP will both remove sensitive habitat areas and preserve sensitive habitat areas on-site within the County's PAMA. Some connectivity with the City of San Diego's MHPA and proposed City of Escondido's MHCP's preservation areas will be retained and some will be disrupted by the proposed development.

Contained in the Escondido General Plan (1990) is a Regional Open Space Plan. The plan targets critical habitats for preservation. In Objective 5, Objective Regarding Environmental Resources:

Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected from encroachment development and shall be included within the open space system (1990:V-6).

Objective 6, Objective Regarding Special Wildlife and Vegetative Resources also addresses critical habitat issues:

Rare, threatened or endangered plant and animal communities shall be protected within the Escondido planning areas (1990:V-6).

The USFWS and the ACOE regulations outline the necessary mitigation for encroachment on wetlands.

The Originally Proposed Valley View Estates SP natural open space easements on-site and purchase of off-site resources for permanent preservation, consistent with the criteria as outlined for regional mitigation, will reduce project cumulative biological impacts. Protected open space will include Engelmann oak woodland, coastal sage scrub, southern mixed chaparral and other sensitive habitats.

However, only 24 percent of the area designated as PAMA under the County's MSCP will be preserved in permanent open space. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved and will impact the regional preservation goals. The continuity of this open space to other regional preserve areas will be disrupted by the Specific Plan's internal circulation system along the eastern and southern boundaries and across the western slope. The less than 75 percent preservation of PAMA biological resources and the disruption of connectivity between preserved area will not be consistent with the MSCP and will be a potentially significant cumulative biological resources impact.

Reduced Intensity and Density Project

Forty percent of the area designated as PAMA under the County's MSCP, as well as area outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. There will be a 203.5-acre increase in preserved natural areas. The 15 lots, removed from the linkage corridor between off-site to the south and on-site through the center of the project property, will increase the minimum corridor width to approximately 800 feet. Removal of 55 estate lots in the western portion of the project site will create an enlarged open space area with an interface of more than 3,900 feet in length with open space to the west and northwest.

Critical habitats targeted for preservation in the Escondido General Plan (1990) Regional Open Space Plan will be placed in open space lots and easements. The USFWS and the ACOE regulations outline the necessary mitigation for encroachment on wetlands.

The Reduced Intensity and Density Project natural open space easements on-site and purchase of off-site resources for permanent preservation, consistent with the criteria as outlined for regional mitigation, will reduce project cumulative biological impacts. Protected open space will include Engelmann oak woodland, coastal sage scrub, southern mixed chaparral and other sensitive habitats.

While the Reduced Intensity and Density Project represents an increase in preservation over that of the Originally Proposed Valley View Estates SP, only 40 percent of the area designated

as PAMA under the County's MSCP will be preserved in permanent open space. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved and will impact the regional preservation goals. The continuity of this open space to other regional preserve area will still be disrupted by the Specific Plan's internal circulation system along the eastern and southern boundaries and across the western slope. The less than 75 percent preservation of PAMA biological resources and the disruption of connectivity between preserved areas will not be consistent with the MSCP and will be a potentially significant cumulative biological resources impact.

Cultural Resources

Originally Proposed Project

The extensive prehistoric and historic sites within the Originally Proposed Valley View Estates SP area are part of a larger complex of cultural resources within the San Pasqual Valley and City of Escondido. The San Pasqual Valley is rich with historic and prehistoric resources, including the San Pasqual Battlefield, and many residences throughout the valley which hold historical significance. The City of San Diego, as part of a larger effort to identify short and long range development plans for the valley, is conducting field surveys and literature searches for cultural resources as leaseholds come up for renewal. Twenty-one new cultural resources and two relocated sites have been identified within the surveyed parcels. A total of nine prehistoric sites has been identified within the Wild Animal Park. One site identified in the leasehold's survey occurs on the Rockwood Road school site. The 1947-1949 San Pasqual Academy buildings are important historical and architectural structures. The archaeological sites of the Originally Proposed Valley View Estates SP area are of the same component, or type, as those located on the San Dieguito River in open space preservation protection. These sites include the Harris Site and the Piedras Pintadas Site, located within a 5-mile radius of the sites located on the Valley View Estates SP property.

The loss of these cultural resources will continue with development. Proportionately, as the cultural resources database is reduced, the value of the remaining database is increased. The cumulative impact, including Valley View Estates and other projects within the San Pasqual Valley, will reduce the cultural resource database. While the mitigation measures associated with each impacted cultural site will increase opportunities to evaluate, study and better understand cultural resources, the in situ resources will be irreversibly lost. The Native American values associated with the prehistoric sites will continue to be diminished. The cumulative impacts are significant.

Regional programs address mitigation for cultural resources impacts. The Escondido General Plan (1990) contains a regional Open Space Plan that includes open space for preservation of cultural resources. In Objective 5, Objective Regarding Environmental Resources:

Potential archaeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected from encroachment by development and shall be included within the open space system (1990:V-6).

The San Dieguito River Park Concept Plan promotes the preservation of all significant cultural resources within its focused planning area. The plan recommends the protection, and where possible, the restoration of all historic sites within the planning area.

The City of San Diego San Pasqual Valley Plan contains goals to preserve and protect archaeological sites throughout the planning area, including the traditional cultural resources of the Native American community. The Plan calls for a comprehensive cultural resources data base to be created for the entire planning area. Specific policies require that application for federal, state and local funding be explored to acquire, preserve and manage cultural resources as determined by the comprehensive survey.

As there currently is not a comprehensive cultural resources data base for the entire San Pasqual Valley region, the mitigation measures continue to be developed on a case-by-case basis. Valley View Estates SP will not be required to conduct such a comprehensive study. Even on the case-by-case basis, mitigation measures for Originally Proposed Valley View Estates SP do not reduce all cultural impacts to an insignificant level because the high value and significant cultural resources of sites CA-SDI-14,770 and CA-SDI-15,081 warrant preservation and cannot be avoided by the Originally Proposed Valley View Estates SP design. The two sites of high significance within the project (CA-SDI-14,770 and CA-SDI-15,081) represent prehistoric human activities that are unique to the time frame and the cultures present within the Escondido region. The loss or impairment of these sites, unlike impacts to smaller less significant sites, will affect the overall data base for the region and would constitute a cumulative effect. Sites of the importance and magnitude represented by CA-SDI-14,770 and CA-SDI-15,081 are not common in the region and the loss or impairment of these resources represents the diminution of a threatened and diminishing resource base. Therefore, Originally Proposed Valley View Estates SP will have potentially cumulatively significant cultural resources impacts that will not be reduced to a level below significance.

Reduced Intensity and Density Project

The extensive prehistoric and historic sites within the Reduced Intensity and Density Project area are part of a larger complex of cultural resources within the San Pasqual Valley and the City of Escondido. The regional setting for the Reduced Intensity and Density Project is the same as for the Originally Proposed Valley View Estates SP described above.

As there currently is not a comprehensive cultural resources data base for the entire San Pasqual Valley region, the mitigation measures continue to be developed on a case-by-case

basis. The Reduced Intensity and Density Project developer will not be required to conduct such a comprehensive study. Even on the case-by-case basis, mitigation measures for the Reduced Intensity and Density Project will not reduce all cultural impacts to an insignificant level because the high value and significant cultural resources of site CA-SDI-15,081 warrants preservation and cannot be avoided by the proposed Reduced Intensity and Density Project design. While preservation of a portion of the high value and significant cultural resources of CA-SDI-14,770 will occur, direct impacts from construction of Rockwood Road will not be avoided. These two sites represent prehistoric human activities that are unique to the time frame and the cultures present within the Escondido region. The loss or impairment of these sites, unlike impacts to smaller less significant sites, will affect the overall data base for the region and would constitute a cumulative effect. Sites of the importance and magnitude represented by CA-SDI-14,770 and CA-SDI-15,081 are not common in the region and the loss or impairment of these resources represents the diminution of a threatened and diminishing resource base. Therefore, the Reduced Intensity and Density Project will have cumulatively significant cultural resources impacts that will not be reduced to a level below significance.

Noise

Originally Proposed Project

The cumulative baseline is estimated by combining all proposed sources for projects under the buildout conditions. Table 2.4-6, Calculated PM Peak Noise Levels at Buildout (2020) for the Originally Proposed Valley View Estates SP, summarized results of the model run at 45 feet from the noise source. Under the buildout condition, noise levels will increase by as much as 7 dBA over current conditions in localized areas.

The 2020 cumulative increases to existing conditions are the same as the Originally Proposed Valley View Estates SP only increase to existing conditions. Therefore, the Originally Proposed Valley View Estates SP represents over 5 dBA of the cumulative increases in noise levels on segments of Rockwood Road and Cloverdale Road. At buildout without Rancho Vistamonte SP, the location of the 60 dBA CNEL along Rockwood Road and Cloverdale Road will be similar at approximately 400 feet from the centerline of Rockwood Road and 469 feet from centerline of Cloverdale to the near-term conditions with the Originally Proposed Valley View Estates SP traffic added (see Figure 2.3.10-2). With Rancho Vistamonte SP, there will be an increase to approximately 427 feet and 492, respectively. However, the bulk of the cumulative increase in the 60 dBA CNEL contour encroachment will result from the Originally Proposed Valley View Estates SP without which the cumulative noise impacts will be insignificant. Therefore, the Originally Proposed Project will have cumulatively significant noise impacts.

Table 2.4-6 Calculated PM Peak Noise Levels at Buildout (2020) for the Originally Proposed Valley View Estates SP

| Road | Segment | Existing Conditions dBA | 2020 + Originally Proposed Valley View Estates SP + Rancho Vistamonte SP dBA | Increase in dBA |
|---------------------------------------|---|-------------------------|--|-----------------|
| Rockwood Road | Valley View Estates SP to Cloverdale Road | 62 | 69 | 7 |
| Cloverdale Road | Rockwood Road to San Pasqual Valley Road | 64 | 70 | 6 |
| Via Rancho Parkway (San Pasqual Road) | San Pasqual Valley Road to Old Pasqual Road | 67 | 71 | 4 |
| San Pasqual Road | Citrus Avenue to Cloverdale Road | 72 | 74 | 2 |

Source: Environmental Science Associates, 2002; Katz, Okitsu & Associates, 2002; Federal Highway Administration Noise Prediction Model

Reduced Intensity and Density Project

Table 2.4-7, Calculated PM Peak Noise Levels at Buildout for the Reduced Intensity and Density Project, summarized results of the model run at 45 feet from the noise source. Cumulative noise levels at buildout will be essentially the same as for the Originally Proposed Valley View Estates SP. While the Reduced Intensity and Density Project will generate less traffic and add 1 dBA less to the cumulative noise level on the segment of Cloverdale Road between Rockwood Road and San Pasqual Valley Road, the increases in noise levels on segments of Rockwood Road and Cloverdale Road will exceed 5 dBA. At buildout without Rancho Vistamonte SP, the location of the 60 dBA CNEL along Rockwood Road and Cloverdale Road will be similar at approximately 367 feet from the centerline of Rockwood Road and 420 feet from centerline of Cloverdale to the near-term conditions near-term conditions with the Reduced Intensity and Density traffic added (see Figure 2.3.10-3). With Rancho Vistamonte SP, there will be an increase to approximately 387 feet and 443 feet, respectively. However, the bulk of the cumulative increase in the 60 dBA CNEL contour encroachment will result from the Reduced Intensity and Density Project without which the cumulative noise impacts will be insignificant. Therefore, the Reduced Intensity and Density Project will have cumulatively significant noise impacts.

**Table 2.4-7 Calculated PM Peak Noise Levels at Buildout (2020)
for the Reduced Intensity and Density Project**

| Road | Segment | Existing Conditions dBA | 2020 + Reduced Intensity and Density Project + Rancho Vistamonte SP dBA | Increase in dBA |
|---------------------------------------|---|-------------------------|---|-----------------|
| Rockwood Road | Valley View Estates SP to Cloverdale Road | 62 | 69 | 7 |
| Cloverdale Road | Rockwood Road to San Pasqual Valley Road | 64 | 70 | 6 |
| Via Rancho Parkway (San Pasqual Road) | San Pasqual Valley Road to Old Pasqual Road | 67 | 71 | 4 |
| San Pasqual Road | Citrus Avenue to Cloverdale Road | 72 | 74 | 2 |

Source: Environmental Science Associates, 2002; Katz, Okitsu & Associates, 2002; Federal Highway Administration Noise Prediction Model

Transportation/Traffic

The buildout conditions presented in this section are based on data provided by the SANDAG Year 2020 Cities/County travel demand model. In the long term, the City of Escondido and the City of San Diego have planned circulation improvements for the cumulative impact analysis area. The planned roadway improvements factored into the analysis include:

- Bear Valley Parkway - improved from a two-lane Local Collector to a four-lane Major Arterial
- Cloverdale Road - improved from two-lane Rural Collector to a two-lane Local Collector
- San Pasqual Road, from Bear Valley Parkway to Zermatt Lane - improved from a three-lane Major Arterial to a four-lane Major Arterial
- San Pasqual Road, from Zermatt Lane to San Pasqual Valley Road - improved from a two-lane Local Collector to a four-lane Major Arterial, per the City of San Diego San Pasqual Valley Public Facilities Financing Plan (PFFP), Project Number 2
- San Pasqual Valley Road, Flora Vista Road to Old Pasqual Road - improved from a three-lane Major Arterial to a four-lane Major Arterial
- Via Rancho Parkway, northbound I-15 ramps to Bear Valley Parkway/San Pasqual Road - improved from a six-lane Major Arterial to a six-lane Prime Arterial

Daily Roadway Segment Performance

Original Proposed Project Approval Only

As shown by Table 2.4-8, Summary of Daily Roadway Segment Performance, Buildout Conditions (Year 2020 Forecast) Originally Proposed Valley View Estates SP without Rancho Vistamonte SP, there will be potentially significant cumulative impacts to the following roads because LOS in each case will be reduced to LOS E with the addition of the Originally Proposed Project traffic and the v/c increase threshold of 0.02 will be exceeded:

- Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road
- Rockwood Road, east of Cloverdale Road
- Via Rancho Parkway Sunset Drive to Bear Valley Parkway/San Pasqual Road

Reduced Intensity and Density Project Approval Only

As shown by Table 2.4-9, Summary of Daily Roadway Segment Performance, Buildout Conditions (Year 2020 Forecast) Reduced Intensity and Density Project without Rancho Vistamonte SP, the v/c ratio increases will be reduced slightly. However, there will be potentially significant cumulative impacts to the following roads because LOS in each case will be reduced to LOS E with the addition of the Reduced Intensity and Density Project traffic and the v/c increase threshold of 0.02 will be exceeded:

- Cloverdale Road, between Rockwood Road and San Pasqual Valley Road/San Pasqual Road
- Rockwood Road, east of Cloverdale Road
- Via Rancho Parkway, Sunset Drive to Bear Valley Parkway/San Pasqual Road

Originally Proposed Project and Rancho Vistamonte SP Approval

As shown by Table 2.4-10, Summary of Daily Roadway Segment Performance, Buildout Conditions (Year 2020 Forecast) Originally Proposed Valley View Estates SP and Reduced Intensity and Density Project with Rancho Vistamonte SP, under buildout conditions, the Originally Proposed Valley View Estates SP will have cumulatively significant impacts to the following road segments because the v/c ratio increase substantially exceeds the 0.02 threshold:

- Cloverdale Road, Rockwood Road to San Pasqual Valley Road
- Rockwood Road, east of Cloverdale Road

Reduced Intensity and Density Project and Rancho Vistamonte SP Approval

As shown by Table 2.4-10, while there is a 0.02 less increase in the v/c ratio with the Reduced Intensity and Density Project under buildout conditions with Rancho Vistamonte SP, the project will still have cumulatively significant impacts to the following road segments because the v/c ratio increase substantially exceeds the 0.02 threshold:

- Cloverdale Road, Rockwood Road to San Pasqual Valley Road
- Rockwood Road, east of Cloverdale Road

Mitigation Measures

The mitigation program for the segments of Cloverdale Road and Rockwood Road will be to widen and improve the roadway to the City's four-lane collector standards.

Peak Hour Intersection Performance

Originally Proposed Project Approval Only

Without Rancho Vistamonte SP as part of the 2020 buildout, the Originally Proposed Valley View Estates will have cumulative and potentially significant impacts to the following intersections during peak hours (Table 2.4-11, Buildout Peak Hour Intersection Conditions Originally Proposed Valley View Estates SP without and with Rancho Vistamonte SP):

- San Pasqual Valley Road and Citrus Avenue (AM and PM)
- San Pasqual Road and Old Pasqual Road (PM)

In all cases, the increase in v/c ratios will be greater than the 2 second threshold. For San Pasqual Road and Old Pasqual Road, the LOS will also be degraded from D to E.

Reduced Intensity and Density Project Approval Only

As shown by Table 2.4-12, Buildout Peak Hour Intersection Conditions Reduced Intensity and Density Project without and with Rancho Vistamonte SP, the increase in delay without Rancho Vistamonte SP but with the Reduced Intensity and Density Project will be reduced for all intersections but the project will still have cumulative and potentially significant impacts to the following intersections during peak hours:

- San Pasqual Valley Road and Citrus Avenue (AM and PM)
- San Pasqual Road and Old Pasqual Road (PM)

In all cases, the increase in v/c ratios will be greater than the 2 second threshold. For San Pasqual Road and Old Pasqual Road, the LOS will also be degraded from D to E.

**Table 2.4-8 Summary of Daily Roadway Segment Performance, Buildout Conditions (Year 2020 Forecast)
Originally Proposed Valley View Estates SP without Rancho Vistamonte SP**

| Roadway Segment | Class/ Lanes | LOS E Capacity | Without Originally Proposed Valley View Estates SP | | With Originally Proposed Valley View Estates SP | | Signifi- cant Impact | | | |
|---|-----------------|-------------------|--|------|---|---------------------------|----------------------------|-----|------|-----------------------|
| | | | Forecast ADT Volume | v/c | LOS | Forecast ADT Volume | | v/c | LOS | Increase in v/c |
| Bear Valley Parkway | Major/4 | 37,000 | 22,667 | 0.61 | B | 23,258 | 0.63 | B | 0.02 | No |
| Sunset Drive to Via Rancho Parkway/San Pasqual Road ¹ | Major/4 | 37,000 | 30,677 | 0.83 | D | 31,352 | 0.85 | D | 0.02 | No |
| Cloverdale Road | Local Coll./2 | 15,000 | 5,960 | 0.40 | B | 14,400 | 0.96 | E | 0.56 | Yes |
| Rockwood Road | Local Coll./2 | 15,000 | 5,960 | 0.40 | B | 14,400 | 0.96 | E | 0.56 | Yes |
| San Pasqual Road | Major/4 | 37,000 | 21,661 | 0.59 | B | 25,712 | 0.69 | C | 0.11 | No |
| | Major /4 | 40,000 | 16,908 | 0.42 | B | 21,194 | 0.53 | C | 0.11 | No |
| | Major/4 | 40,000 | 13,590 | 0.34 | A | 17,894 | 0.45 | B | 0.11 | No |
| San Pasqual Valley Road | Major/4 | 37,000 | 25,352 | 0.69 | C | 26,980 | 0.73 | C | 0.04 | No |
| | Major/4 | 37,000 | 23,417 | 0.63 | B | 26,202 | 0.71 | C | 0.08 | No |
| | Major/4 | 37,000 | 25,155 | 0.68 | C | 28,278 | 0.76 | C | 0.08 | No |
| | Major/4 | 37,000 | 26,074 | 0.70 | C | 29,366 | 0.79 | C | 0.09 | No |
| | Major/4 | 40,000 | 20,596 | 0.51 | B | 21,440 | 0.54 | C | 0.02 | No |
| | Major/4 | 40,000 | 9,296 | 0.23 | A | 10,140 | 0.25 | A | 0.02 | No |
| Via Rancho Parkway | Prime Art./6 | 60,000 | 37,384 | 0.62 | C | 40,760 | 0.68 | C | 0.06 | No |
| | Prime Art./6 | 60,000 | 48,584 | 0.81 | D | 51,960 | 0.87 | E | 0.06 | Yes |

Roadway segments located in the City of Escondido or within the City of Escondido Sphere of Influence use roadway standards and standards of significance per the City of Escondido.
Roadway segments located in the City of San Diego use roadway standards and standards of significance per the City of San Diego.

Source: Katz, Okitsu & Associates, 2002

**Table 2.4-9 Summary of Daily Roadway Segment Performance, Buildout Conditions (Year 2020 Forecast)
Reduced Intensity and Density Project without Rancho Vistamonte SP**

| Roadway Segment | Class/ Lanes | LOS E Capacity | Without Reduced Intensity and Density Project | | | With Reduced Intensity and Density Project | | | Signifi- cant Impact | |
|----------------------------|---|-------------------|---|------|--------|--|------|------|----------------------------|-----------------------|
| | | | Forecast ADT Volume | v/c | LOS | Forecast ADT Volume | v/c | LOS | | Increase in v/c |
| Bear Valley Parkway | San Pasqual Valley Road to Sunset Drive ¹ | Major/4 | 37,000 | 0.61 | B | 22,667 | 0.63 | B | 0.02 | No |
| | Sunset Drive to Via Rancho Parkway/San Pasqual Road ¹ | Major/4 | 37,000 | 0.83 | D | 30,677 | 0.85 | D | 0.02 | No |
| Cloverdale Road | Rockwood Road to San Pasqual Valley Road/San Pasqual Road ¹ | Local Coll./2 | 15,000 | 0.40 | B | 5,960 | 0.93 | E | 0.53 | Yes |
| | East of Cloverdale Road ¹ | Local Coll./2 | 15,000 | 0.40 | B | 5,960 | 0.93 | E | 0.53 | Yes |
| San Pasqual Road | Bear Valley Parkway to Zermatt Lane ¹ | Major/4 | 37,000 | 0.59 | B | 21,661 | 0.69 | C | 0.10 | No |
| | Zermatt Lane to Old Pasqual Road ² Old Pasqual Road to San Pasqual Valley Road ² | Major /4 | 40,000 | 0.42 | B | 16,908 | 0.52 | B | 0.10 | No |
| San Pasqual Valley Road | Major/4 | 40,000 | 0.34 | A | 13,590 | 0.44 | B | 0.10 | No | |
| | Idaho Avenue to Bear Valley Parkway ¹ | Major/4 | 37,000 | 0.69 | C | 25,352 | 0.73 | C | 0.04 | No |
| | Bear Valley Parkway to Citrus Avenue ¹ | Major/4 | 37,000 | 0.63 | B | 23,417 | 0.70 | C | 0.07 | No |
| | Citrus Avenue to Flora Vista Road ¹ Flora Vista to San Pasqual Road/ Cloverdale Road ¹ | Major/4 | 37,000 | 0.68 | C | 25,155 | 0.76 | C | 0.08 | No |
| Via Rancho Parkway | San Pasqual Road to Wild Animal Park Entrance ² | Major/4 | 40,000 | 0.70 | C | 26,074 | 0.79 | C | 0.08 | No |
| | Wild Animal Park Entrance to Brandy Canyon Road ² | Major/4 | 40,000 | 0.51 | B | 20,596 | 0.53 | C | 0.02 | No |
| | NB I-15 On-/Off Ramp to Sunset Drive ¹ Sunset Drive to Bear Valley Parkway/San Pasqual Road ¹ | Prime Art./6 | 60,000 | 0.62 | C | 9,296 | 0.68 | C | 0.05 | No |
| | Prime Art./6 | 60,000 | 0.81 | D | 48,584 | 0.86 | E | 0.05 | Yes | |

Roadway segments located in the City of Escondido or within the City of Escondido Sphere of Influence use roadway standards and standards of significance per the City of Escondido.

Roadway segments located in the City of San Diego use roadway standards and standards of significance per the City of San Diego.

Source: Katz, Okitsu & Associates, 2002

Table 2.4-10 Summary of Daily Roadway Segment Performance, Buildout Conditions (Year 2020 Forecast) Originally Proposed Valley View Estates SP and Reduced Intensity and Density Project with Rancho Vistamonte SP

| Roadway Segment | Originally Proposed Project | | | | | | | | | | Reduced Intensity and Density Project | | | | | | | | | |
|-------------------------|--|----------------|---------------------|------|-----|-----------------|--------------------|------|-----|---------------------|---------------------------------------|--------------------|------|-----|---------------------|-----------------|--------------------|------|-----|--|
| | Buildout with Rancho Vistamonte SP | | | | | With Mitigation | | | | | Buildout with Rancho Vistamonte SP | | | | | With Mitigation | | | | |
| | Class/Lanes | LOS E Capacity | Forecast ADT Volume | v/c | LOS | Increase In v/c | Significant Impact | v/c | LOS | Forecast ADT Volume | Increase In v/c | Significant Impact | v/c | LOS | Forecast ADT Volume | Increase In v/c | Significant Impact | v/c | LOS | |
| Bear Valley Parkway | San Pasqual Valley Road to Sunset Drive ¹ | 37,000 | 23,300 | 0.63 | B | 0.00 | No | 0.63 | B | 23,266 | 0.00 | No | 0.63 | B | 23,266 | 0.00 | No | 0.63 | B | |
| | Sunset Drive to Via Rancho Parkway/San Pasqual Road ¹ | 37,000 | 31,400 | 0.85 | D | 0.00 | No | 0.85 | D | 31,361 | 0.00 | No | 0.85 | D | 31,361 | 0.00 | No | 0.85 | D | |
| Cloverdale Road | Rockwood Road to San Pasqual Valley Road/San Pasqual Road ¹ | 15,000 | 15,000 | 1.00 | E | 0.04 | Cumulative | 0.44 | B | 14,514 | 0.04 | Cumulative | 0.42 | B | 14,514 | 0.04 | Cumulative | 0.42 | B | |
| | East of Cloverdale Road ¹ | 15,000 | 15,000 | 1.00 | E | 0.04 | Cumulative | 0.44 | B | 14,514 | 0.04 | Cumulative | 0.42 | B | 14,514 | 0.04 | Cumulative | 0.42 | B | |
| San Pasqual Road | Bear Valley Parkway to Zermatt Lane ¹ | 37,000 | 26,000 | 0.70 | C | 0.01 | No | 0.70 | C | 25,767 | 0.01 | No | 0.70 | C | 25,767 | 0.01 | No | 0.70 | C | |
| | Zermatt Lane to Old Pasqual Road ² | 40,000 | 21,500 | 0.54 | C | 0.02 | No | 0.54 | C | 21,253 | 0.02 | No | 0.53 | C | 21,253 | 0.02 | No | 0.53 | C | |
| | Old Pasqual Road to San Pasqual Valley Road ² | 40,000 | 18,200 | 0.46 | B | 0.02 | No | 0.46 | B | 17,953 | 0.02 | No | 0.45 | B | 17,953 | 0.02 | No | 0.45 | B | |
| | Idaho Avenue to Bear Valley Parkway ¹ | 37,000 | 27,100 | 0.73 | C | 0.00 | No | 0.73 | C | 27,003 | 0.00 | No | 0.73 | C | 27,003 | 0.00 | No | 0.73 | C | |
| San Pasqual Valley Road | Bear Valley Parkway to Citrus Avenue ¹ | 37,000 | 26,400 | 0.71 | C | 0.00 | No | 0.71 | C | 26,240 | 0.00 | No | 0.71 | C | 26,240 | 0.00 | No | 0.71 | C | |
| | Citrus Avenue to Flora Vista Road ¹ | 37,000 | 28,500 | 0.77 | C | 0.01 | No | 0.77 | C | 28,320 | 0.01 | No | 0.77 | C | 28,320 | 0.01 | No | 0.77 | C | |
| | Flora Vista to San Pasqual Road/ Cloverdale Road ¹ | 37,000 | 29,600 | 0.80 | C | 0.01 | No | 0.80 | C | 29,410 | 0.01 | No | 0.79 | C | 29,410 | 0.01 | No | 0.79 | C | |
| | San Pasqual Road to Wild Animal Park Entrance ² | 40,000 | 21,500 | 0.54 | C | 0.00 | No | 0.54 | C | 21,451 | 0.00 | No | 0.54 | C | 21,451 | 0.00 | No | 0.54 | C | |
| Via Rancho Parkway | Wild Animal Park Entrance to Brandy Canyon Road ² | 40,000 | 10,200 | 0.26 | A | 0.01 | No | 0.26 | A | 10,151 | 0.01 | No | 0.25 | A | 10,151 | 0.01 | No | 0.25 | A | |
| | NB I-15 On-/Off Ramp to Sunset Drive ¹ | 60,000 | 41,000 | 0.68 | C | 0.00 | No | 0.68 | C | 40,806 | 0.00 | No | 0.68 | C | 40,806 | 0.00 | No | 0.68 | C | |
| | Sunset Drive to Bear Valley Parkway/San Pasqual Road ¹ | 60,000 | 52,200 | 0.87 | E | 0.00 | No | 0.87 | E | 52,006 | 0.00 | No | 0.87 | E | 52,006 | 0.00 | No | 0.87 | E | |

Roadway segments located in the City of Escondido or within the City of Escondido Sphere of Influence use roadway standards and standards of significance per the City of Escondido. Roadway segments located in the City of San Diego use roadway standards and standards of significance per the City of San Diego.

Source: Katz, Okitsur & Associates, 2002

Table 2.4-11 Buildout Peak Hour Intersection Conditions Originally Proposed Valley View Estates SP without and with Rancho Vistamonte SP

| | Without Rancho Vistamonte SP | | | | With Rancho Vistamonte SP | | | | | | | |
|---|--------------------------------|-----|---|-----|--------------------------------|--------------------|---|-----|--------------------------|--------------------|------------------------------|-----|
| | Without Valley View Estates SP | | With Originally Proposed Valley View Estates SP | | Without Valley View Estates SP | | With Originally Proposed Valley View Estates SP | | | | | |
| | Average Delay (Sec./Vehicle) | LOS | Average Delay (Sec./Vehicle) | LOS | Increase in Delay (Sec.) | Significant Impact | Average Delay (Sec./Vehicle) | LOS | Increase in Delay (Sec.) | Significant Impact | Average Delay (Sec./Vehicle) | LOS |
| AM Peak Hour | | | | | | | | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.6 | B | 20.0 | C | 8.4 | No | 22.3 | C | 2.3 | No | 20.0 | C |
| San Pasqual Valley Road & Bear Valley Parkway ² | 29.6 | C | 30.2 | C | 0.6 | No | 30.3 | C | 0.1 | No | 20.0 | C |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 70.3 | F | 103.0 | F | 32.7 | Cumulative | 109.4 | F | 5.4 | Cumulative | 20.0 | C |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 26.1 | C | 30.5 | C | 4.4 | No | 31.1 | C | 0.6 | No | 20.0 | C |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 10.9 | B | 10.9 | B | 0.0 | No | 10.9 | B | 0.0 | No | 20.0 | C |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 16.8 | C | 17.1 | C | 0.3 | No | 17.1 | C | 0.0 | No | 20.0 | C |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 10.0 | B | 10.1 | B | 0.1 | No | 10.2 | B | 0.1 | No | 20.0 | C |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 20.8 | C | 24.1 | C | 3.3 | No | 24.9 | C | 0.8 | No | 20.0 | C |
| Bear Valley Parkway & Sunset Drive ² | 57.2 | E | 58.3 | E | 1.1 | No | 58.5 | E | 0.2 | No | 20.0 | C |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 24.5 | C | 26.0 | C | 1.5 | No | 26.3 | C | 0.3 | No | 20.0 | C |
| Via Rancho Parkway & Sunset Drive ² | 5.5 | A | 5.5 | A | 0.0 | No | 5.5 | A | 0.0 | No | 20.0 | C |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 22.2 | C | 22.2 | C | 0.0 | No | 22.2 | C | 0.0 | No | 20.0 | C |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 28.5 | C | 29.0 | C | 0.5 | No | 29.1 | C | 0.1 | No | 20.0 | C |
| PM Peak Hour | | | | | | | | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.9 | B | 19.3 | C | 7.4 | No | 20.4 | C | 1.1 | No | 18.1 | B |
| San Pasqual Valley Road & Bear Valley Parkway ² | 32.5 | C | 34.4 | C | 1.9 | No | 34.8 | C | 0.4 | No | 18.1 | B |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 100.2 | F | 175.9 | F | 75.7 | Cumulative | 189.9 | F | 14.0 | Cumulative | 18.1 | B |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 29.2 | C | 33.0 | C | 3.8 | No | 33.5 | C | 0.5 | No | 18.1 | B |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 16.1 | C | 15.5 | C | -0.6 | No | 15.6 | C | 0.1 | No | 18.1 | B |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 27.3 | D | 25.9 | D | -1.4 | No | 26.1 | D | 0.2 | No | 18.1 | B |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 22.7 | C | 22.7 | C | 0.0 | No | 22.8 | C | 0.1 | No | 18.1 | B |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 28.5 | D | 27.3 | D | 8.8 | Cumulative | 40.0 | E | 2.7 | Cumulative | 18.9 | B |
| Bear Valley Parkway & Sunset Drive ² | 25.4 | C | 25.4 | C | 0.0 | No | 25.4 | C | 0.0 | No | 18.9 | B |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 27.1 | C | 27.0 | C | -0.1 | No | 27.4 | C | 0.4 | No | 18.9 | B |
| Via Rancho Parkway & Sunset Drive ² | 14.4 | B | 14.4 | B | 0.0 | No | 14.3 | B | -0.1 | No | 18.9 | B |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 32.3 | C | 33.5 | C | 1.2 | No | 33.7 | C | 0.2 | No | 18.9 | B |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 33.8 | C | 33.9 | C | 0.1 | No | 33.9 | C | 0.0 | No | 18.9 | B |

¹ Unsignalized intersection

² City of Escondido intersection LOS threshold criteria applied.

³ City of San Diego intersection LOS threshold criteria applied.

For unsignalized intersections, delay is quoted as the average delay for all vehicles entering the intersection. LOS is reported for the worst-case movement. LOS for the overall intersection will be much better.

Source: Katz, Okitsu & Associates, 2002

Table 2.4-12 Buildout Peak Hour Intersection Conditions Reduced Intensity and Density Project without and with Rancho Vistamonte SP

| | Without Valley View Estates SP | | | | With Rancho Vistamonte SP | | | | Without Rancho Vistamonte SP | | | | With Rancho Vistamonte SP | | | |
|---|--------------------------------|-----|--|-----|------------------------------|-----|--|------------------------------|------------------------------|--------------------|--|--------------------|------------------------------|------------|--------------------|------------|
| | Without Valley View Estates SP | | With Reduced Intensity and Density Project | | Without Rancho Vistamonte SP | | With Reduced Intensity and Density Project | | Without Rancho Vistamonte SP | | With Reduced Intensity and Density Project | | Without Rancho Vistamonte SP | | With Mitigation | |
| | Average Delay (Sec./Vehicle) | LOS | Average Delay (Sec./Vehicle) | LOS | Average Delay (Sec./Vehicle) | LOS | Significant Impact | Average Delay (Sec./Vehicle) | LOS | Significant Impact | Increase in Delay (sec.) | Significant Impact | Average Delay (Sec./Vehicle) | LOS | Significant Impact | |
| AM Peak Hour | | | | | | | | | | | | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.6 | B | 16.2 | C | 4.6 | C | No | 17.5 | C | 1.3 | No | 17.5 | C | No | 1.3 | No |
| San Pasqual Valley Road & Bear Valley Parkway ² | 29.6 | C | 30.2 | C | 0.6 | C | No | 30.2 | C | 0.0 | No | 30.2 | C | No | 0.0 | No |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 70.3 | F | 97.4 | F | 27.1 | F | Cumulative | 103.7 | F | 6.3 | Cumulative | 103.7 | F | Cumulative | 6.3 | Cumulative |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 26.1 | C | 29.0 | C | 2.9 | C | No | 29.6 | C | 0.6 | No | 29.6 | C | No | 0.6 | No |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 10.9 | B | 10.9 | B | 0.0 | B | No | 10.9 | B | 0.0 | No | 10.9 | B | No | 0.0 | No |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 16.8 | C | 17.0 | C | 0.2 | C | No | 17.1 | C | 0.1 | No | 17.1 | C | No | 0.1 | No |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 10.0 | B | 10.1 | B | 0.1 | B | No | 10.1 | B | 0.0 | No | 10.1 | B | No | 0.0 | No |
| San Pasqual Road & Old Pasqual Road ^{1,3} | 20.8 | C | 23.4 | C | 2.6 | C | No | 24.2 | C | 0.8 | No | 24.2 | C | No | 0.8 | No |
| Bear Valley Parkway & Sunset Drive ² | 57.2 | E | 58.1 | E | 0.9 | E | No | 58.3 | E | 0.2 | No | 58.3 | E | No | 0.2 | No |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 24.5 | C | 25.8 | C | 1.3 | C | No | 26.1 | C | 0.3 | No | 26.1 | C | No | 0.3 | No |
| Via Rancho Parkway & Sunset Drive ² | 5.5 | A | 5.5 | A | 0.0 | A | No | 5.5 | A | 0.0 | No | 5.5 | A | No | 0.0 | No |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 22.2 | C | 5.5 | C | 0.0 | C | No | 22.2 | C | 0.0 | No | 22.2 | C | No | 0.0 | No |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 28.5 | C | 28.9 | C | 0.4 | C | No | 29.0 | C | 0.1 | No | 29.0 | C | No | 0.1 | No |
| PM Peak Hour | | | | | | | | | | | | | | | | |
| Cloverdale Road & Rockwood Road ¹ | 11.9 | B | 15.9 | C | 4.0 | C | No | 16.6 | C | 0.7 | No | 16.6 | C | No | 0.7 | No |
| San Pasqual Valley Road & Bear Valley Parkway ² | 32.5 | C | 34.1 | C | 1.6 | C | No | 34.5 | C | 0.4 | No | 34.5 | C | No | 0.4 | No |
| San Pasqual Valley Road & Citrus Avenue ^{1,2} | 100.2 | F | 167.0 | F | 66.8 | F | Cumulative | 180.7 | F | 13.7 | Cumulative | 180.7 | F | Cumulative | 13.7 | Cumulative |
| San Pasqual Valley Road & San Pasqual Road/Cloverdale Road ² | 29.2 | C | 31.3 | C | 2.1 | C | No | 31.7 | C | 0.4 | No | 31.7 | C | No | 0.4 | No |
| San Pasqual Valley Road & Zoo Road ^{1,3} | 16.1 | C | 15.5 | C | -0.6 | C | No | 15.5 | C | 0.0 | No | 15.5 | C | No | 0.0 | No |
| San Pasqual Valley Road & Wild Animal Park ^{1,3} | 22.7 | D | 25.7 | D | -1.6 | D | No | 25.9 | D | 0.2 | No | 25.9 | D | No | 0.2 | No |
| San Pasqual Valley Road & Old Pasqual Road ^{1,3} | 28.5 | D | 22.6 | C | -0.1 | C | No | 22.7 | C | 0.1 | No | 22.7 | C | No | 0.1 | No |
| Bear Valley Parkway & Old Pasqual Road ^{1,3} | 25.4 | C | 35.3 | D | 6.8 | D | Cumulative | 37.9 | E | 2.6 | Cumulative | 37.9 | E | Cumulative | 2.6 | Cumulative |
| Via Rancho Parkway/San Pasqual Road & Bear Valley Parkway ² | 27.1 | C | 25.4 | C | 0.0 | C | No | 25.4 | C | 0.0 | No | 25.4 | C | No | 0.0 | No |
| Via Rancho Parkway & Sunset Drive ² | 14.4 | B | 26.6 | C | -0.5 | C | No | 27.0 | C | 0.4 | No | 27.0 | C | No | 0.4 | No |
| Via Rancho Parkway & NB I-15 On-/Off Ramps ² | 32.3 | C | 14.4 | B | 0.0 | B | No | 14.3 | B | -0.1 | No | 14.3 | B | No | -0.1 | No |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 33.8 | C | 33.8 | C | 1.0 | C | No | 33.6 | C | 0.3 | No | 33.6 | C | No | 0.3 | No |
| Via Rancho Parkway & SB I-15 On-/Off Ramps ² | 33.8 | C | 33.8 | C | 0.0 | C | No | 33.8 | C | 0.0 | No | 33.8 | C | No | 0.0 | No |

¹ Unsignalized intersection

² City of Escondido intersection LOS threshold criteria applied.

³ City of San Diego intersection LOS threshold criteria applied.

For unsignalized intersections, delay is quoted as the average delay for all vehicles entering the intersection. LOS is reported for the worst-case movement. LOS for the overall intersection will be much better.

Source: Katz, Okitsu & Associates, 2002

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Mitigation Measures

A traffic signal at San Pasqual Valley Road and Citrus Avenue and at San Pasqual Road and Old Pasqual Road will restore operations to LOS C or better for these intersection peak hour operations. However, this solution may not be desirable for the intersection of San Pasqual Valley Road/Citrus Avenue, given the proximity of this intersection with Bear Valley Parkway. Minimum traffic signal spacing requirements may preclude this improvement.

Mainline Freeway Segment Conditions

Originally Proposed Project

Table 2.4-13, Buildout Mainline Freeway Segment Conditions Originally Proposed Valley View Estates SP without and with Originally Proposed Valley View Estates SP, shows that the affected freeway segments will exceed LOS F during peak hours. The Originally Proposed Valley View Estates SP contribution to this poor LOS will be slight, given the high amounts of background traffic forecasted for this area.

Reduced Intensity and Density Project

Table 2.4.14, Buildout Mainline Freeway Segment Conditions Reduced Intensity and Density Project without and with Rancho Vistamonte SP, shows that the affected freeway segments will exceed LOS F during peak hours. The Reduced Intensity and Density Project contribution to this poor LOS will be slight, given the high amounts of background traffic forecasted for this area.

Table 2.4-13 Buildout Mainline Freeway Segment Conditions Originally Proposed Valley View Estates SP without and with Rancho Vistamonte SP

| Freeway | Limits | Peak Hour Capacity per Lane (vehicles) | ADT (vehicles/day) | Peak Hour Volume (vehicles/hour) | v/c | LOS |
|---|--|---|---------------------------|---|------------|------------|
| Buildout Conditions without Rancho Vistamonte SP | | | | | | |
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 342,265 | 30,462 | 1.98 | F(3) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 346,409 | 30,830 | 2.00 | F(3) |
| Buildout Conditions with Rancho Vistamonte SP | | | | | | |
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 342,325 | 30,467 | 1.98 | F(3) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 346,571 | 30,845 | 2.00 | F(3) |

Source: Katz, Okitsu & Associates, 2002

Table 2.4-14 Buildout Mainline Freeway Segment Conditions Reduced Intensity and Density Project without and with Rancho Vistamonte SP

| Freeway | Limits | Peak Hour Capacity per Lane (vehicles) | ADT (vehicles/day) | Peak Hour Volume (vehicles/hour) | v/c | LOS |
|---|--|--|--------------------|----------------------------------|------|------|
| Buildout Conditions without Rancho Vistamonte SP | | | | | | |
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 342,179 | 30,454 | 1.98 | F(3) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 346,177 | 30,810 | 2.00 | F(3) |
| Buildout Conditions with Rancho Vistamonte SP | | | | | | |
| I-15 | Centre City Parkway to Via Rancho Parkway | 9,200 | 342,239 | 30,459 | 1.98 | F(3) |
| I-15 | Via Rancho Parkway to Highland Valley Road/Pomerado Road | 9,200 | 346,399 | 30,824 | 2.00 | F(3) |

Source: Katz, Okitsu & Associates, 2002

Peak Hour Ramp Meter Conditions

Originally Proposed Project

The same meter flow rates observed under existing conditions are assumed for the buildout analysis. As shown in Table 2.4-15, Buildout Peak Hour Ramp Metering Delays Originally Proposed Valley View Estates SP without and with Rancho Vistamonte SP, ramp meter delays could range from 111 to 112 minutes in the morning peak hour in the southbound direction. In the northbound direction, afternoon delays could be 42 minutes. Although the analysis was performed using the standard Caltrans method, practice has proved that actual delay at ramp meters may be significantly lower than predicted in the analysis.

Reduced Intensity and Density

The same meter flow rates observed under existing conditions are assumed for the buildout analysis. As shown in Table 2.4.16, Buildout Peak Hour Ramp Metering Delays Reduced Intensity and Density Project without and with Rancho Vistamonte SP, ramp meter delays could range from 109 to 110 minutes in the morning peak hour in the southbound direction. In the northbound direction, afternoon delays could be 40 minutes. Although the analysis was performed using the standard Caltrans method, practice has proved that actual delay at ramp meters may be significantly lower than predicted in the analysis.

Table 2.4-15 Buildout Peak Hour Ramp Metering Delays Originally Proposed Valley View Estates SP without and with Rancho Vistamonte SP

| Location | Peak Hour | Demand (vehicles) | Flow (vehicles/hour) | Excess Demand | Delay (minutes) | Queue (feet) |
|---|-----------|-------------------|----------------------|---------------|-----------------|--------------|
| Buildout Conditions without Rancho Vistamonte SP | | | | | | |
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 1,443 | 852 | 591 | 42 | 17,139 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,877 | 660 | 1,217 | 111 | 35,293 |
| Buildout Conditions with Rancho Vistamonte SP | | | | | | |
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 1,444 | 852 | 592 | 42 | 17,168 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,889 | 660 | 1,229 | 112 | 35,641 |

Source: Katz, Okitsu & Associates, 2002

Table 2.4-16 Buildout Peak Hour Ramp Metering Delays Reduced Intensity and Density Project without and with Rancho Vistamonte SP

| Location | Peak Hour | Demand (vehicles) | Flow (vehicles/hour) | Excess Demand | Delay (minutes) | Queue (feet) |
|---|-----------|-------------------|----------------------|---------------|-----------------|--------------|
| Buildout Conditions without Rancho Vistamonte SP | | | | | | |
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 1,414 | 852 | 552 | 40 | 16,298 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,857 | 660 | 1,197 | 109 | 34,713 |
| Buildout Conditions with Rancho Vistamonte SP | | | | | | |
| Via Rancho Parkway/I-15 NB On-Ramp | PM | 1,444 | 852 | 564 | 40 | 16,356 |
| Via Rancho Parkway/I-15 SB On-Ramp | AM | 1,889 | 660 | 1,207 | 110 | 35,003 |

Source: Katz, Okitsu & Associates, 2002

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2.5.0 GROWTH-INDUCING IMPACTS

Discussion of Growth-Inducing Impacts is required by the State CEQA Guidelines, Section 15126.2(d). Growth inducement refers to the ways in which a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. This includes projects, which will remove obstacles to population growth, related to the provision of public services such as sewer, water, or roads. The characteristic of some projects may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area has necessarily a beneficial or detrimental effect or is of little significance to the environment.

Valley View Estates SP is within the City of Escondido Growth Management designation of Urbanizing Tier 2C, which is anticipated "to eventually contain urban development." (Escondido General Plan 1990). The General Plan was created to plan for a 20-year period, and is currently 12 years into this time frame for managing the type and phasing of growth in the City of Escondido.

Public roads and utilities are not currently available to this area and will have to be extended into the Valley View Estates SP property from the west. The Wild Animal Park is located to the south and already receives water from the City of Escondido. The Wild Animal Park has an on-site sewer treatment facility and an approved 20-year construction program. The concurrently proposed Rancho Vistamonte SP to the southwest has already requested sewer and water services from the City of Escondido and prepared service availability analyses (Volume 6, Appendix Q), showing that adequate facilities currently exist to serve the Rancho Vistamonte SP.

Under both the Originally Proposed Project and the Reduced Intensity and Density Project, water and sewer systems are being designed only to serve the Valley View Estates SP and will not be extended beyond the property boundaries into the rural unincorporated areas to the north and east. The road system within Valley View Estates SP will connect through gated access to both the north and southeast existing private easement roads. The developer of Valley View Estates SP does not propose any improvements to these off-site roads. Limited improvements to Old Battlefield Road and Zoo Road are proposed as a second primary access, but the only new development, other than the concurrently proposed Rancho Vistamonte SP, that will be served are parcels located to the southwest of the Rancho Vistamonte SP property. These parcels are also within SPA #4 but not currently proposed for development. These properties include a total of approximately 75 acres, with parcels ranging from 5.4 to 15 acres in size. Three of the eight parcels have existing residences. The number of potential new residences is limited to an estimated maximum total of 18 single-family lots, if developed under one comprehensive specific plan. This maximum assumes that development can be concentrated in urban development and disturbed habitat areas and outside areas of more than

35 percent slopes. If parcels are individually developed, the density will be reduced due to initial parcel sizes, slopes, existing residence, MSCP PAMA requirements and access.

While the extension of roads, sewer and water service onto the Valley View Estates SP site will not be growth-inducing, there are potentially significant impacts as identified for hazards and hazardous materials, fire services and circulation because the only adequate access into the Valley View Estates SP development is a 3-mile long cul-de-sac. Any required improvement of off-site roads to the southeast and/or north, as mitigation measures for the identified potentially significant impacts, will have secondary growth-inducing impacts by improving access into rural areas.

Implementation of the Valley View Estates SP will also require expansion of the City's water and sewer systems to provide adequate capacity to serve the development. A new water pipeline will be installed between Valley View Estates SP and the Reed Reservoir to the northwest. A new sewer pipeline will be installed between Valley View Estates SP and the treatment facility at Via Rancho Parkway and I-15 to the southwest. Both the new water pipeline and the new sewer pipeline will essentially parallel existing lines to the connection points for Valley View Estates SP and not extend services into areas where not currently provided. However, these pipelines will traverse non-urban communities between the Valley View Estates SP and the City's storage and treatment facilities. Any excess capacities provided in the water and/or sewer pipeline systems through these areas could encourage more dense development under the City's General Plan where within the City or through annexation where within the Escondido Sphere of Influence. In either case, expansion of capacity in public water and sewer systems will be growth-accommodating rather than growth-inducing because the General Plan includes growth management tiers for these communities.

2.6.0 ALTERNATIVES TO THE PROPOSED VALLEY VIEW ESTATES SP

The State CEQA Guidelines §15126.6(a) describes the requirement for discussing a range of alternatives to the proposed project or to the location of the project that would feasibly attain most of the project's basic objectives but would avoid or substantially lessen any significant effects. The State CEQA Guidelines §15126.6(e) requires that the "no project" alternative be evaluated to allow the decision-makers a comparison between the impacts of approving the proposed project with the impacts of not approving the proposed project.

The following alternatives have been identified which meet the "Guideline" requirements. These include:

1. The Commercial Alternative is included at the applicant's request. This alternative would add the commercial/apartment component of the Originally Proposed Project into the Reduced Intensity and Density Project.
2. The No Development Alternative will retain the Valley View Estates SP property in its existing condition. It is assumed that little physical changes will occur to the site.
3. The No Project Alternative assumes that the eight existing parcels are legal lots that can be developed by right. A single residence with accessory structures typical of estate lots will be constructed on each parcel. It is assumed that potable groundwater is available and that soil conditions support the installation of septic systems.
4. The Existing County of San Diego Land Use/Zoning Alternative will result in an estimated 143 lots, developed with a County subdivision map. This alternative assumes that the existing land use designations and A70, A72, and S92 zoning will be maintained. Because of the identified sensitivity of the resources on site, it is further assumed that development will be clustered. With clustering, approximately 460 acres will be required to be placed in open space. Subdivision roads for each lot will meet County road standards, and Rockwood Road will be extended within the County's Circulation Element alignment. This alternative also assumes that, at least initially, potable groundwater is available and that soil conditions support the installation of septic systems.
5. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will result in an estimated 289 single-family estate lots on the 1,150 acres, based on the General Plan SPA #4 guidelines for development without an adopted specific plan and for development within the Rural I designation. The development is required to satisfy all public facility impacts and may therefore require a subarea public facilities plan to determine specific mitigation measures

which address impacts. It is assumed that the internal circulation will be similar to that proposed for Valley View Estates SP, however, the road system will be more extensive because lots will not be clustered.

6. The Existing City of Escondido General Plan Estate Lots Only Option (with a Specific Plan) Alternative will result in 403 single-family lots with the same configuration as the Reduced Intensity and Density Alternative. While the lots will be created, there will not be a resort hotel, golf course, or commercial center constructed. These lots will be designated instead as parking, community use, and recreational open space. The equestrian center will be provided.
7. The Replacement of 65 Patio Homes with Timeshare Units Alternative is essentially the proposed Valley View Estates SP with 65 timeshare units substituted for patio homes.
8. The County Circulation Element Alignment of Rockwood Road Alternative addresses only the alignment of Rockwood Road to access the Valley View Estates SP portion of SPA #4 and can be coupled with any of the other alternatives. Rockwood Road will be constructed within the adopted County Circulation Element alignment from where it currently terminates to the point where the alignment parallels the southern boundary of the Valley View Estates SP property.

These alternatives are included at the applicant's request or because the alternative meets the requirements of the applicable adopted land use plan, Circulation Element and zoning ordinance for either the County of San Diego's unincorporated area (current applicable General Plan and zoning for the project site) or for the City of Escondido (applicable future planning and zoning for the project site) and/or reduces potentially significant impacts associated with the proposed Valley View Estates SP.

Because the project site is already owned by the proponent, CEQA does not require the alternative discussion to consider other locations. Each of the proposed alternatives will be reviewed for conformance with applicable regional plans.

2.6.1 Commercial Alternative

This alternative is included at the applicant's request.

Description: This alternative will add the commercial/apartment component of the Originally Proposed Project into the Reduced Intensity and Density Project. This alternative will require a public vote. The commercial area of the development is intended to provide local-serving commercial activity appropriate to a linear, clustered, or self-contained commercial center on 7.5 acres. Commercial development will be designed primarily to provide goods and services

to residents of the Valley View Estates SP development and immediately adjacent communities. Mixed use will allow up to 75 apartments.

Environmental Impacts: There will be no new impacts associated with biological resources, cultural resources, geology and soil, hydrology and water quality, or open space because the lot is not included as open space and lot preparation is already addressed in the Reduced Intensity and Density Project Design. The proposed commercial/mixed use lot is located where the development will not be highly visible from off-site. While apartments will add to the overall ADT, the presence of the commercial center will reduce the number of external trips impacting off-site roadways and associated traffic air quality and noise. Public services and facilities demands will be at levels between those identified for the Originally Proposed Project and the Reduced Intensity and Density Project. However, the level of impacts for the Reduced Intensity and Density Project required the same mitigation measures as the Originally Proposed Project. Therefore, no additional public services and utilities mitigation will be required with this alternative.

Impacts associated specifically with the commercial center are identified in the analysis for the Originally Proposed Project and include:

1. Hazard and hazardous materials Significant Finding 1:

The direct impacts associated with transport, use, disposal of, and accidental upset of hazardous materials at the Valley View Estates SP commercial center, golf course, and equestrian center will be potentially significant.

2. Land use and planning Significant Finding 1:

Development of the Planned Neighborhood Commercial center over an area of greater than 5 acres on the 7.5-acre lot designated for commercial and mixed use will not be consistent with the General Plan and will have a direct and potentially significant land use and planning impact.

3. Land use and planning Significant Finding 2:

Although motor fuel dispensing facilities are not envisioned for the commercial center, such facilities are not expressly prohibited in the SP which is inconsistent with the Escondido General Plan. The land use and planning impact will be direct and potentially significant.

Mitigation Measures: Mitigation measures to reduce impacts associated specifically with the commercial center are identified in the analysis for the Originally Proposed Project and include:

- 1-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, operational standards shall be provided for the commercial center, the golf course, and the equestrian center that address the transportation, use, and storage of hazardous materials. These standards shall include the prohibition of motor fuel dispensing facilities under the "Prohibited Uses" in the Valley View Estates Specific Plan.
- 2-1. Prior to approval of the Valley View Estates Specific Plan and to the satisfaction of the Director of Planning, the Specific Plan text shall provide that the total commercial development on the 7.5-acre lot of the Planned Neighborhood Commercial center shall not exceed the maximum area of 5 acres. The remaining area can be used for the fire station, separate apartment structures, other civic uses, and landscaping.
- 3-1. Prior to approval of the Valley View Estates Specific Plan SP and to the satisfaction of the Director of Planning, the prohibition of motor fuel dispensing facilities shall be added to "Prohibited Uses" in the Valley View Estates SP text.

2.6.2 No Development Alternative

The No Development Alternative provides a baseline for comparison of the existing conditions on the project site and surrounding area with those that will result if the proposed Valley View Estates SP or any of the alternatives were to be selected for approval.

Description: Under the No Development Alternative, there will be no applications to either the City of Escondido or to the County of San Diego for development. The property will retain its existing County land use designation and zoning. Rockwood Road will not be extended. The analysis of the impacts from this alternative assumes minimal changes to the site. Use of the property for cattle grazing and horse pasture could occur. Unauthorized off-road recreational vehicle, camping, shooting and dumping uses could continue because there is private road access to property which is generally unattended.

The No Development Alternative will have the following potential impacts:

Aesthetics (Visual Resources): While the No Development Alternative does not preclude all activities on the property, the existing aesthetic character of steep slopes and ridgelines covered by vegetation and scattered dirt roads will not substantially change. No significant impacts will occur.

Agriculture Resources: The No Development Alternative will allow certain types of agricultural operations. The type of agriculture will vary with the zoning. No significant impacts will occur.

Air Quality: The No Development Alternative will not generate any new traffic or result in any new sources of substantial quantities of air pollutants. Therefore, significant impacts to air quality will not occur.

Biological Resources: The southern approximately one-half of the property is within an adopted MSCP with a PAMA designation. However, because there will be no discretionary actions under the No Development Alternative, the only biological resources on the property protected under law are those covered by the state and federal endangered species acts. While it is assumed that the No Development Alternative will have the least effect on the biological resources on-site, some impacts could occur from allowed agricultural activities. Sensitive resources will not receive permanent protection and disturbance from proposed future development on the site is not precluded.

Cultural Resources: Direct impacts to cultural resources from development will be avoided under the No Development Alternative. However, sensitive resources will still be subject to indirect impacts from allowed agricultural uses, adjacent development and unauthorized use of the Valley View Estates SP property. Since there will be no permanent open space easement over any of cultural resources, disturbance from proposed future development on the site is not precluded.

Geology and Soils: The No Development Alternative will avoid massive disturbance of on-site soils and other geologic features. While agricultural activities and unauthorized recreation vehicle uses could expose limited areas of soils to erosion, no significant impacts will result.

Hazards and Hazardous Materials: No transport, use, or accidental upset of hazardous materials are anticipated; however, unauthorized dumping could include hazardous materials. Wildlands fire will still be a threat to the property under the No Development Alternative. However, hazards and hazardous materials impacts will be less than significant because lives and structures will not be threatened.

Hydrology and Water Quality: No new major changes in the on-site drainage system will occur. However, permitted agricultural activities could bare soils to erosion and cause siltation in runoff, adding pollutants to the downstream flow. While agricultural operations cannot violate Statute regulations, no site specific BMPs mitigation measures can be applied under this alternative.

Land Use and Planning: The No Development Alternative will retain the project site in its existing condition for an unknown period of time. In the long-term this alternative will be inconsistent with the City of Escondido General Plan and Land Use Element and have a potentially significant land use and planning impact. The General Plan anticipates future annexation and development of the Valley View Estates SP property when all infrastructure is

in place and growth into the area is consistent with the City's Growth Management policies. No other land use and planning impacts will occur.

Noise: The No Development Alternative will not generate any new traffic or result in any new sources of noise. Therefore, no significant impacts from noise will occur.

Open Space: While there will be no formal designation of open space, the No Development Alternative assumes that natural habitats will, for the majority of the site, remain undeveloped on the Valley View Estates SP property. If allowed agricultural operations are initiated, the disturbed and non-native vegetation will still provide a sense of rural use open space. Therefore, no significant impacts on open space are expected to occur.

Transportation/Traffic: No additional traffic is anticipated, except for low volumes associated with any allowed agricultural use of the property. The Valley View Estates SP property will continue to be accessed by existing roads without any improvements. Therefore, no significant traffic impacts are anticipated.

Public Services and Utilities: It is assumed that limited on-site systems for potable water, irrigation water and waste water discharge could be renovated or installed if allowable agricultural operations were initiated. There will be no need for additional public services and no significant impacts will result from the No Development Alternative.

Conclusion: The No Development Alternative will have potentially significant impacts associated with biological resources, cultural resources, and water quality, although this alternative is considered the least impactful relative to all three of these issues. The No Development Alternative will also have potentially significant land use and planning impacts because, long-term, no development is not consistent with the City of Escondido General Plan. Mitigation measures are not applicable because the potential activities are allowed by right, are unauthorized, or are subject only to remedial actions prescribed by Code. Selection of the No Development Alternative will not provide for the permanent preservation of on-site sensitive biological and cultural resources. The No Development Alternative will not impact aesthetics (visual resources), agriculture resources, air quality, hazards and hazardous materials, hydrology and water quality, noise, open space, public services and utilities, or transportation/traffic.

The No Development Alternative will not meet any of the objectives identified for the Valley View Estates SP project. A quality destination resort in support of the region's tourist industry will not be provided. There will not be a comprehensive plan for active and passive open space on the Valley View Estates SP property. Development of the property will not occur in conformance with the General Plan envisioned use of the property for an upscale residential community. There will not be a profitable return on the developer's investment in the property.

2.6.3 No Project Alternative

Description: The No Project Alternative assumes that the eight existing parcels are legal lots. As such, each parcel may develop with a residential use by-right through the ministerial permit process of the County of San Diego. The site is currently located in the County's North Metro Planning Area within the unincorporated area. Residential development is allowed in A70 Limited Agriculture, A72 General Agriculture, and S92 General Rural Use zones. This alternative also assumes that, at least initially, potable water is available from groundwater, and that soil conditions on-site can support the installation of septic systems. It is further assumed that the existing dirt roads will be used for driveway access and require only minimum additional grading to meet County Standards.

The No Project Alternative will have the following potential impacts:

Aesthetics (Visual Resources): The development of individual residences, including accessory structures, on four of the parcels will not be visually distinguishable from the existing setting. However, development of the southwestern four parcels will most likely occur on the prominent hilltops or ridgelines. These locations will provide an extensive vista to the residents, but in turn, will be visible from the Cloverdale Creek valley area or the Wild Animal Park and portions of San Pasqual Valley. One dwelling unit on each of these parcels, even in prominent locations, will not have a potentially significant direct impact but will add to the cumulative impact of estate lot development along the rims of the San Pasqual Valley and its tributaries.

Agriculture Resources: The No Project Alternative will not preclude agriculture. The zoning allows agriculture uses in association with a residence. Regardless of whether agriculture is developed on any of the estate residential lots, impacts to agriculture resources will not be significant because no significant agriculture resources impacts have been identified for the substantially more intense and dense proposed Valley View Estates SP.

Air Quality: Selection of the No Project Alternative will generate approximately 96 new ADT that will add pollutants to the air. The level of impact from the No Project Alternative will be less than significant.

Biology Resources: Five and a portion of the sixth parcels are within the County's MSCP Subarea PAMA. Minor impacts to Diegan coastal sage scrub or other sensitive habitats will occur due to driveway improvements, dwelling unit construction, and accessory structures and uses, such as a horse keeping, that are allowed by-right without mitigation at the MSCP required ratios. The majority of the sixth parcel and the other two remaining parcels are located outside of the County's adopted MSCP area. Minor impacts to southern mixed chaparral or other sensitive habitat will also occur with development of these northern parcels. Given individual preferences, it is difficult to quantify the amount of impact that would ultimately occur. Under the assumptions of this alternative, no mitigation for biological impacts will be achieved.

While the impacts to biological resources will be substantially less than the proposed Valley View Estates SP, the impacts to biological resources will be potentially significant and not mitigable. However, if development of any of the parcel requires a grading permit from the County Department of Public Works, environmental review will be required and mitigation measures can be imposed.

Cultural Resources: Cultural resource sites occur throughout the Valley View Estates SP. Development of adequate driveway access, single-family dwelling units, and accessory structures could have direct impacts to cultural resources, depending on the individually preferred locations for these structures. Individual property owners may not recognize or understand the value of cultural resources in developing a residential estate lot. Construction equipment may inadvertently be driven over or parked on resources. Continued occupation of these parcels will also have the potential to indirectly impact resources through activities such as agriculture, horse grazing, pot-hunting or vandalism since no protective mitigation will be required. While potential impacts to cultural resources will be significant and not mitigable under this alternative, it is assumed that the intensity of impacts will be substantially less than the proposed Valley View Estates SP due to the size of seven out of the eight parcels (40 acres and larger). However, if development of any of the parcel requires a grading permit from the County Department of Public Works, environmental review will be required and mitigation measures can be imposed.

Geology and Soils: While the No Project Alternative will reduce the exposure of people and structures to significant seismic hazards to eight residences, the impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown onsite fault activity will be potentially significant. The erosion of soil during or as the result of grading and construction activities or accessory agricultural operations on the eight parcels will have a potentially significant impact, if siltation is allowed in runoff. Seismically induced slope failure or boulder fall will have potentially significant impacts on residents and structures located downhill. Mitigation measures will be those required under the Uniform Building Code and limited to pad areas for residential and accessory structures. While the more property-wide potentially significant impacts, such as seismically induced slope failure or boulder fall, will not be mitigated, the substantially reduced intensity of development will reduce the probability of impacts.

Hazards and Hazardous Materials: The eight parcels are predominantly covered by native vegetation that provides fuel for wildlands fire. The wildlands fire impact will be potentially significant. The Fire Protection District regulations for fuel management around existing structures on these parcels will apply.

Hydrology and Water Quality: The No Project Alternative anticipates that only minor changes in the on-site drainage system will occur during improvements to driveways and construction of the nine residences. However, grading and construction activities could result in siltation and

pollutants in the runoff from the site. Accessory agricultural activities could also bare soils to erosion and cause siltation in runoff, as well as add other pollutants to the downstream flow. BMPs mitigation measures, as required for individual building permits, will be used. While agricultural operations cannot violate Statute regulations, no site specific mitigation measures can be applied under the No Project Alternative.

Land Use and Planning: The No Project Alternative, while consistent with the existing County General Plan and zoning, will limit the ability to prepare a comprehensively designed development as a specific plan under the SPA #4 guidelines at such time the City of Escondido can provide all public services to the site. The Valley View Estates SP property will be under eight separate ownerships, each individual design restricted by the location of the existing residence. Long-term, the No Project Alternative will be inconsistent with the City's General Plan Growth Management Element and will have a potentially significant direct land use and planning impact.

Noise: The No Project Alternative will generate approximately 96 new ADT that will add to the CNEL along access routes to the Valley View Estates SP property. Residential uses will add to the ambient noise level of the area. However, the additions will be minimal and below the audible level. The No Project Alternative noise impact will be less than significant.

Open Space: There will be no formal designation of open space under the No Project Alternative. However, it is assumed that substantial areas of natural habitat will remain undeveloped on seven out of the eight parcels. The sense of rural use open space will continue. Therefore, no significant impacts on open space will occur.

Public Services and Utilities: No sewer or water services will be required for the No Project Alternative. Roads will remain private. Impacts from eight new dwelling units to schools and the County Sheriff will also be minimal. However, the introduction of eight new residences in an area known to be subject to wildland fires will increase the potential for property loss and risk to life. The property is currently served by the San Pasqual Volunteer Fire Company, which is a County Service Area (CSA #113) that provides structural fire protection and emergency services. The Company is housed at the Wild Animal Park and San Pasqual Academy and has mutual aid agreements with several other agencies. Properties will be required to comply with regulations requiring appropriate fuel management and provision of fire hazard buffer areas around flammable structures. Compliance will reduce impacts to a less than significant level. The site may also require installation of power lines. Installation costs will be the responsibility of the homeowner and will not result in significant impacts.

Transportation/Traffic: Selection of the No Project Alternative will generate approximately 96 new ADT. Traffic generated by the northern two or three parcels will probably use the private easement roads north to Lake Wohlford Road. Southern parcels will use Zoo Road to SR 78. The traffic impacts will be less than significant.

Conclusion: Selection of the No Project Alternative will have potentially significant impacts associated with biological resources, cultural resources, geology and soils, fire hazards, water quality and land use and planning. Application of mitigation measures will be limited because residential and accessory structures are only subject to a building permit, unless grading exceeds that allowed under a grading permit. The only other mitigation will be remedial actions prescribed by Code. The No Project Alternative will provide no or only small areas of permanent preservation for on-site sensitive biological resources. Any permanent protection of cultural resources will probably not be provided. The No Project Alternative will not impact aesthetics (visual resources), agriculture resources, air quality, noise, open space, transportation/traffic, or public services and utilities.

The No Project Alternative will not meet any of the objectives identified for the Valley View Estates SP project. A quality destination resort in support of the region's tourist industry will not be provided. There will not be a comprehensive plan for active and passive open space on the Valley View Estates SP property. Development of the property will not occur in conformance with the General Plan envisioned use of the property for an upscale residential community. There will not be a profitable return on the developer's investment in the property.

2.6.4 Existing County of San Diego Land Use/Zoning Alternative

Description: Under the Existing County of San Diego Land Use/Zoning Alternative, an estimated 143 lots could be developed with a County subdivision map. This number of lots is based on slopes and the zoning minimum of 8-acre lots. Because of the identified sensitivity of the biological resources, designation of the southern portion of the Valley View Estates SP property as PAMA under the County Subarea of the MSCP, and the overall high value of cultural resources, it is assumed that development will be clustered. With clustering, approximately 460 acres will be required to be placed in open space. Approval of residential building sites under this alternative assumes that subdivision roads for each lot will meet County road standards and that Rockwood Road will be extended within the County's Circulation Element alignment. This alternative also assumes that, at least initially, potable groundwater is available and that soil conditions support the installation of septic systems.

The Valley View Estates SP site is located within the County of San Diego Regional Category RDA. This regional category is designed to provide a phased regional development strategy consistent with the availability of public facilities. The project site is designated RDA because it consists of privately owned property outside the service boundaries of the County Water Authority, is primarily made up of agricultural or unimproved lands, and is generally limited by the availability of groundwater and other environmental and resource constraints.

Clustering may be allowed through a transfer of on-site density which does not exceed the number of lots allowed by the applicable land use designation and zoning. In addition, a clustered proposal would require the following:

- At least 40 percent of the project site in permanent open space easement;
- Detached single-family dwelling units on lots in a cluster development;
- Minimum parcel size of eight acres in areas where predominant slope exceeds 25 percent grade;
- No more significant environmental effect than would occur with implementation of an equivalent nonclustered development;
- Proof of a long-term groundwater supply consistent with County Groundwater Policy I-77; and
- Project conformance with any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

The County General Plan Land Use designation is (18) Multiple Rural Use. This designation is consistent with the site's low population density, absence of public services, general unsuitability for intensive agriculture, rugged terrain, need to provide watershed protection, and lands susceptible to fires and erosion.

Minimum allowable parcel sizes are primarily based on slope and groundwater criteria which require eight-acre minimum lots where the average slope is between 25 percent and 50 percent. During the planning and environmental review process, actual lot size may be increased and the number of dwelling units decreased for reasons of environmental protection, neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

County zoning regulations for the proposed project site include A70 Limited Agriculture, A72 General Agriculture, and S92 General Rural Use. The allowable density for the entire site is 0.125. Minimum lot size is eight-acres.

The Existing County of San Diego Land Use/Zoning Alternative will have the following potential impacts.

Aesthetics (Visual Resources): Under the Existing County of San Diego Land Use/Zoning Alternative with clustering, the development of lots will presumably be concentrated in the flatter areas in the northern portion of the Valley View Estates SP (proposed golf course area) and along the ridgelines. However, due to the requirements for septic systems, encroachment into slope areas may also be necessary. Grading for multiple estate lots along the ridgelines will have potentially significant impacts. In addition the aesthetics (visual resources) impact of the Rockwood Road extension to the property will be greater than the Valley View Estates SP proposed alignment (see Subchapter 2.6.8, County Circulation Element Alignment Rockwood Road). The visibility of on-site road cuts and fills will depend on the design of the internal circulation. If the primary north/south access alignment is similar to that of the proposed Valley View Estates SP, these aesthetic impacts will also be significant. The possibilities for realigning the north/south access to be externally less visible would require engineering beyond the scope

of this analysis. Not all of the aesthetic impacts will be reduced to an insignificant level through mitigation measures.

Agriculture Resources: Agriculture will probably not be possible on the smaller lots in a clustered project but will not necessarily be precluded on larger estate lots or all of the open space. The zoning allows agriculture uses in association with a residence. Regardless of whether agriculture is developed, impacts to agriculture resources will not be significant because no significant agriculture resources impacts have been identified for the substantially more intense and dense proposed Valley View Estates SP.

Air Quality: The Existing County of San Diego Land Use/Zoning Alternative will result in construction dust similar to the proposed Valley View Estates SP, but it is assumed that construction of a 173-unit subdivision will be substantially shorter in duration than the proposed Valley View Estates SP. This significant air quality impact is mitigable. The Existing County of San Diego Land Use/Zoning Alternative will generate approximately 1,716 new ADT that will add pollutants to the air. While no modeling has been done to estimate daily operations emissions, the ADT will be substantially less than that generated by the Valley View Estates SP with an ADT of 10,388.

Biological Resources: Approximately 460 acres of the property will be placed in a dedicated open space easement under the General Plan requirements for development. It is assumed that this mandatory open space will include PAMA designated and other sensitive habitat areas and will not include any active open space uses. The Existing County of San Diego Land Use/Zoning Alternative open space will minimally cover approximately 129 acres more natural habitats than proposed for the Valley View Estates SP. While the Rockwood Road improvement standards may be different due to the lower intensity and density of development, there will be additional off-site impacts to sensitive habitats with this alternative (see Subchapter 2.6.8, County Circulation Element Alignment Rockwood Road). Overall, however, the potentially significant impacts to biological resources will be substantially less and require substantially less off-site purchase of mitigation bank habitat under the Existing County of San Diego Land Use/Zoning Alternative. Adequate wildlife corridor width and connectivity to adjacent open space will be required through the environmental review process. Development under this alternative will require a combination of mitigation to Biological Mitigation Ordinance (BMO) standards and non-MSCP standards. Biological mitigation measures that can be made conditions of TM approval. Purchase of off-site mitigation acreage will be substantially less and will be more economically feasible.

Cultural Resources: Cultural resource sites occur throughout the Valley View Estates SP. Development of a 143-lot subdivision could have direct impacts to cultural resources. Due to the large number of cultural resource sites, not all of the sites will be avoidable. While the County Circulation Element alignment of Rockwood Road will avoid one of the tested high value significant cultural resources site, this road alignment will potentially impact known off-site

cultural resource areas of currently unknown value. The impacts to cultural resources will be significant. The specific cultural resource sites that will be impacted and appropriate mitigation measures will be evaluated through the TM process. Without a TM design and evaluation, it is not possible to determine if cultural resource impacts can be reduced to a level below significant for a 143-dwelling unit development.

Geology and Soils: While the Existing County of San Diego Land Use/Zoning Alternative will reduce the exposure of people and structures to significant seismic hazards to approximately 143 residences, the impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown onsite fault activity will be potentially significant. The erosion of soil during or as the result of grading and construction activities or accessory agricultural operations will have a potentially significant impact, if siltation is allowed in runoff. Seismically induced slope failure or boulder fall will have potentially significant impacts on residents and structures located downhill. Mitigation measures will be similar to those for the proposed Valley View Estates SP and will reduce impacts to an insignificant level. Mitigation measures will be made conditions of TM approval.

Hazards and Hazardous Materials: Valley View Estates SP is currently located within the boundaries of the volunteer-staffed County Service Area (CSA) No. 113 (San Pasqual). The estimated response time for CSA No. 113 is 10-12 minutes. Wildland fire protection falls within the California Division of Forestry and Fire Protection (CDF) responsibility. The Valley View Estates SP property historically has been subject to wildland fires. A 143-lot subdivision has not been reviewed by the serving agencies, but response times and the ability to save structures in the event of a wildland fire will be impacted. Therefore, there will be potentially significant wildland fire impacts. The adequacy of fuel breaks for each residential lot will be reviewed at the time of TM processing. Mitigation measures that could be applied to the TM include placing limits on lots as to where structures can be placed, providing additional fire equipment, and providing a lot and/or structure for storage of fire equipment to serve the site.

Hydrology and Water Quality: Overall grading and disturbance under the Existing County of San Diego Land Use/Zoning Alternative will be less than Valley View Estates SP. However, silt and other pollutants introduced during demolition and construction into runoff will still constitute a potentially significant direct, but temporary, water quality impact to the drainage basin of the Valley View Estates SP property. Development of this alternative will be subject to the similar construction and development conditions for the protection of surface water and drainage basins as apply to the proposed Valley View Estates SP project. The Existing County of San Diego Land Use/Zoning Alternative will substantially increase demand for groundwater. The impact to groundwater will be potentially significant. A groundwater study will need to be conducted as part of the County's permit and environmental review process.

Land Use and Planning: Approval of the Existing County of San Diego Land Use/Zoning Alternative will be consistent with existing County land use and zoning. However, this

alternative will not be consistent with the Escondido General Plan which anticipates development of the Valley View Estates SP property at the time services are available within a minimum twice the density (development without an adopted SP) to accommodate projected buildout growth within the City of Escondido. Long-term, the Existing County of San Diego Land Use/Zoning Alternative will be inconsistent with the City's General Plan Growth Management Element and will have a potentially significant direct land use and planning impact.

Noise: The Existing County of San Diego Land Use/Zoning Alternative will result in short-term construction noise impacts which will cease upon completion of the project. It is assumed that while the 143 units may be phased, the construction of roads and building pads will occur over a substantially shorter period than the 10 to 15 years required for the proposed Valley View Estates SP. Blasting, rock drilling and rock crushing will still be at some construction sites. Temporary increases in ambient noise levels from construction will occur. Blasting, rock drilling, and rock crushing will potentially exceed thresholds for residences located as close near construction areas. These noise and vibration impacts will be short-term, direct and significant. The mitigation measures to reduce the noise impacts to an insignificant level are the same as that for the proposed Valley View Estates SP. The Existing County of San Diego Land Use/Zoning Alternative will generate approximately 1,716 new ADT that will add to traffic noise levels. While no modeling has been done to estimate traffic noise, the ADT will be substantially less than that generated by the Valley View Estates SP with an ADT of 10,388.

Open Space: Approximately 460 acres of the property will be placed in a dedicated open space easement under the General Plan requirements for development. It is assumed that this mandatory open space will include PAMA designated and other sensitive habitat areas and will not include any active open space uses. Active open space will not necessarily be required to cluster. Adequate wildlife corridor width and connectivity to adjacent open space will be required through the environmental review process. Development under this alternative will require a combination of mitigation to BMO standards and non-MSCP standards. Therefore, no open space impacts are anticipated.

Public Services and Utilities: No sewer or water services should be required for the Existing County of San Diego Land Use/Zoning Alternative. However, because the available area for 143 septic systems may be limited and there may be potentially significant impacts to groundwater in providing potable water to 143 residences, this alternative may require public sewer and water from the City of Escondido at the time of development or in the future. While the number of units will be substantially fewer than proposed under the Valley View Estates SP and other types of uses will be eliminated, there could be potentially significant sewer and water impacts if the City has not planned for sufficient capacity in its systems to hookup lots outside its existing boundaries. The development of the new San Pasqual Union School District kindergarten through eighth grade assumed eventual buildout of the SPA #4 area, therefore, the addition of students will not be significant. However, the northern portion of the property

will require a reorganization of school districts in order to attend the San Pasqual Union School District's new school. The enrollment in the high school is nearing capacity. The developer will be required to pay school fees. The Valley View Estates SP property historically has been subject to wildland fires. A 143-lot subdivision has not been reviewed by the serving agencies, but response times and the ability to save structures in the event of a fire will be impacted. Therefore, there will be potentially significant fire impacts. Mitigation measures that could be applied to the TM include placing limits on lots as to where structures can be placed, providing additional fire equipment, and providing a lot and/or structure for storage of fire equipment to serve the site. The addition of 143 residential lots will impact the County Sheriff Department, but to what level will be determined by County in processing a TM.

Transportation/Traffic: It is assumed that on-site roads will be private, except for Rockwood Road within the County Circulation Element Alignment. On-site roads will be constructed to County standards. The 143 residential lots under the Existing County of San Diego Land Use/Zoning Alternative are projected to generate 1,716 ADT. The potential impacts to roadway segments and street segments will be substantially reduced from the 10,388 ADT to be generated by the proposed Valley View Estates SP. Project specific traffic analysis will be required by the County to identify the level of impact that the 143 lots will have. Mitigation for offsite roadway impacts, if required, will be required by the County of San Diego as conditions of approval of the TM.

Conclusion: Selection of the Existing County of San Diego Land Use/Zoning Alternative will have potentially significant impacts associated with aesthetics (visual resources), air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water quality, land use and planning, noise, and transportation/traffic. Mitigation measures, similar to those developed for the proposed Valley View Estates SP, can be made conditions of approval. However, aesthetic impacts and possibly cultural resources impacts will not be lessened to a level of insignificant. There are potentially significant impacts from the septic systems and use of groundwater. Additional studies will be conducted by the County. However, if there are problems with adequate water and wastewater disposal, there could be potentially significant impacts to City of Escondido utility systems if there is insufficient capacity in the City's systems when needed. There also will be impacts to the County Service Area fire protection and County Sheriff Department under this alternative. The exact status of services will need to be evaluated at the time of subdivision application. The Existing County of San Diego Land Use/Zoning Alternative will not impact agriculture resources or open space.

The Existing County of San Diego Land Use/Zoning Alternative will not meet any of the objectives identified for the Valley View Estates SP project. A quality destination resort in support of the region's tourist industry will not be provided. There will not be a comprehensive plan for active and passive open space on the Valley View Estates SP property. Development of the property will not occur in conformance with the General Plan envisioned use of the

property for an upscale residential community. There will not be a profitable return on the developer's investment in the property.

2.6.5 Existing City of Escondido General Plan Estate Lots Only Option (without a Specific Plan) Alternative

Description: The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will result in an estimated 289 single-family estate lots on 1,150 acres. This estimated density is based on the General Plan for development within the Rural I category and SPA #4 guidelines for development without an adopted specific plan. For the 1,100 acres within SPA #4, the number of lots allowed is based on a slope density formula of Rural I category for areas more than 25 percent slope, and Rural II for areas under 25 percent slope. The actual number of lots may vary based on detailed slope analysis and lot design. The development is required to satisfy all public facility impacts and may therefore require a subarea public facilities plan to determine specific mitigation measures which address impacts. It is assumed that the internal circulation will be similar to that proposed for Valley View Estates SP because existing dirt roads are generally followed and the Valley View Estates SP circulation provides access to most of the property. The possibilities for realigning the north/south access to be externally less visible would require engineering beyond the scope of this alternative's analysis. However, the road system will be more extensive because lots will not be clustered.

The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will have the following environmental impacts.

Aesthetics (Visual Resources): Under Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative lots will be located throughout the Valley View Estates SP, including on prominent slopes and ridgelines. Grading for roads to reach lots at the farthest points on the property and for lots on hillsides and along the ridgelines will have potentially significant aesthetic (visual impacts) impacts. In addition, the aesthetics (visual resources) impact of the main north/south access road through the property across areas in excess 35 percent slope will be potentially significant. Not all of the aesthetic impacts will be reduced to an insignificant level through mitigation measures.

Agriculture Resources: The Rural I and II designations will not preclude agriculture. Regardless of whether agriculture is developed, impacts to agriculture resources will not be significant because no significant agriculture resources impacts have been identified for the substantially more intense and dense proposed Valley View Estates SP.

Air Quality: The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will result in construction dust similar to the proposed Valley View Estates SP, but the construction timing of the 289 units will depend on whether all existing

parcels are developed under a single TM or multiple TMs. In any case, the intensity of development is less and overall actual construction time is expected to be shorter in duration than the proposed Valley View Estates SP. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will generate approximately 3,468 new ADT that will add pollutants to the air. This alternative's ADT will be less than the 10,388 ADT generated by the Valley View Estates SP. However, because no modeling has been done to estimate construction emission and daily operations emissions to show otherwise, impacts will be potentially significant and mitigation measures may not be effective to reduce the level of potential air quality impacts to insignificant. Design specific studies will be required at the time of TM application by the City that may show operational impacts to be actually insignificant and/or operational and construction impacts mitigable to a level below significance.

Biological Resources: Under the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative, impacts to biological resources could increase from those identified for the proposed Valley View Estates SP because there will be no requirements for comprehensively designed open space. While it is assumed that open space easements across private lots will be required as a biological resources mitigation measure, natural open space areas will tend to be more checkerboard and lack internal connectivity as well as connectivity to off-site MSCP preserve areas. The total area of natural open space easement is unknown at this time but it is anticipated that overall it will be less because there is no minimum requirement. Biological mitigation measures can be made conditions of TM approval, but the potential impacts may not be mitigable to an insignificant level due to development over the entire property.

Cultural Resources: Under the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative, impacts to cultural resources could increase from those identified for the proposed Valley View Estates SP because cultural resource sites occur throughout the Valley View Estates SP. Due to the large number of cultural resource sites, not all of the sites will be avoidable. The specific cultural resource sites that will be impacted and appropriate mitigation measures will be evaluated through the TM process. Without a TM design and evaluation, it is not possible to determine if cultural resource impacts can be reduced to a level below significant for a 289-dwelling unit development.

Geology and Soils: While the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will reduce the exposure of people and structures to significant seismic hazards to approximately 289 residences, the impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown onsite fault activity will be potentially significant. The erosion of soil during or as the result of grading and construction activities or accessory agricultural operations will have a potentially significant impact, if siltation is allowed in runoff. Seismically induced slope failure or boulder fall will have potentially significant impacts on residents and structures located downhill. Mitigation measures will be similar to those for the proposed Valley View Estates SP

and will reduce impacts to an insignificant level. Mitigation measures will be made conditions of TM approval.

Hazards and Hazardous Materials: While the overall density and intensity of development will be reduced from that of the proposed Valley View Estates SP, it is assumed that a new fire station to serve the area will be required in the vicinity of the Valley View Estates SP property. Therefore, there will be potentially significant wildland fire impacts. All TMs subdivision will be reviewed by the City. The adequacy of fuel breaks for each residential lot will be reviewed at the time of TM processing. Mitigation measures that could be applied to the TM include placing limits on lots as to where structures can be placed and fair-share participation in the costs of a new fire station that could include provision of a lot and/or monetary contribution to a fund.

Hydrology and Water Quality: Overall earthwork and disturbance under the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative may not be less than that of the proposed Valley View Estates SP because development will be spread throughout the entire site. More roadways will be required to service area preserved for open space in the proposed Valley View Estates SP. Accessory structures and uses on 8- and 20-acre lots may impact equal could include disturbances to all of these lots, except where prohibited by natural open space easements. Silt and other pollutants introduced during construction into runoff will still constitute a potentially significant direct, but temporary, water quality impact to the drainage basis of the Valley View Estates SP property. Development of this alternative will be subject to the similar construction and development conditions for the protection of surface water and drainage basins as apply to the proposed Valley View Estates SP project.

Land Use and Planning: Approval of the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will be consistent with the existing County General Plan because the property is within the County of San Diego RDA and will not be developed until public services and utilities are available. This alternative is consistent with the City of Escondido General Plan because development of SPA #4 parcels without a SP is allowed. However, because the Valley View Estates SP constitutes the largest portion of the SPA #4, development, this alternative will probably guarantee that the SPA will not be comprehensively planned as desired.

Noise: The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will result in short-term construction noise impacts which will cease upon completion of the project. It is assumed that the 289 units may be phased and the construction of roads and building pads may occur over 10 to 15 years, similar to the proposed Valley View Estates SP, but overall at a lower intensity. Blasting, rock drilling and rock crushing will still occur at some construction sites. Temporary increases in ambient noise levels from construction will occur. Blasting, rock drilling, and rock crushing will potentially exceed thresholds for residences located as close near construction areas. These noise and vibration

impacts will be short-term, direct and significant. The mitigation measures to reduce the noise impacts to an insignificant level are the same as that for the proposed Valley View Estates SP. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will generate approximately 3,468 new ADT that will add to traffic noise levels. Because no modeling has been done to estimate traffic noise, while less than the levels that will be generated by the Valley View Estates SP with an ADT of 10,388, noise impacts may be significant. Additional studies will be required, when warranted, as part of the development process by the City to determine the level of impacts and the required mitigation measures, if feasible.

Open Space: Under the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative, there will be no requirements for comprehensively designed open space. While it is assumed that open space easements across private lots will be required as a biological resources mitigation measure, natural open space areas will tend to be more checkerboard and lack internal connectivity as well as connectivity to off-site MSCP preserve areas. The total area of natural open space easement is unknown at this time but it is anticipated that overall it will be less because there is no minimum requirement. However, the community character with 2-, 3- and 20-acre lots will be rural. Mitigation measures can be made conditions of TM approval, but the potential impacts to wildlife corridors and habitat continuity under the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative open space may not be mitigable to an insignificant level due to development over the entire property.

Public Services and Utilities: While the number of units will be fewer than proposed under the Valley View Estates SP and other types of uses eliminated, there could be potentially significant sewer and water impacts. Additional sewer and water analyses will need to be prepared based on 289 dwelling units to establish if there is adequate capacity remaining within the existing systems. Mitigation measures may include the construction of new pipelines parallel to existing lines similar to the proposed Valley View Estates SP. The costs to provide this infrastructure may not be feasible at this density. Since the development of the new San Pasqual Union School District kindergarten through eighth grade school assumed eventual buildout of the SPA #4 area, the addition of students will not be significant. The northern portion of the property will still require a reorganization of school districts in order to attend the San Pasqual Union School District's new school. The enrollment in the high school is nearing capacity. The developer will be required to pay school fees. Without the construction of a new fire station on-site or within the vicinity of the Valley View Estates SP property, the addition of 289 dwelling units within an area designated by the City as a Fire Hazard Area will have potentially significant long-term direct impacts to the City of Escondido Fire Department. All TMs subdivision will be reviewed by the City. The adequacy of fuel breaks for each residential lot will be reviewed at the time of TM processing. Mitigation measures that could be applied to the TM include placing limits on lots as to where structures can be placed and fair-share

participation in the costs of a new fire station that could include provision of a lot and/or monetary contribution to a fund.

Transportation/Traffic: It is assumed that on-site roads will be private, except for Rockwood Road. On-site roads will be constructed to City standards. The 289 residential lots under the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative are projected to generate 3,468 ADT. The potential impacts to roadway segments and street segments will be reduced from the 10,388 ADT to be generated by the proposed Valley View Estates SP. However, no modeling has been done to show the effects of this additional ADT. Traffic impacts off site may be significant. Mitigation for off-site roadway impacts, if needed, will be required by the City as conditions of approval of the TM(s). As in the case of the proposed Valley View Specific SP, not all identified off-site mitigation may be feasible to reduce the impact to a level less than significant. Additional traffic analysis will be required as a part of TM processing under this alternative.

Because it is likely that the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will use a circulation design similar to the proposed Valley View Estates SP, emergency access routes to the east to Zoo Road and to the north along a private easement road will not meet City standards. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative development will still essentially be located along a 3-mile cul-de-sac. Therefore, the proposed Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will result in inadequate emergency access and will have a direct and potentially significant traffic impact that may not be mitigable for reasons discussed in Subchapter 2.3.13.

Conclusion: Selection of the Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will have potentially significant impacts associated with aesthetics (visual resources), air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water quality, noise, open space, public services and utilities, and transportation/traffic. Mitigation measures, similar to those developed for the proposed Valley View Estates SP, can be made conditions of approval. However, not all impacts may be mitigable to a level below significance. Additional technical analysis and evaluation of the specific design of TMs will be required to determine the actual level of impacts after mitigation. The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will not have significant agriculture resources impacts.

The Existing City of Escondido General Plan Estates Lots Only Option (without a Specific Plan) Alternative will not meet all of the objectives identified for the Valley View Estates SP project. A quality destination resort in support of the region's tourist industry will not be provided. There will not be a comprehensive plan for active and passive open space on the Valley View Estates SP property. There may not be a profitable return on the developer's investment in the property.

2.6.6 Existing City of Escondido General Plan Estate Lots Only Option (with a Specific Plan) Alternative

Description: The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will result 403 single-family dwelling units on 1,150 acres. The equestrian center is assumed to be a part of the alternative pursuant to the request of the project proponent. It is assumed that the design of lots and roads is the same as the Reduced Intensity and Density Alternative. While there may be possibilities for realigning the north/south access to be externally less visible, no design or engineering has been provided by the project proponent. The project proponent has further requested that this alternative assume that lots in the areas of the proposed Valley View Estates SP resort hotel and commercial center be shown as graded for purposes of parking, community use, and recreational open space. The development is required to satisfy all public facility impacts and to provide a subarea public facilities plan to determine specific mitigation measures which address impacts.

The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will have the following environmental impacts.

Aesthetics (Visual Resources): Under Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative road and residential lot grading will be the same as the Reduced Intensity and Density Alternative. Overall grading will be reduced because no earthwork will be done in the golf course area. While there will be additional lots graded for parking, community uses, recreation and active open space, the bulk and scale of any structures associated with these uses will be less intense than the resort and commercial center development shown by the proposed Valley View Estates SP for these lots. However, the aesthetics (visual resources) impact of the main north/south access road through the property across areas in excess 35 percent slope will remain under this alternative and will be potentially significant. Not all of the aesthetic impacts will be reduced to an insignificant level through mitigation measures.

Agriculture Resources: No significant agriculture resources impacts were identified to be associated with the proposed Valley View Estates. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will provide additional undeveloped open space throughout the property. Therefore, this alternative will not create any new agriculture resources impacts, not identified for the proposed Valley View Estates SP.

Air Quality: The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will result in construction dust similar to the proposed Valley View Estates SP. Because the initial grading will be essentially the same as the Reduced Intensity and Density Alternative for all areas, except the golf course, it is assumed that the first phase of construction will be conducted in a manner similar to the Reduced Intensity and Density Alternative. However, once lots are created, the estimated period of construction will be

reduced to less than 10 years because there will be no resort hotel or golf course construction. In any case, the intensity of development is less and overall actual construction time is expected to be shorter in duration than the proposed Valley View Estates SP. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will generate approximately 4,608 new ADT that will add pollutants to the air. This alternative's ADT will be less than the 10,388 ADT generated by the Valley View Estates SP and the 7,308 ADT generated by the Reduced Intensity and Density Alternative. However, because no modeling has been done to estimate construction emission and daily operations emissions to show otherwise, impacts will be potentially significant and mitigation measures may not be effective to reduce the level of potential air quality impacts to insignificant.

Biological Resources: Under the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative, impacts to biological resources will be reduced because an additional 152.0 acres of natural open space will be preserved within open space lots when compared to the Reduced Intensity and Density Alternative and 355.5 acres when compared to the proposed Valley View Estates SP. The impacts to biological resources, while reduced, will still be significant and required mitigation measures similar to those identified for the Reduced Intensity and Density Alternative. While beyond the scope of this analysis, the use of the golf course areas with lower habitat sensitivity for residential lots, could reduce significant impacts to biological resources, and could require substantially less off-site mitigation, thus increasing the feasibility of mitigation.

Cultural Resources: Under the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative, impacts to cultural resources will be reduced because cultural resource sites have been identified within the golf course area that will be preserved under this alternative. However, high value, significant cultural resource sites will still be destroyed by road and lot construction. Similar to the Reduced Intensity and Density Alternative, the cultural resources impacts will remain significant and not mitigable unless these high value sites can to a greater degree be avoided.

Geology and Soils: While the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will overall reduce the exposure of people and structures to significant seismic hazards, the impacts on future residents and structures from strong ground motion in the event of regional seismic activity or from unknown onsite fault activity will be potentially significant. The erosion of soil during or as the result of grading and construction activities will have a potentially significant impact, if siltation is allowed in runoff. Seismically induced slope failure or boulder fall will have potentially significant impacts on residents and structures located downhill. Mitigation measures will be similar to those for the proposed Valley View Estates SP and will reduce impacts to an insignificant level.

Hazards and Hazardous Materials: As identified for the proposed Valley View Estates SP, the equestrian center will create manure waste that will have potentially significant hazard and

hazardous materials impacts. There is also the possibility of encountering unknown soil or groundwater contamination during construction. Mitigation measures for these impacts will be the same as identified for the proposed Valley View Estates SP. The 100-foot fire buffer extends beyond the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative boundaries in certain cases. Adjacent property owners may not give permission to Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative owners to create and/or maintain these off-site fuel breaks. While the overall density and intensity of development will be reduced from that of the proposed Valley View Estates SP, it is assumed that a new fire station to serve the area will be required in the vicinity of the Valley View Estates SP property, if not still required within the SP boundaries. Therefore, there will be potentially significant wildlands fire impacts. Mitigation measures will be the same as that identified for the proposed project or require fair-share participation in the purchase of a fire station site, construction of the facility, and acquisition of equipment. The specific mitigation will be established by the subarea public facilities plan.

Hydrology and Water Quality: Overall earthwork and disturbance under the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will be less than that of the proposed Valley View Estates SP or the Reduced Intensity and Density Alternative. Silt and other pollutants, however, will still be introduced during construction into runoff and will still constitute a potentially significant direct, but temporary, water quality impact to the drainage basin of the Valley View Estates SP property. Development of this alternative will be subject to the similar construction and development conditions for the protection of surface water and drainage basins as apply to the proposed Valley View Estates SP project.

Land Use and Planning: Approval of the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will be consistent with existing County General Plan because the property is within the County of San Diego RDA and will not be developed until public services and utilities are available. This alternative is consistent with the City of Escondido General Plan because development of SPA #4 parcels is anticipated to provide through the SP process a large lot single-family residential community, organized around a comprehensively planned open space system. Development may, but is not mandated to, include a golf course and resort hotel.

Noise: The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will result in short-term construction noise impacts that will cease upon completion of the project. Because the initial grading will be essentially the same as the Reduced Intensity and Density Alternative for all areas, except the golf course, it is assumed that the first phase of construction will be conducted in a manner similar to the Reduced Intensity and Density Alternative. However, once lots are created, the estimated period of construction will be reduced to less than 10 years because there will be no resort hotel or golf course construction. Blasting, rock drilling and rock crushing will still occur at some construction sites. Temporary increases in ambient noise levels from construction will occur.

Blasting, rock drilling, and rock crushing will potentially exceed thresholds for residences located as close near construction areas. These noise and vibration impacts will be short-term, direct and significant. The mitigation measures to reduce the noise impacts to an insignificant level are the same as that for the proposed Valley View Estates SP. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will generate approximately 4,608 new ADT that will add to traffic noise levels. While no modeling has been done to estimate traffic noise, the ADT will be substantially less than that generated by the Valley View Estates SP with an ADT of 10,388 and the 7,308 ADT generated by the Reduced Intensity and Density Alternative. However, because no modeling has been done to estimate traffic noise to show otherwise, impacts will be potentially significant and may not be mitigable to an insignificant level.

Open Space: Under the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative, impacts to open space will be reduced because an additional 152.0 acres of natural open space will be preserved within open space lots when compared to the Reduced Intensity and Density Alternative and 355.5 acres when compared to the proposed Valley View Estates SP. While there will not be a golf course or tennis facilities as active open space uses, there will still be an equestrian center, pocket parks and active open space, and trails for the community. Additional recreational uses could be developed on the lots designated for parking, community uses, recreational and open space. A greater percentage of the area designated as PAMA will be preserved when compared to the proposed Valley View Estates SP, but not when compared with the Reduced Intensity and Density Alternative, because the golf course lot is located outside the County's MSCP. As is the case for the Reduced Intensity and Density Alternative, linkages between biological resource core areas and biological connectivity for MSCP and MHCP preserve areas will retain more integrity and reduce conflict with the habitat conservation plan to an insignificant level.

Public Services and Utilities: The student generation will be the exactly the same as the Reduced Intensity and Density Alternative. While the elimination of the resort hotel and golf course will reduce overall demands for services, impacts thresholds based on population will be the same as the Reduced Intensity and Density Alternative. Overall, there will be a reduction in the public services and utilities required for the proposed Valley View Estates SP. However, there will be significant public services and utilities impacts associated with water pipelines, sufficient flow capacity in the sewer system connection between Pump Stations, and over taxed fire services. Mitigation measures will be similar to the Reduced Intensity and Density Alternative.

Transportation/Traffic: At 4,608 ADT, the ADT generated by the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will be substantially less than that generated by the Valley View Estates SP with an ADT of 10,388 and the 7,308 ADT generated by the Reduced Intensity and Density Alternative. However, no modeling has been done to show the effects of this additional ADT. Traffic impacts off site may be significant.

Mitigation for off-site roadway impacts, if required and feasible, will be made conditions of the SP and TM for this alternative. As in the case of the proposed Valley View Estates SP, not all identified off-site mitigation may be feasible to reduce the impact to a level less than significant.

Because the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will use the same circulation design as the proposed Valley View Estates SP, emergency access routes to the east to Zoo Road and to the north along a private easement road will not meet City standards. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative development will still essentially be located along a 3-mile cul-de-sac. Therefore, the proposed Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will result in inadequate emergency access and will have a direct and potentially significant traffic impact that may not be mitigable for reasons discussed in Subchapter 2.3.13.

Conclusion: Selection of the Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will have potentially significant impacts associated with aesthetics (visual resources), air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, water quality, noise, public services and utilities, and transportation/traffic. Mitigation measures, similar to those developed for the proposed Valley View Estates SP, can be made conditions of approval. However, not all impacts may be mitigable to a level below significance. The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will not have significant agriculture resources or open space impacts.

The Existing City of Escondido General Plan Estates Lots Only Option (with a Specific Plan) Alternative will not meet all of the objectives identified for the Valley View Estates SP project. A quality destination resort in support of the region's tourist industry will not be provided. There may not be a profitable return on the developer's investment in the property.

2.6.7 Replacement of 65 Patio Homes with Timeshare Units Alternative

Description: Under the Replacement of 65 Patio Homes with Timeshare Units Alternative, 65 of the proposed patio homes in the vicinity of the resort facilities will be replaced with 65 timeshare units.

The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the following environmental impacts:

Aesthetics (Visual Resources): The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and, therefore, will have the same aesthetics (visual resources) impacts as those identified for the proposed Valley View Estates SP. The same

mitigation measures will be applicable. The impacts will be potentially significant and will not be reduced to an insignificant level.

Agriculture Resources: No significant agriculture resources have been identified for the proposed Valley View Estates SP. The Replacement of 65 Patio Homes with Timeshare Units Alternative will be physically the same and will operate in essentially the same manner as the proposed Valley View Estates SP.

Air Quality: The Replacement of 65 Patio Homes with Timeshare Units Alternative will be constructed under the same design and timetable and will operate essentially in the same manner as the proposed Valley View Estates SP. Because these units will have transient population rather than permanent residents, the ADT will be reduced by 130 ADT. This reduction will be insignificant compared to the 10,388 ADT for the proposed Valley View Estates SP. Therefore, this alternative will have the same air quality impacts as those identified for the proposed Valley View Estates SP. The same mitigation measures will be applicable. The impacts will be potentially significant and will not be reduced to an insignificant level.

Biological Resources: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and, therefore, will have the same biological resources impacts as those identified for the proposed Valley View Estates SP. The same mitigation measures will be applicable. The impacts will be potentially significant and will not be reduced to an insignificant level.

Cultural Resources: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and, therefore, will have the same cultural resources impacts as those identified for the proposed Valley View Estates SP. The same mitigation measures will be applicable. The impacts will be potentially significant and will not be reduced to an insignificant level.

Geology and Soils: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and, therefore, will have the same geology and soils impacts as those identified for the proposed Valley View Estates SP. The same mitigation measures will be applicable. The impacts will be potentially significant but will be reduced to a level below significant.

Hazards and Hazardous Materials: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and will operate essentially in the same manner as those identified for the proposed Valley View Estates SP. Therefore, this alternative will have the same hazards and hazardous materials impacts. The same mitigation measures will be applicable, but road improvement measures may not be feasible.

Hydrology and Water Quality: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and will operate essentially in the same manner as

those identified for the proposed Valley View Estates SP. Therefore, this alternative will have the same hydrology and water quality materials impacts. The impacts will be potentially significant but will be reduced to a level below significant.

Land Use and Planning: The physical development will be the same and the land use operation essentially the same. An additional 65 units near the resort hotel, occupied by a transient population rather than permanent residents, will not change the overall land use character of the proposed Valley View Estates SP or development as envisioned by the General Plan for SPA #4 development combining upscale single-family homes with resort facilities. Therefore, the Replacement of 65 Patio Homes with Timeshare Units Alternative, will have the same potentially significant land use and planning impacts. The same mitigation measures will be applicable. The impacts will not be reduced to an insignificant level.

Noise: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and will operate essentially in the same manner as those identified for the proposed Valley View Estates SP. Because these units will have transient population rather than permanent residents, the ADT will be reduced by 130 ADT. This reduction will be insignificant compared to the 10,388 ADT for the proposed Valley View Estates SP. Therefore, this alternative will have the same noise impacts. The same mitigation measures will be applicable. The impacts will not be reduced to an insignificant level.

Open Space: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint as that identified for the proposed Valley View Estates SP. Therefore, this alternative will have the same open space impacts. No feasible mitigation measures have been identified to reduced impacts to an insignificant level.

Public Services and Utilities: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and will operate essentially in the same manner as those identified for the proposed Valley View Estates SP. Therefore, except for a minor reduction in the number of students that will attend local schools, this alternative will have the same public services and utilities impacts. The same mitigation measures will be applicable.

Transportation/Traffic: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have the same footprint and will operate essentially in the same manner as those identified for the proposed Valley View Estates SP. Because these units will have transient population rather than permanent residents, the ADT will be reduced by 130 ADT. This reduction will be insignificant compared to the 10,388 ADT for the proposed Valley View Estates SP. Therefore, this alternative will have the same transportation/traffic impacts. The same mitigation measures will be applicable, but because it is not feasible to fully implement these measures, the impacts will not be reduced to an insignificant level.

Conclusion: The Replacement of 65 Patio Homes with Timeshare Units Alternative will have all the same potentially significant impacts that as those of the proposed Valley View Estates

SP. This alternative will not add any new potentially significant impacts. All of the mitigation measures identified for the proposed Valley View Estates SP will be applicable. The Replacement of 65 Patio Homes with Timeshare Units Alternative will meet all of the objectives identified for the Valley View Estates SP and provide the developer and future operator options for resorts visitors.

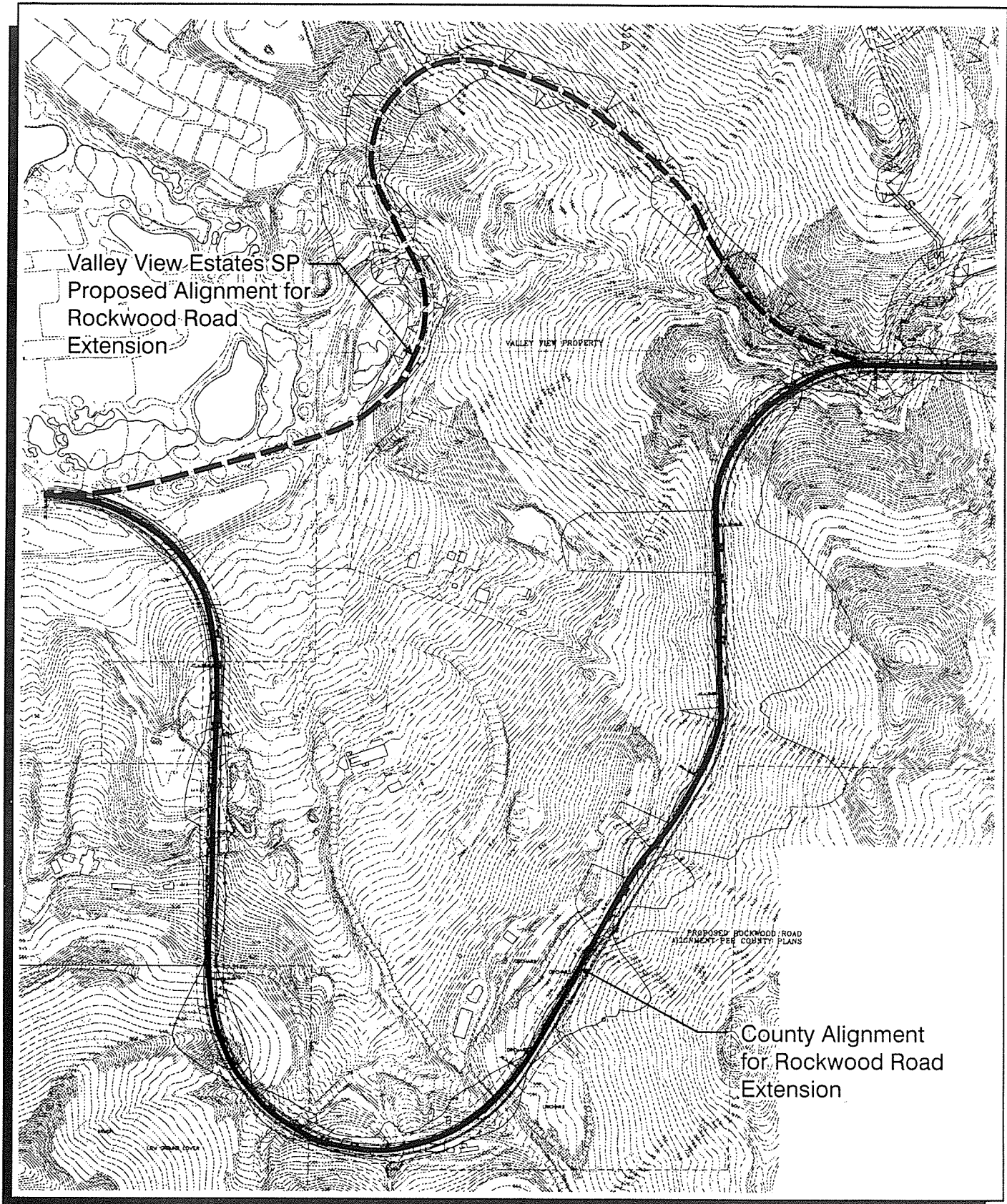
2.6.8 County Circulation Element Alignment of Rockwood Road Alternative

Description: The County Circulation Element Alignment of Rockwood Road Alternative will construct the extension of Rockwood Road into the Valley View Estates SP using the adopted County alignment from offsite to the southern boundary of the Valley View Estates SP (Figure 2.6-1, County Circulation Element Alignment Compared to Proposed Alignment for Rockwood Road). This alternative could be used in conjunction with any of the other alternatives. For alternatives that do not propose any residential development within the southwestern most 40 acres of the Valley View Estates SP property, all impacts associated with the proposed alignment will be eliminated. However, where residential development is proposed in this southwestern area or development of a residence on this property is allowed by right, an access road will still be needed into the area from the east. The residential road alignment will probably follow the proposed Valley View Estates SP Rockwood Road alignment as far to the west as needed but will require a lesser level of improvements.

This alternative was analyzed based on a road preliminarily designed by the Valley View Estates SP engineer who used a cut-and-fill slope approach rather than major sections of retaining walls (Figure 2.6-1).

Aesthetics (Visual Resources): Neither the proposed Valley View Estates SP Rockwood Road alignment nor the County Circulation Element alignment will affect a designated "Skyline" or "Intermediate" Ridge as designated on the City of Escondido Hillside and Ridgeline Overlay Map. Both alignments will cross areas with slopes greater than 35 percent.

A visual simulation has been prepared for the County Circulation Element alignment of Rockwood Road (Figure 2.6-2, Visual Simulation Rockwood Road along the County Circulation Element Alignment). The simulation is based on the project engineer's initial design for road grading required to construct Rockwood Road to City of Escondido standards (Figure 2.6-1). Figure 2.6-3, Visual Simulation of Rockwood Road Valley View Estates SP Alignment, is provided for comparison. The simulations represent mid-distant view, with the original photographs taken near the terminus of the existing Rockwood Road, looking east. For easier comparison, the visual simulations show graded banks as they would appear without any landscaping.



Not To Scale

County Circulation Element Alignment Compared to Proposed Alignment for Rockwood Road

Figure 2.6-1



Looking eastward from near terminus of existing Rockwood Road

Visual Simulation of Rockwood Road along the County Circulation Element Alignment

Figure 2.6-2

Valley View Estates SP EIR - Volume 2, City of Escondido





Looking eastward from near the terminus of existing Rockwood Road

Visual Simulation of Rockwood Road along the Proposed Valley View Estates SP Alignment

Figure 2.6-3

Valley View Estates SP EIR - Volume 2, City of Escondido

The greater exposure of graded banks traversing up the hillside will occur along the County Circulation Element alignment due to several factors:

1. The County Circulation Element roadway would be longer for the segment climbing from the valley floor into the Valley View Estates SP property and covers more area to be graded.
2. The County Circulation Element alignment crosses several hillsides and drainages at approximately 90 degrees, requiring more and/or greater graded bank exposure. The Valley View Estates SP alignment follows the contours of a drainage.
3. More slope face is exposed to the valley floor from this representative public view point for the County Circulation Element alignment than the Valley View Estates SP alignment. Most of the County Circulation Element alignment parallels the valley floor. The Valley View Estates SP alignment is closer to 90 degrees from the valley floor for about ½ of the distance and becomes obscured by intervening topography toward the eastern end.
4. The grading design for the proposed Valley View Estates SP alignment reflects engineering refinements to reduce slope exposures while still meeting road standards. The grading shown for the County Circulation Element alignment reflects a less timely and costly study to design a roadway with the road standards as the primary objective.

Even factoring in some potential reduction in cut and fill for graded banks by the engineer in preparing actual improvement plans for the County Circulation Element alignment, the visual impact of the alternative would still be greater than the Valley View Estates SP proposed alignment.

Existing residents at the end of Sprucewood Lane, Maplewood Place and Ferncreek Lane within the Rancho San Pasqual Community will look upslope into graded banks of the proposed Valley View Estates SP alignment. While the improvement width, and thus the graded slopes, may be reduced along this alignment if the County Circulation Element alignment is used, a roadway will still be needed to access from the east the residential lots in this area under the proposed Valley View Estates SP and other alternatives, except the Reduced Intensity and Density Alternative and "No Development" Alternative. Proposed homes along Private Street "D" of the Rancho Vistamonte Specific Plan will look upslope into the graded banks of the County Circulation Element alignment. While affecting different individuals, the near-view impacts will be similar for either the proposed Valley View Estates SP or the alternative Rockwood Road alignment.

Agriculture Resources: No significant agriculture resources have been identified for the concurrently proposed Rancho Vistamonte SP (see Volume 3, Subchapter 3.3.2, Agriculture

Resources). Therefore, the County Circulation Element Alignment of Rockwood Road Alternative will not have a significant agriculture resources impact.

Air Quality: The construction of the County Circulation Element alignment will probably require more time because the linear distance of the County Circulation Element alignment is approximately 2,200 feet longer than the proposed Vista Valley Estates SP alignment. Consequently, short-term air quality impacts from construction of the County Circulation Element alignment may last longer but will be essentially the same on a daily basis for either alignment. The number of Valley View Estates SP generated vehicular trips per day will not change. Regionally, the air quality impact will be essentially the same for the County Circulation Element alignment as the proposed Valley View Estates SP alignment.

Biological Resources: A biological resources survey along the County Circulation Element road alignment for Rockwood Road was conducted by Mooney & Associates in 2001 (included in Volume 6, Appendix F). The impacts to biological habitats are shown in Table 2.6-1, Rockwood Road County Circulation Element Alignment Habitat Impacts. Eight vegetation associations were identified.

Table 2.6-1 Rockwood Road County Circulation Element Alignment Habitat Impacts

| Habitat Type | Impacts (acres) |
|--|-----------------|
| Urban/Developed | 2.16 |
| Agriculture (Orchard and plowed field) | 3.19 |
| Ruderal | 2.09 |
| Non-native grassland | 13.91 |
| Disturbed coastal sage scrub | 1.10 |
| Coastal sage scrub | 5.31 |
| coastal sage-chaparral scrub | 0.38 |
| Coast live oak woodland | 0.60 |
| Mule fat scrub | 0.36 |
| TOTAL | 29.10 |

Areas classified as agriculture include old plowed fields and orange groves. Areas classified as ruderal were vegetated with non-native species including: ice plant (*Caryacaryac*), mustard (*Brassica* sp.), star thistle (*Centaurea solstitialis*), horehound (*Marrubium vulgare*), tree tobacco (*Nicotiana glauca*), and non-native grasses.

The non-native grassland located along the alignment is dominated by ripgut grass (*Bromus diandrus*). Other species noted within the habitat include: slender wild oat (*Avena barbata*), mustard, and foxtail chess (*Bromus madritensis*).

The coastal sage scrub located along the alignment is vegetated with California sagebrush (*Artemisia californica*), buckwheat (*Eriogonum fasciculatum*), and white sage (*Salvia apiana*). The disturbed coastal sage scrub is vegetated with similar species but also includes non-native species such as slender wild oat, star thistle, and non-native grasses.

Coastal sage-chaparral scrub communities are a mixture of herbaceous, suffrutescent, and shrubby species that form a habitat with features of both coastal sage scrub and chaparral. In many cases, this habitat is simply an area formerly covered with chaparral, but subjected to disturbance and currently undergoing successional development back to its original habitat type. Some of the first species to germinate in disturbed chaparral areas will be "coastal sage scrub" species, which are gradually succeeded by the original chaparral species. Dominant species within the coastal sage-chaparral scrub on site include California sagebrush, buckwheat, chamise (*Adenostoma fasciculatum*), and coast live oak (*Quercus agrifolia* var. *agrifolia*).

A segment of the alignment is vegetated with a coast live oak woodland. This area is dominated by coast live oak. Poison oak (*Toxicodendron diversilobum*), laurel sumac (*Malosma laurina*), sugar bush (*Rhus ovata*), wild peony (*Paeonia californica*), and white sage are located within the understory of this habitat.

A segment of the northwestern portion of the alignment crosses a drainage channel vegetated with mule fat scrub. This area is dominated by mule fat (*Baccharis salicifolia*). Other species noted within this habitat include black willow (*Salix gooddingii*), arroyo willow (*Salix lasiolepis*), elderberry (*Sambucus mexicana*), San Diego sagewort (*Artemisia palmerii*), mugwort (*Artemisia palmeri*), and cottonwood (*Populus fremontii* ssp. *fremontii*).

A coastal California gnatcatcher (*Polioptila californica californica*) was observed within the coastal sage scrub located between Old Battlefield Road and the western half of the alignment. San Diego sage wort, a County of San Diego Group B species and a CNPS List 4 species, was observed onsite within the mule fat scrub. No other sensitive species were observed during the field surveys.

The County Circulation Road alignment for Rockwood Road will cross in and out of areas designated under the MSCP as "Preapproved Mitigation Area"

The alternative road alignment provides tradeoffs for biological resources impacts that will result from construction of this segment of Rockwood Road. Table 2.6-2, Comparison of Habitat Impacts between Circulation Element Alignment and Proposed Valley View Estates SP Alignment:

Table 2.6-2 Comparison of Habitat Impacts between Circulation Element Alignment and Proposed Valley View Estates SP Alignment

| Habitat Type | Alternative Impacts (acres) | Proposed Valley View Estates SP Impacts (acres) | Difference (acres) |
|--|-----------------------------|---|--------------------|
| Urban/Developed | 2.16 | 0 | 2.16 |
| Agriculture (Orchard and plowed field) | 3.19 | 0 | 3.19 |
| Ruderal | 2.09 | 0 | 2.09 |
| Non-native grassland | 13.91 | 0.52 | 13.39 |
| Disturbed coastal sage scrub | 1.10 | 0 | 1.1 |
| Coastal sage scrub | 5.31 | 8.35 | -3.04 |
| Coastal sage-chaparral scrub | 0.38 | 0 | 0.38 |
| Coast live oak woodland | 0.60 | 0 | 0.6 |
| Mule fat scrub | 0.36 | 1.42 | -1.06 |
| Riparian scrub | 0 | 0.16 | -0.16 |
| Oak riparian woodland | 0 | 0.08 | -0.08 |
| TOTAL | \$29.10 | 10.53 | 18.57 |

While there is a potential for the coastal California gnatcatcher to occur along the proposed Valley View Estates SP alignment, none were detected during focused surveys conducted on the Valley View Estates SP property and along the proposed offsite alignment of Rockwood Road. No San Diego sage wort or other sensitive plant species were observed along the proposed Valley View Estates SP alignment of Rockwood Road.

Impacts to biological resources will be mitigated in a similar manner for either road alignment by dedicated preservation of habitats at ratios in compliance with the MSCP County of San Diego Subarea Plan. However, if the concurrently processing Rancho Vistamonte SP is approved, as proposed, with the southern and eastern segments of the County Circulation Element alignment and/or slopes within a natural open space easement to mitigate for Rancho Vistamonte SP's biological resources impacts (see Volume 3), Valley View Estates would be required to replace Rancho Vistamonte SP's mitigation acreage as well as mitigate for the roadway impacts themselves.

Cultural Resources: A cultural resources survey along the County Circulation Element road alignment for Rockwood Road was conducted by Mooney & Associates in 2001 (included in Volume 6, Appendix G). Two cultural sites were identified along the northeastern portion of the County Circulation Element Road alignment. These have been identified as CA-SDI-16,089

(Temporary Site No. Rockwood -1) and CA-SDI-16,090 (Temporary Site No. Rockwood - 2.) While there will be direct impacts to these cultural sites from construction and potential indirect impacts from use of this roadway, the County Circulation Element Alignment of Rockwood Road Alternative will reduce overall impacts to cultural resources by avoiding to varying degree the high value CA-SDI-14770 site. Impacts to other identified cultural resources will not be reduced by the County Circulation Element road alignment alternative.

The degree of avoidance will vary with the project alternative to which the County Circulation Element road alignment will be coupled. The County Circulation Element alignment for Rockwood Road in conjunction with the Reduced Intensity and Density Alternative will leave the CA-SDI-14770 site in open space, avoiding all impacts. The proposed Valley View Estates SP and any alternative that will result in residential development in the western 40 acres of the Valley View Estates SP property will require some level of road access from the east and construction of a road along a portion of the proposed Valley View Estates SP Rockwood Road right-of-way to the most westerly located residence.

Mitigation measures for CA-SDI-14770 will be the same for the County Circulation Element alignment as for the proposed Valley View Estates SP, except where the combined County Circulation Element alignment and the project design alternative will entirely avoid this cultural site. Mitigation measures for CA-SDI-16,089 and CA-SDI-16,090 will require the following:

1. Prior to any construction of Rockwood Road within the 40-acre parcel identified as Assessor Parcel Number (APN) 242-101-05, the following shall be completed to the satisfaction of the Director of Planning for the site identified as CA-SDI-16,089:
 - a. The limits of the site shall be established by a testing program.
 - b. If the site is determined to be significant, where avoidance is not feasible, a data recovery program shall be designed and implemented.
 - c. A construction monitoring program shall be developed and implemented.
 - d. A program to avoid indirect impacts to the site shall be developed.
2. Offsite construction of Rockwood Road within the County Circulation Element alignment for access to the Valley View Estates SP shall be terminated at the intersection of Rockwood Road with Calle Las Piedras, avoiding potential impacts from the Valley View Estates SP to the CA-SDI-16,090. Prior to construction of the roadway a program to avoid indirect impacts to the site shall be developed to the satisfaction of the Director of Planning.

While the County Circulation Element alignment alternative will provide partial to full avoidance of impacts to the high value CA-SDI-14770 site, impacts to CA-SDI-15081 and possibly other cultural resources sites will still result from the implementation of the Valley View Estates SP. These impacts cannot be reduced to below the level of significance.

Geology and Soils: A limited geotechnical evaluation along the County Circulation Element road alignment for Rockwood Road was conducted by Ninyo & Moore in 2001 (included in Volume 6, Appendix H). Geologic formations include fill, topsoil/colluvium, alluvium and Cretaceous-age granitic and metamorphic rocks, and undifferentiated. The Geotechnical Map is included in Appendix H. The fill, topsoil/colluvium and alluvium are located along the initial segment of the Rockwood Road extension at the northwestern end of the alternative alignment.

The granitic and metamorphic rock, undifferentiated, over the western and central portions of the roadway alignment was observed to be relatively deeply weathered. The rock observed on the eastern portion was relatively fresh and less weathered. Relatively moderate jointing and fracturing of the granitic rock was noted during the site reconnaissance. Where visible along the eastern portion, joint patterns were measured with strikes ranging from 25 to 50 degrees east and west of north and dipping 25 to 60 degrees from the horizontal to the northwest, southwest and southeast.

Minor surface water was observed with the small drainage that crosses the northwestern end of the County Circulation Element alignment. Groundwater is expected to be generally confined to the alluvial deposits perched on the underlying crystalline bedrock. Groundwater over the remainder of the site is expected to be confined to fractures within the bedrock. It is anticipated that depth to groundwater is in excess of 100 feet below ground surface over most of the alignment length.

No landslides or faults were observed along the road alignment. Active faulting has been mapped in the site region. The closest known active faults are the Elsinore fault zone (approximately 15 miles to the northeast) and the Rose Canyon fault zone (approximately 19 miles to the southwest). The potential impacts from regional seismic activity will be similar for either the proposed Valley View Estates SP road alignment or the County Circulation Element road alignment for Rockwood Road. However, where near-surface groundwater occurs in alluvium within the drainage channel near the northwestern terminus of the road extension alignment, the potential for liquefaction and seismically induced settlement within the drainage channel is considered moderate.

Based on the results of the geologic reconnaissance and limited geotechnical evaluation, construction of Rockwood Road within the alternative County Circulation Element alignment is feasible. The geotechnical conditions and mitigation measures for either alignment are similar and mitigation measures for the proposed Valley View Estates SP will apply to the County Circulation Element Alignment of Rockwood Road Alternative.

Hazards and Hazardous Materials: Remnants of past dairy use is in evidence on portions of the site, including structures, asphalt slabs, agricultural equipment and manure. These remnants may be encountered during construction of the western portion of the County Circulation Element alignment of Rockwood Road. There is a potential for generation of methane gas as a result of past dairy uses and migration of organic residue into the subsurface

soils. Remnants of the orchard area may be encountered along the southeastern portion of the County Circulation Element alignment.

If any of these materials are present along the roadway and/or in graded slope areas, mitigation measures will be required:

1. Dairy farm structures, including underground facilities and equipment, shall be demolished and removed from the roadway construction site. Inert debris, such as concrete rubble, may be suitable for use or disposal in fill areas, provided all protruding steel is removed. Concrete and asphalt rubble can be crushed and processed to create crushed miscellaneous base for use as sub-base and/or base material upon approval by the City of Escondido.
2. Pure concentrations of manure, as well as predominantly manure mixtures shall be disposed of offsite. Soil/manure mixtures that are predominately soil can be incorporated into compacted fills provided that the end fill material is less than 1 percent manure by weight, there are no zones of concentrated manure and no methane.
3. Where road development will encroach into orchard areas, all trees and root systems shall be removed and disposed of offsite.

Hydrology and Water Quality: Both the proposed Valley View Estates SP alignment and the County Circulation Element alignment are located within the Valley View Watershed. The County Circulation Element alignment will result in approximately 2,200 more linear feet of paved roadway than the proposed Valley View Estates SP alignment. While the additional construction and permanent impervious surfaces will be slightly greater than the proposed Valley View Estates SP alignment, the impacts from stormwater runoff and mitigation measures will be essentially the same. The proposed Valley View Estates SP alignment will not cross the unnamed stream that is located along the south side of Rockwood Road near its improved terminus. The County Circulation Element's alignment will cross this drainage. The existing crossing for Old Battlefield Road is severely undersized and will need to be upsized to convey the design peak flow as identified in the Rancho Vistamonte SP text (2001). The proposed Rancho Vistamonte Tentative Subdivision Map shows the existing 3-24 inch storm drain to be removed and replaced with a 3-6 foot by 8 foot box culvert. Mitigation for construction of Rockwood Road across the unnamed stream, whether as engineered by the Rancho Vistamonte SP proponents or the Valley View Estates SP proponents, will require a similar level of improvement to City standards.

Land Use and Planning: The land use designations along either the proposed Valley View Estates SP or the County Circulation Element alignment is the same. Under the City of Escondido General Plan, the western portion is located within SPA #3 and the remainder of the road alignment is within SPA #4. Within SPA #3, Rockwood Road will be located outside of

the Rancho San Pasqual Community under either alignment. However, the proposed Valley View Estates SP alignment will continue along the golf course and the County Circulation Element alignment will turn south away from the golf course. The need for a roadway along the proposed Valley View Estates SP Rockwood Road alignment within SPA #4 will not be necessary be eliminated by the County Circulation Element Alignment of Rockwood Road Alternative but may have reduced improvement requirements to provide access to residential lots in the western most parcel of the Valley View Estates SP.

Noise: The County Circulation Element Alignment of Rockwood Road Alternative will have the same impacts as the proposed Valley View Estates SP, except the location of construction noise and traffic noise impacts in the Rockwood Road segment leading into the Valley View Estates SP property will be moved southward away from the existing Rancho San Pasqual Community and closer to the currently proposed but Rancho Vistamonte SP. Mitigation measures identified for the proposed Valley View Estates SP will be applicable, but not all noise impacts will be lessened to a level below significant.

Open Space: While the County Circulation Element Alignment of Rockwood Road Alternative may increase open space within the Valley View Estates SP, depending on which development alternative is used, open space as concurrently proposed for the Rancho Vistamonte SP will be substantially reduced due to the slope rights that will be required to construct Rockwood Road to City of Escondido standards. The Valley View Estates SP will be responsible for mitigating the loss of natural habitats on the Rancho Vistamonte SP site, but the replacement open space will not directly benefit the future residents of Rancho Vistamonte SP. The realignment of Rockwood Road will not resolve the potentially significant open space impact associated with the Valley View Estates SP but will instead increase the potentially significant open space impacts by reducing the open space on the Rancho Vistamonte SP site. No feasible mitigation measures have been identified.

Public Services and Utilities: The County Circulation Element Alignment of Rockwood Road Alternative will not provide any reduction in potentially significant public services and utilities impacts.

Transportation/Traffic: The County Circulation Element Alignment of Rockwood Road Alternative will not require a General Plan Amendment for realignment of Rockwood Road. Regionally, the County Circulation Element Alignment of Rockwood Road Alternative will have the same potentially significant traffic impacts as the proposed Valley View Estates SP. While the County Circulation Element alignment will intersect Old Battlefield Road at a closer point than the proposed alignment, the traffic distribution will be essentially the same between Rockwood Road and Old Battlefield Road because Old Battlefield Road and Zoo Road will remain substandard for primary access and will principally serve trips that will turn east on SR 78 toward Ramona. Mitigation measures will be the same as those identified for the proposed Valley View Estates SP but, likewise, not all measures will be feasible to fully implement.

Therefore, potentially significant traffic impacts will not be reduced to an insignificant level under the County Circulation Element Alignment of Rockwood Road Alternative.

Conclusion: The County Circulation Element Alignment of Rockwood Road Alternative will increase the level of potentially significant aesthetic (visual resources) impacts from those identified for the proposed Valley View Estates SP. These impacts will not be reduced by mitigation measures to an insignificant level. The County Circulation Element Alignment of Rockwood Road Alternative provides tradeoffs for biological resources impacts. Biological resources mitigation measures will not reduce impacts to an insignificant level. Where a combination of the County Circulation Element Alignment of Rockwood Road Alternative and the project design will avoid a high value, significant cultural resource site, cultural resources impacts will be improved. However, the County Circulation Element Alignment of Rockwood Road Alternative will impact a cultural resource site, of unknown value, not previously impacted by the proposed Valley View Estates SP. Impacts will continue to occur to other cultural resource sites within the Valley View Estates SP. Cultural resources impacts will not be reduced by mitigation measures to an insignificant level. Additional potentially significant hazards and hazardous materials and open space impacts will result from this alternative. The County Circulation Element Alignment of Rockwood Road Alternative will not reduce any of the potentially significant hazards and hazardous materials or open space impacts identified for the proposed Valley View Estates SP. Open space impacts will not be reduced to an insignificant level. Potentially significant impacts associated with air quality, geology and soils, hydrology and water quality, land use and planning, noise, public services and utilities and transportation/traffic will be essentially the same as for the proposed Valley View Estates SP. Not all of these potentially significant impacts will be reduced to a level below significant. The County Circulation Element Alignment of Rockwood Road Alternative will not have significant agriculture resources impacts.

The County Circulation Element Alignment of Rockwood Road Alternative will achieve most of the objectives identified for the Valley View Estates SP. The greater distance of off-site construction and the mitigation measures for additionally potentially significant impacts required under this alternative could be more costly to implement than the proposed Valley View Estates SP.

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2.7.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

State CEQA Guidelines §15126(c) requires the evaluation of the uses of nonrenewable resources during the initial and continued phases of a project when a large commitment of such resources makes removal or nonuse thereafter unlikely. Approval of the proposed Valley View Estates SP will commit the site to an expanded development area of urban uses. The proposed project will require commitment of nonrenewable resources associated with construction and long-term operation, including, but not limited to, lumber and other related forest products, concrete, asphalt, petrochemical construction materials, steel, copper, lead and other metals, water, fuels, and energy. Uses of these resources will represent an incremental effect on the regional consumption of these commodities.

The Valley View Estates SP will require substantial off-site improvements as mitigation for potentially significant impacts to roads and public services. Improvements made within or adjacent to existing rights-of-way and easements will not open up previously inaccessible areas. Therefore, such improvements will not commit future generations to a change in use. New water and sewer pipelines will parallel existing pipelines. Significantly impacted roadways and intersections that require mitigation measures are existing. These facilities will not require construction of road improvements or pipelines along alignments that are not already in use.

The substandard road improvements to Old Battlefield Road and Zoo Road to provide a second primary access for Valley View Estates will improve the private easement access only into the southwestern corner of SPA #4. As a part of SPA #4, this area is already included in the City's Growth Management Plan. Road improvements to provide emergency access to City standards could encourage rural properties to the north and east of Valley View Estates SP to pursue development at increased intensities or densities. However, emergency road standards will not be adequate without additional improvements to allow such development. Therefore, areas not currently planned for estate development will not be irreversibly committed to a land use change.

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2.8.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Volume 2 of the EIR provides an analysis of the potential environmental impacts from implementation of the proposed Valley View Estates SP. During the initial environmental assessment, the City of Escondido determined that the EIR shall address the following environmental issues:

- Aesthetics (Visual Resources)
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Open Space
- Public Services and Utilities
- Transportation/Traffic

2.8.1 Effects Found Not to be Significant as Part of the EIR Process

Based on the findings of the analysis provided in Chapter 2.3 of this EIR, the proposed Valley View Estates SP will not result in significant environmental impacts for the issues of agriculture.

2.8.2 Effects Found Not to be Significant During Initial Review

During the initial environmental assessment, the following issues were determined by the City of Escondido to not be potentially significant and were, therefore, not included in the Volume 3 EIR analysis for Valley View Estates SP in accordance with State CEQA Guidelines §15128:

- Mineral Resources
- Population and Housing
- Recreation

Mineral Resource

No significant economic mineral resources were noted within the Valley View Estates SP property during the limited geotechnical evaluation. The site is not designated in either the

County of San Diego or the City of Escondido General Plans as a locally important mineral resource. Therefore, no significant mineral resources impacts will occur.

Population and Housing

Existing development is located to the west within the City of Escondido and south within the City of San Diego. The Rancho San Pasqual SP community to the west is nearing buildout. The Wild Animal Park to the south has been approved for a 20-year program of park expansion and permanent open space. No additional development in these areas will occur as a result of the proposed Valley View Estates SP. The parcels located to the southwest of the Valley View Estates SP property are also within SPA #4, including the concurrently proposed Rancho Vistamonte SP. These parcels are also within the City of Escondido Growth Management designation of Urbanizing Tier 2C. The area surrounding these parcels to the west, south and southeast are within the City of San Diego and owned by the City. The City of San Diego owned property is designated either open space or Wild Animal Park. Extension of development beyond Valley View Estates SP to the east within SPA #4 will be restricted. Therefore, the Valley View Estates SP does not propose a level of public services inconsistent with buildout of the existing Escondido General Plan.

The Valley View Estates SP property is undeveloped. Approval of the Valley View Estates SP and TM will not displace a substantial number of existing houses or people that will necessitate the construction of replacement housing elsewhere.

Recreation

The proposed Valley View Estates SP development will provide a golf course (205 acres), equestrian center (17.9 acres), tennis facilities at the resort (2.8 acres), pocket parks and common area (26.4 acres), trails, and natural open space (331.3 acres) for residents' and resort visitors' use. Therefore, the proposed Valley View Estates SP is not expected to increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facilities will occur or be accelerated. The physical effects (adverse and beneficial) of these recreational facilities have been evaluated as part of the overall proposed design and uses, and no other impacts are anticipated.

2.9.0 REFERENCES

Information from the following documents has been used in the preparation of this EIR. City of Escondido documents may be viewed at the City of Escondido Planning Division, 201 North Broadway, Escondido, California. The City of San Diego documents are on file at the City of San Diego, Community Planning and Development, 202 C Street, San Diego, California 92101. For County of San Diego references, these are located at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California. A number of these documents are also available at the offices of Mooney & Associates, 9903 Businesspark Avenue, San Diego, California.

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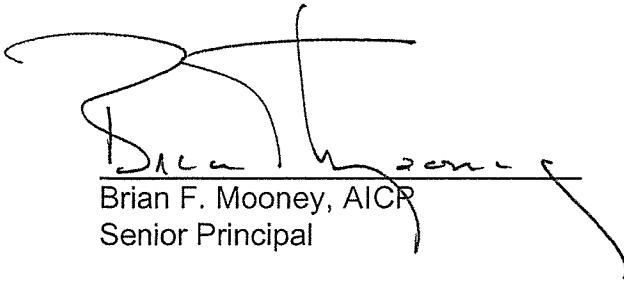
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2.10.0 EIR CERTIFICATION

Volume 2 of the Environmental Impact Report presents a full disclosure and independent analysis of all the identified resources and information concerning the potentially significant environmental effects associated with the proposed Valley View Estates SP actions, as required by the California Environmental Quality Act. We hereby affirm that to the best of our knowledge and belief, the statements and information contained herein are in all respects true and correct.



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