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**From:** Smith, Ashley <Ashley.Smith2@sdcounty.ca.gov>  
**Sent:** Monday, January 08, 2018 10:35 AM  
**To:** rbrandin@newlandco.com; brice@bosslergroup.com; SMolloy@newlandco.com; Sean Kilkenny; Brian Grover  
**Subject:** FW: Comment on Rancho Lomas Verdes Specific Plan Notice of Preparation  
**Attachments:** rancho lomas verdes specific plan.pdf; Map of Cumulative Projects from Newland EIR.pdf

FYI

*Ashley Smith* | Planning Manager | Project Planning  
COUNTY OF SAN DIEGO | Planning & Development Services  
T. 858.495.5375

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**From:** CHRISTOPHER.GARRETT@LW.com [mailto:CHRISTOPHER.GARRETT@LW.com]  
**Sent:** Friday, January 05, 2018 5:33 PM  
**To:** Smith, Ashley <Ashley.Smith2@sdcounty.ca.gov>; Slovic, Mark <Mark.Slovick@sdcounty.ca.gov>  
**Cc:** jhamilton@cityofvista.com; Witt, William <William.Witt@sdcounty.ca.gov>; Silva, Claudia <Claudia.Silva@sdcounty.ca.gov>; Fitzpatrick, Lisa <Lisa.Fitzpatrick@sdcounty.ca.gov>; gcourser@hotmail.com; dsilverla@me.com; kathyvanness@goldendoor.com; ssaathoff@theclayco.com; dzprice@theclayco.com; sackreml@cox.net  
**Subject:** FW: Comment on Rancho Lomas Verdes Specific Plan Notice of Preparation

Ashley and Mark,

Below is an email that I just sent to John Hamilton, who is the environmental planner for the Rancho Lomas Verdes Specific Plan, for which the City of Vista received an application in 2011, ---4 years before the now 3 year old Notice of Preparation released for the Newland Project. (City of Vista Project 52, Case Number PC6-057, Application submitted August of 2011) <https://gis.cityofvista.com/PlanningProjects/>

Unfortunately, it doesn't appear that this project was included in the cumulative projects studied in the Newland EIR. With the explosion of new development projects being planned for rural North County San Diego, it is obviously difficult to keep track of them all. It is especially difficult when there are separate Cities each doing their own planning for pieces of unincorporated County land that they propose to annex and convert to more intense development than is proposed in the adopted County General Plan. Perhaps the answer would be for the planning staffs of the North County cities, SANDAG, the County and southeastern Riverside agencies, to attempt to compile a single data base of planning applications, both large and small. Each small project may not individually have a large impact, and the traffic study areas for each small project may themselves be limited, but when added together in a cumulative study, the overall traffic impacts of these small projects, when added to larger projects, may be great. Because of the great number of motorists traveling north and south each day from Riverside, what happens in the 76/East Vista Way corridor also affects Gopher Canyon and the Interstate 15 corridor.

We just learned of this project yesterday, and wanted to get you this information as soon as possible without any delay. For some reason, the City of Vista Notice of Preparation attached does not show the County as a responsible or trustee agency. Therefore, it is quite possible that you did not receive a copy of the notice from the City of Vista. Perhaps you could call and check for other any projects like this that Oceanside, Vista,

San Marcos or Escondido planning staff may be considering that have also been missed from the Newland EIR, or the separately released County PSR EIR.

Once you are sure that you have all the missing projects, like this project, including the ones we referenced in our letter last year, we would suggest that the cumulative impacts analysis in the Newland EIR be revised and recirculated for public comment. Another option would be to work with SANDAG staff to have them prepare an overall regional traffic study that includes all this newly proposed development not considered in the current adopted General Plans, and then use that study for consideration of any County General Plan amendments for the North County area. We are also concerned that the County should work with other agencies to consider whether the wildfire risk planning including in the County's existing Safety Element in the General Plan should be updated. Also, perhaps the County should consider revisions to their draft MSCP, if surrounding jurisdictions have proposed to annex and develop land which the County has designated as PAMA in its planning maps for the unincorporated area.

Regards,  
Chris

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**From:** Garrett, Christopher (SD)  
**Sent:** Friday, January 5, 2018 5:12 PM  
**To:** 'jhamilton@cityofvista.com' <[jhamilton@cityofvista.com](mailto:jhamilton@cityofvista.com)>  
**Cc:** 'Ursula Sack & Joe Kreml' <[sackreml@cox.net](mailto:sackreml@cox.net)>; [dsilverla@me.com](mailto:dsilverla@me.com); Seikkula, Samantha (SD) <[Samantha.Seikkula@lw.com](mailto:Samantha.Seikkula@lw.com)>; Yancey, Andrew (SD) <[Andrew.Yancey@lw.com](mailto:Andrew.Yancey@lw.com)>; Margarett Morgan <[Morgan7070@cox.net](mailto:Morgan7070@cox.net)>; [kathyvanness@goldendoor.com](mailto:kathyvanness@goldendoor.com); Stephanie Saathoff - The Clay Company ([ssaathoff@theclayco.com](mailto:ssaathoff@theclayco.com)) <[ssaathoff@theclayco.com](mailto:ssaathoff@theclayco.com)>; Denise Price <[dzprice@theclayco.com](mailto:dzprice@theclayco.com)>; 'George Courser' <[gcourser@hotmail.com](mailto:gcourser@hotmail.com)>  
**Subject:** Comment on Rancho Lomas Verdes Specific Plan Notice of Preparation

VIA EMAIL  
John Hamilton, AICP  
Environmental Planner  
Community Development Department  
200 Civic Center Drive  
Vista, CA 92084-6275  
Fax: (760) 639-6101

Dear Mr. Hamilton:

We are submitting comments on the attached Notice of Preparation for the Rancho Lomas Verdes Specific Plan Project on behalf of our client the Golden Door Spa.

While the Golden Door Spa is not expressing either opposition or support for the Rancho Lomas Verdes Specific Plan Project, we want to express our concerns about the new planning effort that the City of Vista is undertaking to plan for new intensive development for land which is outside the City's boundaries and outside the City's Sphere of Influence. The Golden Door strongly believes that all agencies should honor the County's General Plan, and not undertake planning efforts which bypass the Board of Supervisors to remove the land covered by the plan and place it within incorporated City boundaries.

Among other things, this results in fragmented planning by different City and County staff members. For example, even though the City of Vista has been processing this application that was submitted to the City of Vista over 6 and one half years ago, (City of Vista [Project 52, Case Number PC6-057, Application submitted August of 2011](#)) <https://gis.cityofvista.com/PlanningProjects/> ---- this project has been ignored by the County of San Diego in its recently released EIR for the Newland Project, (See attached map of cumulative projects from the Newland EIR.)

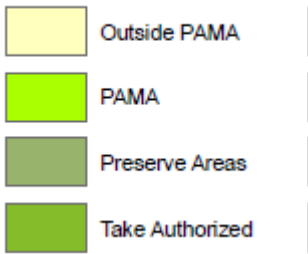
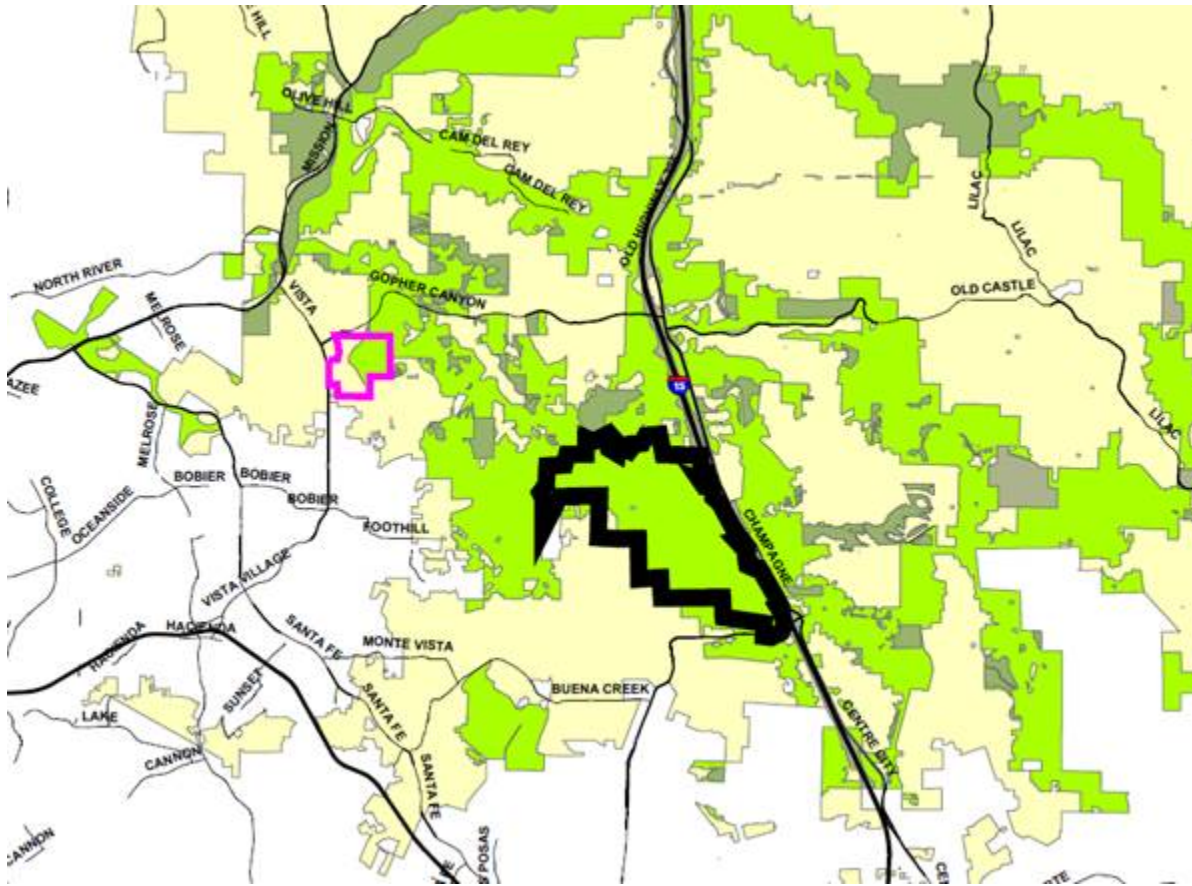
North San Diego County faces a crisis in transportation planning. No one single county or city agency is looking at current plans plus the impacts of all the proposals for new urban development of rural North County. For example, when an agency only looks at a single new project, no effort is made to consider the combined impact of all these single projects on regional resources. Interstate 15 is projected to operate at Level of Service F during peak hours by the County of San Diego. This will lead to drivers seeking to avoid Interstate 15 by diverting traffic to SR 76 and connecting surface streets, such as Gopher Canyon Road or East Vista Way. Agencies such as SANDAG and Caltrans can only conduct regional transportation planning and forecasting if they can rely upon the adopted general plans of the County and incorporated Cities. This Rancho Lomas Verdes project has not been included in any of these regional plans, which relied upon the County and City of Vista adopted General Plans. Because so many proposed new projects are being planned outside of adopted plans, it is important that such approvals not go forward for consideration unless and until these regional plans can be updated with consideration of various scenarios that may occur, and facilities that must be expanded, before any project approvals are granted. If the City of Vista is going to go forward without comprehensive regional planning by SANDAG and the County, then the traffic study boundaries for the Rancho Lomas Verdes project must be expanded to extend to cover all these other cumulative projects, extending to Riverside County and down to the 78 corridor, and running from Interstate 5 to Interstate 15, to take into account the thousands of cars heading north and south each day within this region. With such regional comprehensive planning, agencies can determine if new transit facilities, such as light rail or express bus routes, should be built or extended to cover these regional needs.

The EIR should also analyze the impact on the vehicle miles traveled (“VMT”) and greenhouse gas emission reduction plans of SANDAG. SANDAG’s current plan, approved by the California Air Resources Board, assumes that there will be no further development in rural areas that are not planned for new growth under existing general plans, and instead growth will occur only in “smart growth” areas designed by SANDAG in its adopted SCS/RTP. This project is not located in those smart growth areas, and will conflict with the attainment of the adopted plan’s VMT reduction goals.

We are also concerned that the project conflicts with the regional plans to address wildfire risk and potential damage to biological resources. The project also appears to be located in an important biological wildlife corridor that extends from the proposed Newland Project development. Below are maps from County planning documents which illustrate that point. Any EIR prepared by the City of Vista should consider the cumulative impacts on wildfire risk, biological resources, traffic and other environmental resources from all the projects listed in the map of cumulative projects from the County’s Newland EIR, and also the nearby Newland project itself, which is marked on the maps below. We urge you to closely coordinate with County staff, as well as staff at the Cities of San Marcos and Escondido which are also moving forward with new projects not previously included in their general plans.

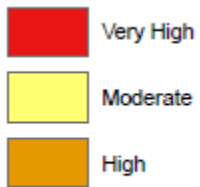
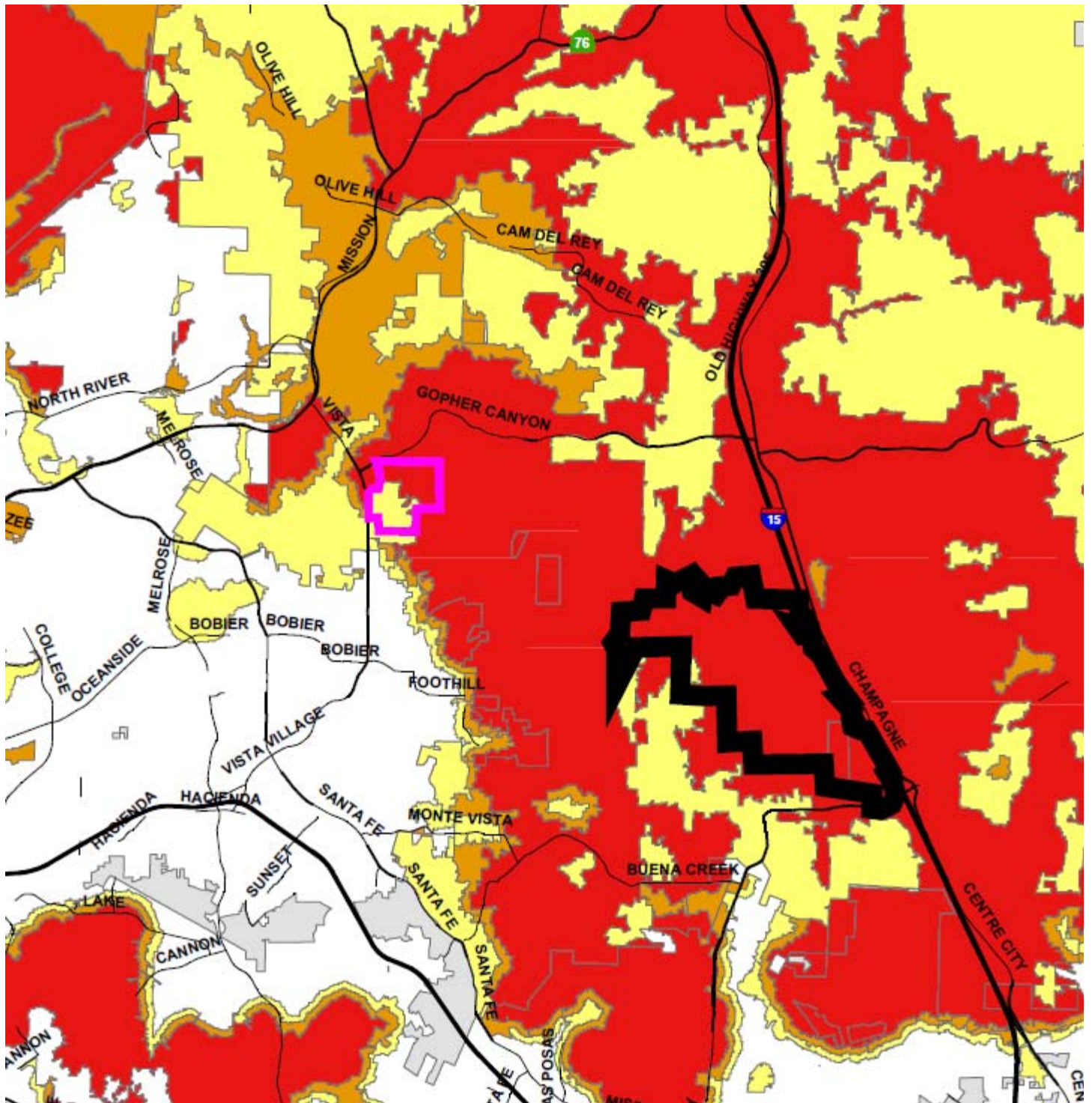
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The light green area below is Pre-Approved Mitigation Area (PAMA) in the County’s draft MSCP which was supposed to receive special protection from new development and disruption to biological resources.



Here is a map of the Rancho Lomas Verdes Project outlined in purple. The Project in Black is the Newland Sierra Project. The Red indicates Very High Fire Severity area, Orange is High and Yellow is Moderate.





Regards,

Chris

**Christopher W. Garrett**

**LATHAM & WATKINS LLP**

12670 High Bluff Drive

San Diego, CA 92130

Direct Dial: +1.858.523.5458

Fax: +1.858.523.5450

Email: [christopher.garrett@lw.com](mailto:christopher.garrett@lw.com)

<http://www.lw.com>

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Latham & Watkins LLP

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**NOTICE OF PREPARATION  
OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
RANCHO LOMAS VERDES SPECIFIC PLAN**

**SUMMARY**

The project applicant (So. Cal. Ag. Properties, Inc.) seeks approval of the Rancho Lomas Verdes (RLV) Specific Plan, which proposes development of a residential estate community that would contain 153 residential lots within a 309-acre site. The RLV Specific Plan establishes the comprehensive planning framework, regulations and design guidelines that would direct future development within the Specific Plan Area (SPA). The project site is just north of the city of Vista's legal boundary, within the unincorporated community of Bonsall in the County of San Diego (see Figure 1, *Regional Location* and Figure 2, *Project Vicinity*). However, the southern portion of the site (approximately 71 acres) is within the City of Vista's (City) Sphere of Influence. The project site is generally bordered to the west by East Vista Way, to the north by Gopher Canyon Road, to the east by Elevado road, and to the south by Green Hills Way.

Under the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code (PRC), Section 21000 *et seq.*) and the State Guidelines for Implementation of CEQA (State CEQA Guidelines) (California Code of Regulations, Section 15000 *et seq.*), the City is the Lead Agency for environmental review, which must evaluate the potentially significant environmental effects of the proposed project. Pursuant to State CEQA Guidelines Section 15168, the City has determined that an Environmental Impact Report (EIR) will be prepared to assess the proposed project's effects on the environment, to identify potentially significant impacts, and to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts that cannot be avoided.

This Notice of Preparation (NOP) is being circulated pursuant to PRC Section 21153(a) and State CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the EIR. A 30-day review period is provided to return written comments to the City. Comments will be accepted from December 7, 2017 through January 5, 2018. A public scoping meeting regarding the EIR will be held on December 14 from 6:00 p.m. to 8:00 p.m. in the Vista Community Room at City Hall, 200 Civic Center Drive, Vista, California 92084. All comments should be directed to the City's Environmental Planner at the following address:

John Hamilton, AICP  
Environmental Planner  
Community Development Department  
200 Civic Center Drive  
Vista, CA 92084-6275  
Fax: (760) 639-6101  
[jhamilton@cityofvista.com](mailto:jhamilton@cityofvista.com)

## **ENVIRONMENTAL SETTING**

### **Project Site**

The SPA consists of six contiguous parcels and has historically supported agricultural uses on the site. The remaining area includes undeveloped hillsides that contain a mixture of native and non-native vegetation habitats. The SPA is characterized by rolling hillsides with moderate topography in the western area of the property and steeper slope features in the eastern portions of the site. An intermittent stream (Little Gopher Canyon Creek) traverses the site in the eastern area flowing north to Gopher Canyon Creek, which then flows to the San Luis Rey River channel.

The SPA currently contains land utilized for berry crop production. The area of the site in active crop production varies from year to year between approximately 75 and 100 acres on average based on operational needs. Other portions of the site remain vacant or fallow. A small commercial fruit stand is operated on the western edge of the site adjacent to East Vista Way. No residential structures are located on site, nor is the property located within an agricultural preserve.

### **Surrounding Land Uses and Transportation System**

The area surrounding the project site is primarily developed with semi-rural residential development. Generally, properties with smaller lots ranging from less than 0.5 acres to two acres in size are located to the south and west. Moderate to larger residential properties ranging from one to four acres in size are located to the north and east.

The project site is bounded by East Vista Way to the west and Gopher Canyon Road to the north. East Vista Way is in the County's jurisdiction between SR 76 and approximately Osbourne Street. This portion of the road is two-lanes, one in either direction. East Vista Way transitions to a four-lane roadway at approximately Taylor Street, which is in the City's jurisdiction. Gopher Canyon Road is a two-lane roadway between East Vista Way and I-15. Interstate 15 is located approximately four miles to the east and State Route 76 is located approximately one mile to the north. The North County Transit District BREEZE Bus Route 306 Fallbrook to Vista line runs along East Vista Way. The San Luis Rey River is located approximately one mile to the north of the site, adjacent to the State Route 76 corridor.

## **PROJECT DESCRIPTION**

The Applicant of the proposed project seeks adoption of the RLV Specific Plan from the City through a General Plan Amendment and Zone Change, approval of an annexation request to the City, and approval of a Tentative Subdivision Map.

The primary objective of the RLV Specific Plan is to provide a residential estate community that preserves environmentally sensitive areas in designated open space and enhances the area's semi-rural character. The RLV Specific Plan proposes estate lots ranging from a minimum of one acre to over five acres in size, with an average project density of 0.5-unit per acre. The residential development within the SPA is designed around a system of private roads, community trails, park spaces, and landscape amenities. Over 28 percent of the SPA would be designated as open space. Development is concentrated on the gentler sloping portions of the site. The RLV Specific Plan provides a transition from the higher density residential areas located to the south and west of the project site to the lower intensity large lot residential and

resort areas located to the north and east. The project site would be divided into three development areas that correspond to the varying lot size characteristics of the surroundings and an open space area, as shown in Figure 3, *Conceptual Site Plan*.

Planning Area 1 (PA-1) consists of 93 lots on approximately 138 acres. This area includes over 16 acres of open space, community trails, private parks, maintained open space, and landscape features. Lots are situated at varying elevations with several positioned to take advantage of the views surrounding the site. The main entry to the project at East Vista Way would be located within PA-1 aligned with Mason Road.

Planning Area 2 (PA-2) consists of 43 lots on approximately 53 acres. This area includes 3.6 acres of community trail features. Lots are organized along a gentle elevation ridge with views to the north and east. An emergency access point for the project is located at the northwest corner of PA-2, connecting to Ormsby Way with access to Gopher Canyon Road.

Planning Area 3 (PA-3) consists of 17 lots on approximately 29 acres in the eastern portion of the SPA. Lots are generally oriented with views to the south and west. PA-3 is surrounded on three sides by the open space area. An existing emergency access point would be maintained in the southeast corner of PA-3, providing neighboring areas an egress route through the area.

The Open Space area includes nearly 87 acres that would be maintained as a part of the RLV Specific Plan. The area, located in the northeast portion of the site, is devoted to wetlands, habitat, steep slope, and natural open space features. Within this area 78.5 acres of land would be dedicated as biological open space to preserve riparian, natural terrain, and other habitat areas. The remaining 8.5 acres of land within the open space area would consist of landscaped manufactured slopes and fuel modification zones supporting naturalized plantings buffering the proposed residential areas.

An additional 6.5 percent (19.8 acres) of land would consist of passive community recreation areas, landscape elements, and homeowner association-maintained open space within Planning Areas 1 and 2. These passive features include private parks, trails, and community landscape elements. The RLV Specific Plan also includes a community trail system that would be offset from the internal road network.

The main access to the SPA is planned via the east leg of the East Vista Way/Mason Road intersection. This access point would be signalized with dedicated left turn lanes. A secondary emergency access point would be located at the northwest corner of the SPA, connecting to Ormsby Way with access to Gopher Canyon Road. The project proposes to make improvements to East Vista Way at the proposed access point and provide frontage improvements.

The RLV Specific Plan also contains guidelines for landscape improvements for each planning area and other infrastructure (water, sewer, and storm drain) improvements. Off-site improvements are anticipated to include roadway improvements at East Vista Way and a sewer force main within East Vista Way to connect the proposed sewer pump station to an existing sewer line at the intersection of Warmlands Avenue. The RLV Specific Plan is anticipated to develop in three phases corresponding to the three planning areas. Phases may develop concurrently with timing and sequence adjusted as necessary in response to community preference and market conditions.

The County of San Diego General Plan designates the property under the Semi-Rural land use category with a corresponding maximum density of 1 dwelling unit (DU)/4 Acres (SR-4). The zoning category for the property is A-70 (Limited Agricultural Use). The project site is proposed for annexation to the city and would ultimately be regulated by the City's land use and zoning ordinances. In conjunction with the proposed annexation, the SOI would be amended to include the entire Specific Plan property with an RR (Rural Residential) – 1 DU/AC land use designation. The project site would be designated with the zoning category of SP - RLV (Specific Plan Rancho Lomas Verdes).

#### **TOPICS TO BE ANALYZED IN THE EIR**

**Aesthetics.** The EIR will address how the proposed project would modify scenic resources and natural landforms, change the visual character of the SPA, or create a new source of light or glare. The analysis will also include identification of key public views, and a discussion of consistency with the City's General Plan 2030 Update, and the proposed Specific Plan design guidelines.

**Agricultural Resources.** The EIR will analyze the potential impacts associated with the conversion of agricultural uses to residential development. The analysis will identify existing and historic agricultural uses within the project site, and analyze the proposed project's consistency with the City's General Plan 2030 Update and Zoning Ordinance.

**Air Quality.** The EIR will analyze anticipated emissions associated with construction and operation of the development within the SPA, and discuss the project's potential to expose sensitive receptors (e.g., residences) to substantial pollutant concentrations. The EIR will also discuss project consistency with applicable air quality plans and regulations.

**Biological Resources.** The EIR will analyze anticipated impacts to sensitive vegetation communities, species, and jurisdictional features within the SPA. Although the SPA is entirely within the County of San Diego's North County Multiple Species Conservation Program (NC-MSCP) Subarea, the site is being proposed for annexation into the City, and the NC-MSCP would not apply to the Specific Plan.

**Cultural and Tribal Cultural Resources.** The EIR will describe the areas of archeological and tribal sensitivity based on the results of a record search, field survey, and Native American consultation. Potential impacts associated with known and unknown sensitive cultural and tribal cultural resources affected by implementation of the Specific Plan will be addressed.

**Energy.** The EIR will estimate energy consumed during the future buildout of the RLV Specific Plan, including electrical energy demand, vehicular energy demand, and water and solid waste-related energy demand to assess whether the Specific Plan would employ an efficient use of energy.

**Geology, Soils, and Paleontological Resources.** The EIR will describe the geologic and seismic characteristics of the SPA. Potential geologic hazards that may result from implementation of the RLV Specific Plan will be identified, as well as any geologic conditions that may affect proposed development. This section will also analyze the potential of the project to directly or indirectly adversely affect paleontological resources.



**Greenhouse Gas Emissions.** The greenhouse gas emission section of the EIR will describe anticipated emissions associated with Specific Plan construction and operation, along with measures that the RLV Specific Plan would implement to reduce those emissions. This section will also include an analysis of the Specific Plan's consistency with the goals and policies contained within the City's Climate Action Plan and General Plan 2030 Update. The EIR will also evaluate the RLV Specific Plan's compliance with statewide legislation enacted to reduce greenhouse gas emissions such as Assembly Bill 32 and Senate Bill 32.

**Hazards and Hazardous Materials.** The issue of hazards and hazardous materials will be addressed in the EIR, particularly with respect to potential contamination remaining from previous agricultural activities on the site, and potential hazards related to wildland fires.

**Hydrology and Water Quality.** The hydrology section of the EIR will evaluate drainage patterns and flows generated as a result of development, the adequacy of downstream drainage features, and potential effects on water quality from implementation of the RLV Specific Plan. The discussion will also identify conceptual water quality control features, biofiltration basins, and Best Management Practices to be implemented during construction and operation of the development within the RLV Specific Plan.

**Land Use and Planning.** This section will analyze the consistency of the RLV Specific Plan with adjacent land uses, as well as with applicable portions of the Vista General Plan 2030 Update. The analysis will address land use designations and applicable planning policies, and examine factors that the Local Agency Formation Commission considers when reviewing annexation requests.

**Noise.** The EIR will describe the potential for the project to result in significant temporary and permanent noise increases associated with construction or operation (such as traffic-related noise) of the RLV Specific Plan that may affect noise-sensitive land uses (such as residences) in the site vicinity.

**Population and Housing.** The EIR will describe the proposed increase in housing availability and associated population from RLV Specific Plan implementation and compare it against regional forecasts. The analysis will address the project's potential to directly or indirectly induce population growth, or to displace substantial numbers of housing or people.

**Public Services.** The EIR will address potential impacts to fire, police, school, and maintenance of public roads based on the development of the RLV Specific Plan and information provided by each service-providing agency.

**Recreation.** The EIR will evaluate whether the RLV Specific Plan would include sufficient recreational facilities to serve the planned population, or if it could result in the need for improvements or increased maintenance at off-site recreational facilities.

**Transportation and Traffic.** The EIR will evaluate the potential short-term and long-term traffic impacts associated with the RLV Specific Plan. The EIR will analyze whether implementation of the project would negatively impact the existing traffic load and capacity of the street system, and identify any roadway improvements needed in the vicinity to reduce impacts.

**Utilities and Service Systems.** The EIR will address potential impacts to utilities and service systems including the ability to provide adequate sewer, water, storm water, electricity, gas, and solid waste disposal services to the SPA.

**Effects Found not to be Significant.** The discussion of effects found not to be significant will include a brief statement indicating the reasons that possible effects of RLV Specific Plan implementation were determined not to be significant. It is assumed that Mineral Resources would be addressed in this section.

**Growth Inducement.** The EIR will discuss the potential development of the SPA to induce, either directly or indirectly, economic or population growth resulting in the need for construction of additional housing or infrastructure beyond that proposed within the project site that could adversely affect the surrounding environment.

**Alternatives.** As required by State CEQA Guidelines Section 15126.6, the EIR will include a discussion of reasonable alternatives to the proposed project, including a No Project Alternative. Alternatives will be developed that would avoid or lessen the identified significant impacts of the proposed project, while feasibly attaining most of the basic objectives of the project.

**Cumulative Impacts.** In addition to analyzing the potential environmental impacts of the proposed project, the EIR will also include an analysis of cumulative effects. The EIR will analyze past, present, and reasonably foreseeable future projects within the city and surrounding areas (if applicable) that may contribute to a specific cumulative impact, when considered in conjunction with the impacts associated with implementation of the RLV Specific Plan.

#### **TOPICS EXCLUDED FROM ANALYSIS IN THE EIR**

All environmental issue topics required by the State CEQA Guidelines will be included within the EIR.

#### **Responsible and Trustee Agencies**

According to State CEQA Guidelines Section 15050, the City is designated as the Lead Agency for the Project. Responsible agencies are those agencies that have discretionary approval authority over one or more actions involved with the development of a proposed project. Trustee agencies are state agencies having jurisdiction by law over natural resources affected by a proposed project that are held in trust of the people of the State of California. The potential responsible and trustee agencies that have been identified as part of the preparation of this document and the required permits, approvals, or associated responsibilities for the proposed project are identified in Table A.

**Table A: Potential Responsible and Trustee Agencies**

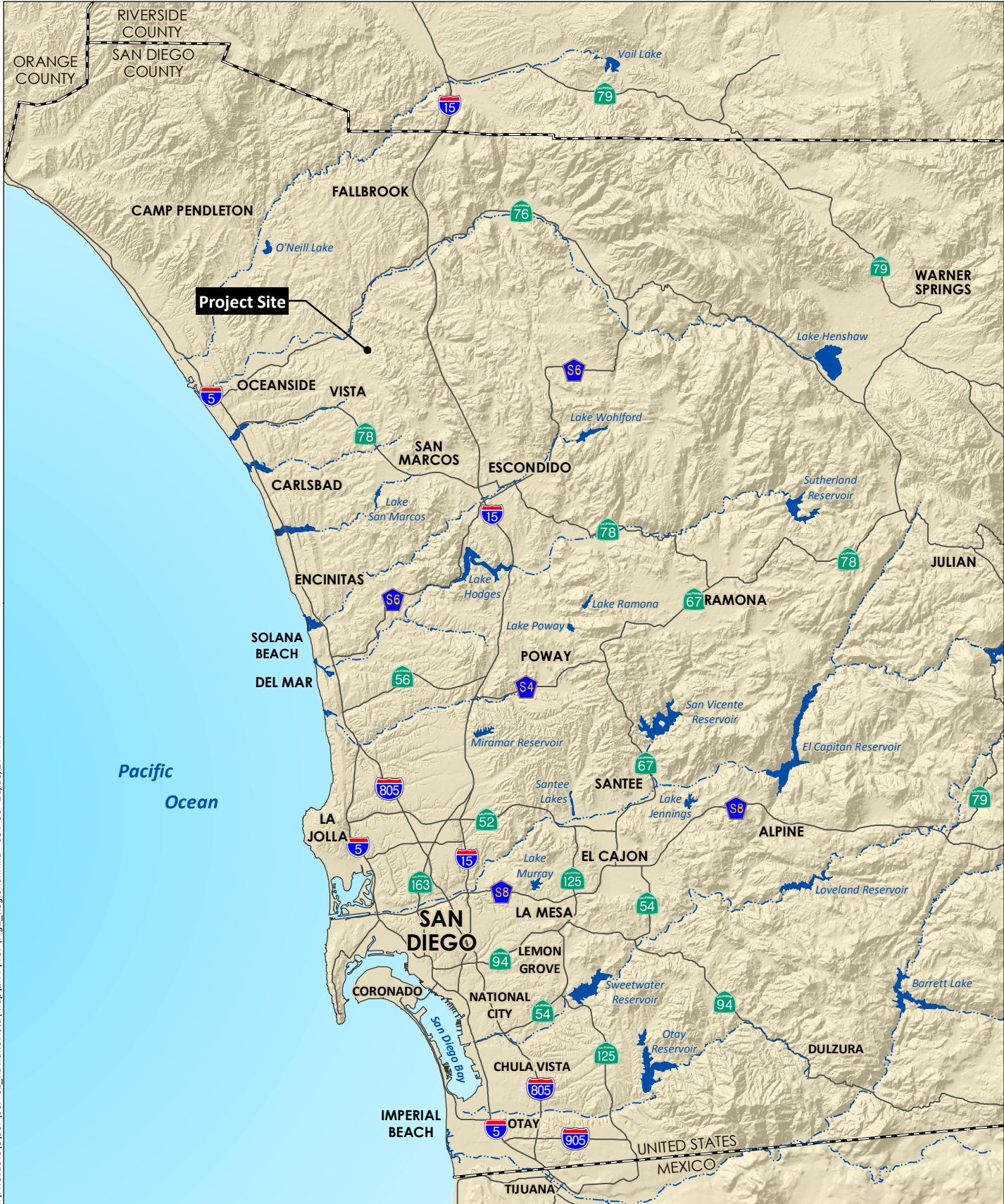
<b>Agency</b>	<b>Potential Permit/Approval</b>
State Water Resources Control Board/San Diego Regional Water Quality Control Board	Notice of Intent to comply with the terms of the National Pollutant Discharge Elimination System General Construction Permit to discharge stormwater associated with construction activity, and Section 401 Water Quality Certification
California Department of Fish and Wildlife	Incidental Take Permit pursuant to Title 783.2 of the California Fish and Game Code
U.S. Army Corps of Engineers	Section 404 Permit for impacts to waters of the United States

## **ENVIRONMENTAL PROCEDURES**

This NOP will be submitted to the State Clearinghouse, which will forward it to potential Responsible Agencies and Trustee Agencies. Other interested parties that have specifically requested notification of this project will also receive a copy of the NOP.

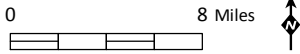
After the 30-day review period for the NOP is complete and all comments are received, a Draft EIR will be completed in accordance with CEQA and the State CEQA Guidelines. Detailed analyses will be conducted to ascertain the proposed project's effects on the environment, and the relative degree of impact prior to avoidance or implementation of mitigation measures. Where impacts are determined to be significant and cannot be avoided, mitigation measures will be prescribed with the purpose of reducing the project's effects on those impacts either completely or to the maximum degree feasible.

Once the Draft EIR is completed, it will be made available for a 45-day public review and comment period. A Notice of Availability of the Draft EIR will sent directly to those agencies and members of the general public commenting on the NOP. Following circulation of the Draft EIR, the City will prepare the Final EIR, which will include responses to comments on the Draft EIR and identify any changes to the Draft EIR that were made following public review. The Final EIR will then be considered for certification by the Planning Commission and City Council.

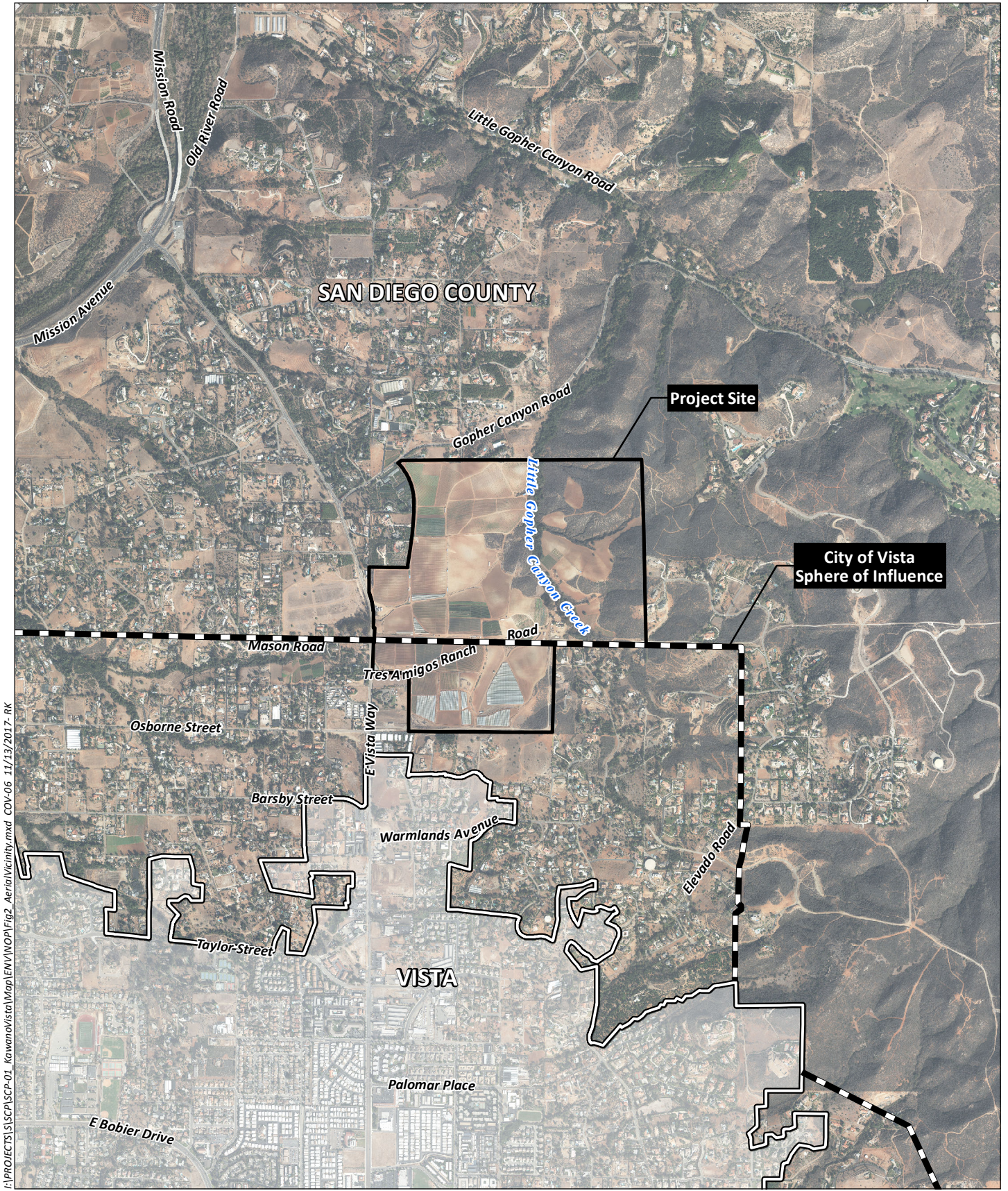


I:\PROJECTS\SCIP\SCP-01\_Kawana\Istrat\Map\ENV\NOPI\Fig\_1\_Regional.mxd COV-06 11/13/17 - RK

Source: Base Map Layers (SanGIS, 2016)







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Source: Aerial (SanGIS 2014)

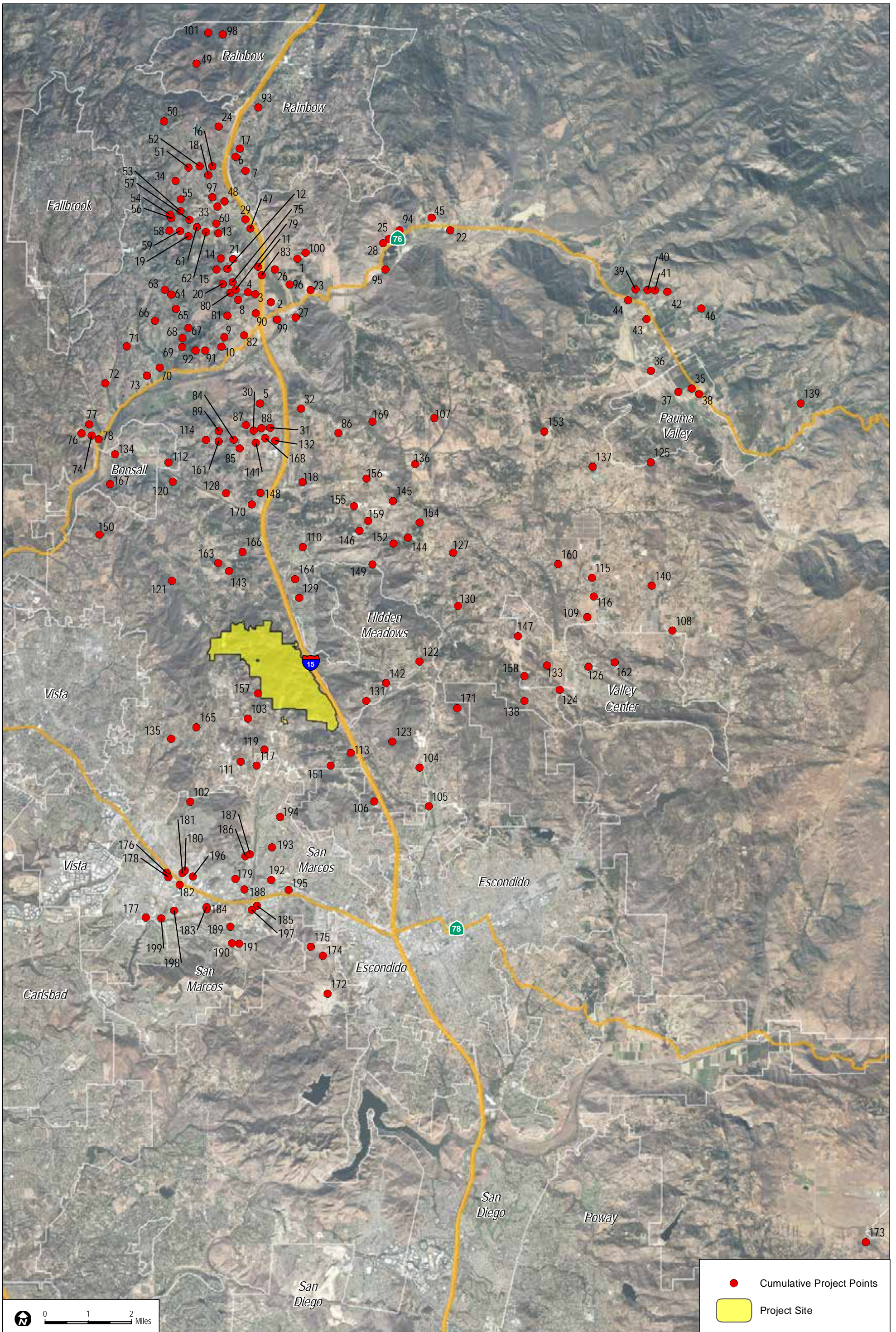


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Source: The Lightfoot Planning Group and Excel Engineering 2017





SOURCE: SANDAG Imagery, 2014; Newland Sierra LLC, 2015.

**FIGURE 1-46**  
**Cumulative Projects Map**

Newland Sierra Environmental Impact Report