

Attachment C

PUBLIC COMMENTS ON NOTICE OF  
PREPARATION

NOTICE OF PREPARATION TEXT, and  
INITIAL STUDY



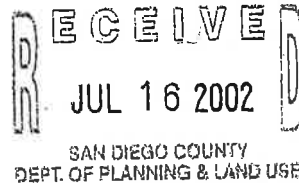
US Fish and Wildlife Service  
Carlsbad Fish and Wildlife Office  
2730 Loker Avenue West  
Carlsbad, CA 92008  
(760) 431-9440  
FAX (760) 431-9624



California Dept. of Fish and Game  
South Coast Regional Office  
4949 Viewridge Avenue  
San Diego, CA 92123  
(858) 467-4201  
FAX (858) 467-4299

In Reply Refer To:  
FWS-SDG-2973.1

Mr. Joseph DeStefano II  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123-1666



JUL 18 2002

Re: Notice of Preparation of an Environmental Impact Report for the Schoepe Tentative Map,  
County of San Diego, California

Dear Mr. DeStefano:

The California Department of Fish and Game (Department) and U. S. Fish and Wildlife Service (Service) (collectively, "Wildlife Agencies") staffs have reviewed the above-referenced Notice of Preparation (NOP) and associated Initial Study for the Schoepe Tentative Map, dated June 5, 2002. The proposed project is a major subdivision of 263 acres into 47 residential lots and one open space lot. Forty-four of the residential lots would be clustered on two-acre minimum lots, with two large agricultural estates left in agricultural use. A total of 91.08 acres of natural open space (34.6 percent) would remain on the property.

The project site supports various native vegetation types (chaparral, coastal sage scrub, oak woodlands, riparian scrub) as well as groves, pasture land, and assorted residential and farm-related structures. Frey Creek passes through the property, draining into the San Luis Rey River, directly downstream. The project site is located approximately two miles northeast of the intersection of State Route 76 (SR-76) and Cole Grade Road in the community of Pauma Valley. The Pala Indian Reservation is situated to the west and north/northeast of the project site and the Wilderness Garden County park lies to the west. SR-76 forms the southern property boundary and the Cleveland National Forest lies adjacent to the north.

The primary concern and mandate of the Service is the protection of fish, wildlife, and plant resources and their habitats. The Service comments on any public notices for Federal permits or licenses affecting the Nation's waters (e.g., Clean Water Act, Section 404 and River and Harbor Act of 1899, Section 10) pursuant to the Fish and Wildlife Coordination Act. The Service is also responsible for administering the Federal Endangered Species Act of 1973, as amended (Act). The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), Sections 15386 and 15381 respectively. The Department is responsible for the conservation, protection, and management of the State's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California

Endangered Species Act (CESA), and administers the Natural Community Conservation Planning Program (NCCP).

To enable us to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish and wildlife, we recommend the following information be included in the Draft Environmental Impact Report (DEIR):

1. A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
2. A complete list and assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying State or federally listed rare, threatened, endangered, or proposed candidate species, California Species-of-Special Concern and/or State Protected or Fully Protected species, and any locally unique species and sensitive habitats. Specifically, the DEIR should include:
  - a. A thorough assessment of Rare Natural Communities on site and within the area of impact. We recommend following the California Department of Fish and Game's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.
  - b. A current inventory of the biological resources associated with each habitat type on-site and within the area of impact.
  - c. An inventory of rare, threatened, and endangered species on-site and within the area of impact.
  - d. Discussions regarding seasonal variations in use by sensitive species of the project site as well as the area of impact on those species, using acceptable species-specific survey procedures as determined through consultation with the Wildlife Agencies. Focused species-specific surveys, conducted in conformance with established protocols at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required.
3. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources. All facets of the project should be included in this assessment. Specifically, the DEIR should provide:
  - a. Specific acreage and descriptions of the types of wetlands, coastal sage scrub, and other sensitive habitats that will or may be affected by the proposed project or project alternatives. Maps and tables should be used to summarize such information.
  - b. Discussions regarding the regional setting, pursuant to the CEQA Guidelines, Section 15125(a), with special emphasis on resources that are rare or unique to the region that would be affected by the project. This discussion is critical to an assessment of environmental impacts.

- c. Detailed discussions, including both qualitative and quantitative analyses, of the potentially affected listed and sensitive species (fish, wildlife, plants), and their habitats on the proposed project site, area of impact, and alternative sites, including information pertaining to their local status and distribution. The anticipated or real impacts of the project on these species and habitats should be fully addressed.
  - d. Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed NCCP reserve lands. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated and provided. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; analysis of the proposed use of groundwater and potential impacts to species and habitats associated with the nearby drainages including the San Luis Rey River – a portion of which should focus specifically on the effects of groundwater pumping on the federally endangered arroyo toad (*Bufo californicus*) which is known to breed in the San Luis Rey River, adjacent to the project site; a soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site.
  - e. Discussions regarding possible conflicts resulting from wildlife-human interactions at the interface between the development project and natural habitats. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions.
  - f. An analysis of cumulative effects, as described under CEQA Guidelines, Section 15130. Any general and specific plans, and past, present, and anticipated future projects, should be analyzed concerning their impacts on similar plant communities and wildlife habitats.
  - g. An analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. The County should ensure that the development of this and other proposed projects do not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program, and are consistent with the NCCP Conservation Guidelines.
4. Mitigation measures for unavoidable adverse project-related impacts on sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance, and where avoidance is infeasible, reduction of project impacts. For unavoidable impacts, off-site mitigation through acquisition and preservation in perpetuity of the affected habitats should be addressed. We generally do not support the use of relocation, salvage, and/or transplantation as mitigation for impacts on rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

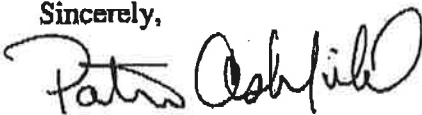
This discussion should include measures to perpetually protect the targeted habitat values where preservation and/or restoration is proposed. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used; (c) a schematic depicting the mitigation area; (d) time of year that planting will occur; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the entity(ies) that will guarantee achieving the success criteria and provide for conservation of the mitigation site in perpetuity.

Mitigation measures to alleviate indirect project impacts on biological resources must be included, including measures to minimize changes in the hydrologic regimes on site, and means to convey runoff without damaging biological resources, including the morphology of on-site and downstream habitats.

5. As discussed previously, descriptions and analyses of a range of alternatives to ensure that alternatives to the proposed project are fully considered and evaluated. The analyses must include alternatives that avoid or otherwise reduce impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas of lower resource sensitivity, where appropriate.
6. Due to the potential occurrence of nesting birds, including sensitive species, we request that native habitats not be directly impacted (graded, disced, cleared, etc) between the dates of February 15 and August 31.

The Wildlife Agencies appreciate the opportunity to comment on the referenced NOP and look forward to receiving the DEIR and all pertinent technical appendices. If you have any questions regarding these comments, please contact Jesse D'Elia of the Service at (760) 431-9440 or David Mayer of the Department at (858) 467-4234.

Sincerely,



for Pete Sorensen  
Acting Assistant Field Supervisor  
Carlsbad Fish and Wildlife Office  
U.S. Fish and Wildlife Service



FOR William E. Tippetts  
Environmental Program Manager  
South Coast Region  
California Department of Fish and Game

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



June 18, 2002

Joseph DeStefano II  
San Diego County Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666



RE: SCH# 2002061066 - Schoepe Tentative Map, San Diego County

Dear Mr. DeStefano:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in black ink that reads "Rob Wood".

Rob Wood  
Environmental Specialist III  
(916) 653-4040

CC: State Clearinghouse



BSI JdS

# San Diego County Archaeological Society

Environmental Review Committee

16 June 2002



To: Mr. Joseph DeStefano II  
Department of Planning and Land Use  
County of San Diego  
5201 Ruffin Road, Suite B  
San Diego, California 92123-1666

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Schoepe Tentative Map  
TM 5223RPL, P00-030, Log No. 00-02-035


Dear Mr. DeStefano:

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

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

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

Sincerely,

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

cc: SDCAS President  
File



**Chairman** June 25, 2002

Ronald W. Wootton  
Vista Fire Protection District

**Vice Chairwoman**

Dianne Jacob  
County Board of  
Supervisors

**Members**

Bill Horn  
County Board of  
Supervisors

Patty Davis  
Councilmember,  
City of Chula Vista

Jill D. Greer  
Councilmember,  
City of Lemon Grove

Byron Wear  
Councilmember,  
City of San Diego

Andrew L. Vanderlaan  
Public Member

Bud Pocklington  
South Bay Irrigation District

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Donna Frye  
Councilmember,  
City of San Diego

Andrew J. Merishek  
Padre Dam  
Municipal Water District

Harry Mathis  
Public Member

**Executive Officer**

Michael D. Ott

**Counsel**

William D. Smith

**TO:** Joseph DeStefano II, Project Manager  
Department of Planning and Land Use (O650)

**FROM:** Local Governmental Analyst  
Local Agency Formation Commission (A216)

**SUBJECT:** TM 5223RPL; P00-030, Log No. 00-02-035; Schoepe  
Tentative Map

Thank you for the opportunity to provide comments for the Environmental Impact Report (EIR) that is being prepared for the above-referenced project. As you know, LAFCO is responsible for encouraging the efficient provision of public services and has purview over changes to local government organization and any associated sphere of influence actions. All planning and environmental documents pertaining to this project should contain a discussion of the conversion of agricultural land to other uses, and how public services are proposed to be provided to the project area. We offer the following comments:

Agriculture

The proposed project encompasses approximately 263 acres classified as Unique Farmland and is surrounded by existing agricultural operations. Development of the site would involve subdividing the area into 47 residential lots and one open space lot of approximately 91 acres. In addition, two large agricultural estates would remain in agricultural use.

Of particular concern to LAFCO is the conversion of prime agricultural land to other uses as well as the potential adverse effect of development on agricultural soil. The Notice states that "... the development of the project site will result in a potentially significant impact to agricultural resources ... " Therefore, the EIR needs to contain a thorough discussion of the location and impacts to prime agricultural land, as defined in Government Code Section 56064. To assist the Commission in guiding development away from prime agricultural lands and open space, the San Diego LAFCO has adopted an Open Space and Agricultural Land Preservation Policy (Policy L-101). A copy of this policy is attached. One component of the policy discourages proposals that would convert prime agricultural or open space lands to other uses unless such an action would be contrary to the planned,




Joseph DeStefano II  
Page 3  
June 25, 2002

Of additional concern is not only CDF's estimated 12-minute response time to the proposed project, but also the project's location in a "hazardous wild land fire area." Therefore, the EIR should discuss the ability of CDF to provide a sufficient level of service throughout the year. To ensure satisfactory fire protection services, it might be necessary to increase the number of personnel as well as their level of training. The EIR should specifically address how the increased demands of a larger permanent population would be met. To satisfy this request, a formal staffing level plan outlining how many new staff members would be hired and the threshold that would trigger their employment could be incorporated into the environmental document.

Since changes to local government organization are associated with this project, LAFCO will be a responsible agency for environmental review. Therefore, we would appreciate receiving all documents related to both the planning and environmental analyses. To be adequate for our purposes, the EIR must: (1) evaluate and discuss the proposed project in the context of San Diego LAFCO's Agricultural and Open Space Preservation Policy; (2) propose how sewer service will be provided; (3) identify all proposed jurisdictional changes in the project description, list them as discretionary actions, and discuss potential impacts resulting from those changes; (4) discuss the ability of CDF to provide an adequate level of fire protection services; and (5) discuss the ability of the Yuima MWD to provide an adequate level of both water and fire protection services to the proposed annexation area.

Should you have any questions, or if LAFCO may be of any further assistance, please contact me at 531-5400.



INGRID E. HANSEN  
Local Governmental Analyst

IEH:jb

Attachment

cc: Susan Collins, General Manager, Yuima Municipal Water District

orderly, efficient development of an area. While the project as proposed would preserve some existing open space by retaining continued agricultural production on two large estates, the project would still result in the conversion of agricultural land to residential use. Therefore, the EIR needs to address the preservation of agricultural and open space lands in accordance with Policy L-101.

#### Public Services

- The document states that annexation to the Yuima Municipal Water District (MWD) would be necessary to obtain water service for the project area. In addition, it acknowledges that since the property is not within the District's sphere of influence, an amendment to the existing sphere must be adopted prior to annexation. The EIR should list these two jurisdictional changes as discretionary actions, discuss potential impacts resulting from those changes, analyze the MWD's ability to provide an adequate level of service to the project, and evaluate potential impacts to existing customers associated with the increased demand of this project on district resources.
- The Notice also indicates that the project area is not in a sewer district nor in any sewer district's sphere of influence. According to the document, Yuima MWD has stated that the District would not be able to provide sewer service to the project site within the next five years. Despite this disclosure, the Notice asserts that sewer service could be obtained through annexation to the Yuima MWD. This District never has provided sewer service, is currently not authorized to provide sewer service, and has no infrastructure in place to do so. Since implementing a sewage disposal system involves extensive construction and numerous permitting processes, the EIR should indicate whether the MWD has plans to undertake the provision of sewer service beyond the five-year timeframe. Therefore, environmental review should suggest and explore alternative methods of sewage disposal, including whether the installation of septic systems is a feasible means to providing sewer service.
- The Notice further states that fire service provision to the project site would be supplied by the California Department of Forestry and Fire Protection (CDF). Although the document claims that fire protection facilities will be adequate to serve the proposed project, it is our understanding that the agency provides wild land fire suppression rather than structural fire protection. Moreover, CDF does not provide a consistent level of service throughout the year. According to the Yuima MWD, while CDF provides fire suppression service in the area during the months specifically designated as the fire season, the CDF station is closed the remainder of the year. For that reason, Yuima MWD has joined with two other water districts and contracts with CDF to provide fire protection within their service areas when the CDF station would otherwise be closed. However, only a minimum staffing level is maintained. If the project area was annexed to Yuima MWD for water provision, fire service also would be available, but having only minimal staffing during part of the year may be inadequate considering the increased permanent population associated with a residential development.

**Subject****PRESERVATION OF OPEN SPACE AND AGRICULTURAL LANDS****Purpose**

To further the policies and priorities of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 regarding the preservation of open space and prime agricultural lands.

**Background**

The State Legislature has instructed Local Agency Formation Commissions to establish policies that address the preservation of open space (Govt. Code § 56300 and 56377). LAFCOs are required to consider how spheres of influence or changes of local governmental organization could affect open space and prime agricultural lands. Commissions are directed to guide development away from prime agricultural lands – unless that action would not promote the planned, orderly and efficient development of an area – and to encourage development of existing vacant or non-prime agricultural lands within a jurisdiction before approving any proposal that would allow development of open-space lands outside of an agency's boundary (Govt. Code § 56377). Proposals must be further reviewed for their effect on maintaining the physical and economic integrity of agricultural lands (Govt. Code § 56668).

**Policy**

It is the policy of the San Diego Local Agency Formation Commission to:

1. Discourage proposals that would convert prime agricultural or open space lands to other uses unless such an action would not promote the planned, orderly, efficient development of an area *or* the affected jurisdiction has identified all prime agricultural lands within its sphere of influence and adopted measures that would effectively preserve prime agricultural lands for agricultural use;
2. Require rezoning of territory (city only) to identify areas subject to agricultural/preservation and planned development;

3. Follow San Diego LAFCO's adopted procedures to define agricultural and open space lands and to determine when a proposal may adversely affect such lands.

Adopted: November 6, 1978  
Amended: June 4, 1990  
Amended: May 4, 1998  
Technically Updated: - January 1, 2001

**Cross reference:**

**SAN DIEGO LAFCO PROCEDURES:**  
-Open Space and Agricultural Preservation



Gray Davis  
GOVERNOR

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse

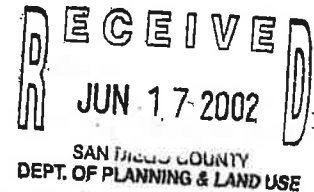


Tal Finney  
INTERIM DIRECTOR

Notice of Preparation

June 13, 2002

To: Reviewing Agencies  
Re: Schoepe Tentative Map  
SCH# 2002061066



Attached for your review and comment is the Notice of Preparation (NOP) for the Schoepe Tentative Map draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joseph DeStefano II  
San Diego County Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2002061066  
**Project Title** Schoepe Tentative Map  
**Lead Agency** San Diego County Department of Planning and Land Use

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**Type** NOP Notice of Preparation  
**Description** The project proposes a major subdivision of 263 acres into 47 residential lots and one open space lot. The proposal includes a Major Use Permit that has been filed concurrently for a Planned Residential Development (PRD), which would cluster forty-four of the residential lots on two acre minimum lots in order to maximize the overall open space of the project. In addition, two large agricultural estates will be left in agricultural use. A total of 91.08 acres, or 34.6 percent of the project area is proposed for the natural open space lot. The project will utilize private roads and require public water and sewer service.

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**Lead Agency Contact**

**Name** Joseph DeStefano II  
**Agency** San Diego County Department of Planning and Land Use  
**Phone** 858 694-3692 **Fax**  
**email**  
**Address** 5201 Ruffin Road, Suite B  
**City** San Diego **State** CA **Zip** 92123-1666

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**Project Location**

**County** San Diego  
**City**  
**Region**  
**Cross Streets** Pala Road & Adams Drive  
**Parcel No.** 111-070-12, -13, 111-080-06, -07, -09, -10, -10, -15, -16, -17, -18, -19  
**Township** 9S/1W **Range** **Section** 32 **Base** SBM

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** (19) Intensive Agriculture & (A70) Limited Agriculture

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Sewer Capacity; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Forestry and Fire Protection; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 11; California Highway Patrol; Regional Water Quality Control Board, Region 9; Office of Emergency Services

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**Date Received** 06/13/2002 **Start of Review** 06/13/2002 **End of Review** 07/12/2002

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GARY L. PRYOR  
DIRECTOR  
(858) 694-2962



# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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

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

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

## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** June 13, 2002

**PROJECT NAME:** Schoepe Tentative Map

**PROJECT NUMBER(S):** TM 5223RPL; P00-030

**PROJECT APPLICANT:** Adolf Schoepe Enterprises  
Ron Ferguson  
4060 Sunnyhill Drive  
Carlsbad, CA 92008

**ENV. REVIEW NUMBER:** Log No. 00-02-035

**PROJECT LOCATION:** The project is located on the north side of Pala Road, west of Adams Drive within the Pala/Pauma Subregional Plan, in an unincorporated portion of San Diego County (see Figure 1). The subject site is located approximately two miles northwest the intersection of SR 76 and Cole Grade Road, the main artery of the Pauma Valley Community, and is situated between the Pala Reservation on the east and the Wilderness Garden Country Park on the west, with SR 76 forming the southern boundary of the property, and the Cleveland National Forest forming the northern boundary (see Figure 2).

**PROJECT DESCRIPTION:** The project proposes a major subdivision of 263 acres into 47 residential lots and one open space lot (see Figure 3). The proposal includes a Major Use Permit that has been filed concurrently for a Planned Residential Development (PRD), which would cluster 44 of the residential lots on two acre minimum lots in order to maximize the overall open space of the project. In addition, two large agricultural estates will be left in agricultural use. A total of 91.08 acres, or 34.6 percent of the project area is proposed for the natural open space lot. The project will utilize private roads and require public water and sewer service. The proposed project will generate approximately 650 average daily trips (325 inbound/325 outbound), with 15 inbound trips and 35 outbound trips during the AM peak hour and 45 inbound/20 outbound trips during the PM peak hour. In order to obtain water and sewer service the

project will need to extend the Sphere-of-Influence boundaries, and requires annexation to the Yuima Water District.

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

The following is a summary of the subject areas to be analyzed in the EIR and the particular issues of concern:

I. Land Use and Planning (includes Community Character)

This proposed project is zoned (A70) Limited Agricultural and has a General Plan Designation of (19) Intensive Agriculture. A Major Use Permit has been filed concurrently for a Planned Residential Development (PRD) that would cluster residential development on minimum 2-acre lots and as such is subject to the Planned Development Special Area Regulations (5800) and the Planned Development Standards (6600). The proposed project is subject to the Estate Development Area Regional Category. The project site is located within the Pala-Pauma Subregional Plan Area and to the provisions of the Pala-Pauma Subregional Plan Text. A portion of the project site is subject to the Flood Plain Special Area Regulations. While most of the potential land use and zoning consistency issues have been resolved, the proposed project should be evaluated further in the EIR for consistency with all applicable plans, policies and ordinances.

The proposed use may have a harmful effect on the neighborhood character because the area surrounding the project site is developed with large lot residential and intensive agricultural uses. Staff has concerns regarding the proposed two-acre lot sizes. Lot sizes surrounding the project are a minimum four-acres in size with a majority of the lots consisting of 8 acres or larger. Additionally, they are predominately agricultural in nature. A *Community Character Study for Schoepe Tentative Map* has been completed by TRS Consultants dated, December 2001. Potential impacts will be further analyzed in the EIR.



## II. Agricultural Resources

The project site contains Unique Farmland, encompasses a relatively large acreage of land (263 acres) and is surrounded by existing agricultural operations and lands designated to be subject to the AG2020 lawsuit. The conversion of on-site Farmland to non-agricultural use would result in a potentially significant impact and would also have a potentially adverse effect on the prime agricultural soils on-site. In addition, the project site is zoned for (A70) Limited Agriculture and is within the General Plan Land Use Designation of (19) Intensive Agriculture. The surrounding area is within the General Plan Land Use Designation of (19) Intensive Agriculture. Based on these circumstances the development of the project site will result in a potentially significant impact to agricultural resources and will be further analyzed within the EIR.

## III. Geological Issues

The project is located within a hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1994, Fault-Rupture Hazards Zones in California. A *Fault Hazard Investigation* was prepared by URS, dated December 4, 2001, as required by the Alquist-Priolo Act. The study confirmed active fault traces within the property. Fault set-back recommendations are provided in the report. Potential impacts will be further analyzed within the EIR.

## IV. Water Resources

The proposed project could significantly alter established drainage patterns or significantly increase the amount of runoff. The project could also adversely effect the rate or amount of runoff because it could result in a change to, or accelerate, flows in the existing watercourse. The proposed hydrology and water quality effects were evaluated in a *Drainage Report*, Piro Engineering dated December 13, 2001. The results of this analysis will be included in the EIR.

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). This potential impact will be evaluated further in the EIR.

V. Groundwater Resources

The project will obtain its water supply from the Yuima Municipal Water District; however, the project proposes the use of groundwater. Since the project will use groundwater, a technical investigation into the available groundwater resources will be required. The investigation must meet the requirements of the SAN DIEGO COUNTY GROUNDWATER ORDINANCE NO. 7994 (NEW SERIES) and must be completed by a California registered geologist. The investigation must also follow the recommendations given within COUNTY STANDARDS FOR THE SITE SPECIFIC HYDROGEOLOGIC INVESTIGATIONS. The results of the study and potential impacts to groundwater resources will be further analyzed within the EIR.

VI. Air Quality

The primary sources of air pollutants would be from grading and construction activities (short-term) and from vehicle trips associated with the proposed project.

A substantial amount of earthwork is anticipated for site preparation and construction of infrastructure and utilities servicing the project would require a substantial amount of construction traffic and associated emissions. Potential short-term construction-related air quality impacts should be evaluated in the EIR. In addition, particulate emissions from diesel-fired construction equipment have been added to the list of known carcinogens by the State of California. As such, health impacts from the diesel exhaust associated with the construction activities will be evaluated in the EIR.

The proposed project would result in approximately 650 Average Daily Trips (ADT). Screening criteria from the Bay Area Air Quality Management District (BAAQMD) suggests that projects that generate less than 2,000 ADT will have a less than significant impact on air quality. However, traffic levels in the vicinity of the project are currently operating at Level of Service (LOS) "C" or worse. In instances where the LOS has degraded to "D", "E", or "F", the potential for Carbon Monoxide "Hot Spots" can occur. As such, the impact from traffic associated with the additional development will be analyzed.

VII. Transportation/Circulation

A *Traffic Impact Analysis* by Linscott, Law & Greenspan was completed on June 27, 2001 in order to address potential impacts to traffic as a result of the project. The results of the study and potential impacts will be further analyzed within the EIR.

VIII. Biological Resources

The Proposed Project would impact sensitive habitat, as well as sensitive plant and animal species, as identified in the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001. The Technical Report also evaluated the biological resource impacts from the proposed off-site improvement impacts. The results of the analysis and proposed mitigation measures will be included in the EIR.

Even though wetlands and/or wetland buffer areas have been identified on the project, the project will not result in direct impacts or disturbance to wetlands. Indirect impacts to this habitat were addressed in the Technical Report and will be discussed in the EIR. In addition, the project site contains wetlands, streams, and waters of the U.S., which if impacted may result in significant alterations to known watersheds or wetlands that may be considered California Department of Fish and Game and/or Army Corps of Engineers jurisdictional wetlands or waters, and would potentially require a Section 1603 "Streambed Alteration Agreement" and/or 404 Permit. Impacts to these habitats will be discussed in the EIR.

IX. Noise

*The Acoustical Analysis Report* by Douglas Eilar and Associates, submitted December 13, 2001, has been reviewed by the County staff noise specialist. Potential impacts will be further reviewed within the EIR.

X. Public Services

This project is not in a water district nor is it within the Sphere-of-Influence of a district; however, it is located adjacent to the Yuima Municipal Water District. The District indicates that facilities to serve the project are reasonably expected to be available within the next 5 years based on the capital facility plans of the district. The project does require an amendment to the sphere-of-influence boundary and annexation to the district. A water pipeline exists in close proximity to the project boundary.

This project is not in a sewer district nor is it within the Sphere-of-Influence of a district. The Yuima Municipal Water District has filled out a service availability letter indicating that facilities to serve the project are not reasonably expected to be available within the next 5 years based on the capital facility plans of the district. The project requires an amendment to the District's Sphere-of-Influence and annexation to the District.

As a result, the proposed project will result in the need for new distribution systems or substantial alterations to existing systems because the existing sewer system is not available to serve the proposed project. Potential impacts will be further analyzed in the EIR.

XI. Utilities and Services

The proposed project may result in the need for new distribution systems or substantial alterations to existing systems because the existing sewer system is not available to serve the proposed project. Potential impacts will be further analyzed in the EIR.

XII. Aesthetics (includes Landform Modification)

The proposed project is adjacent to State Highway 76, a Third Priority Scenic Route. The project site may have visual impacts from grading that were evaluated in *The Visual Analysis Study for Schoepe Tentative Map* by TRS Consultants, dated December 13, 2001. In addition, a preliminary grading plan has been requested to show potential pad and driveway grading and all road way grading. Potential impacts and the projects conformance with RPO will be further analyzed in the EIR.

XIII. Cultural and Paleontological Resources

The property has been surveyed by a County certified archaeologist/historian (or by a County staff archaeologist/historian) and it has been determined that there is one (or more) archaeological/historical site on the property. Specifically, the staff archaeologist has examined the archaeological and/or historical resources present on the property and determined the site(s) have archaeological or historical significance. A *Cultural Resources Survey* by Professional Archaeological Services, dated December 2001 was completed to further evaluate the resources on site. The results of the survey and the projects conformance with RPO will be further analyzed within the EIR.

TM 5223RPL; P00-030  
Log No. 00-02-035

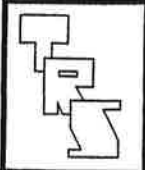
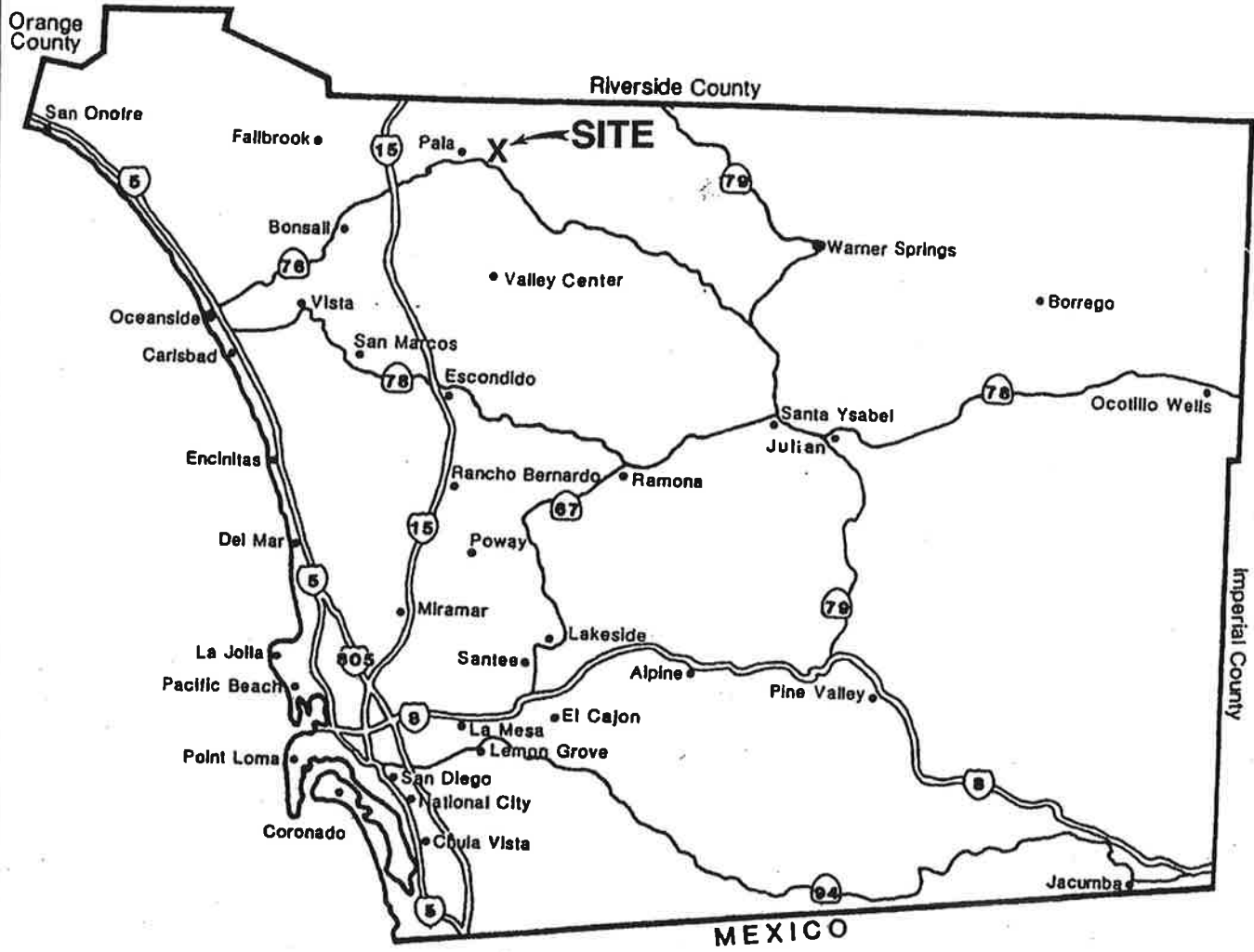
- 7 -

June 5, 2002

**Attachments:**

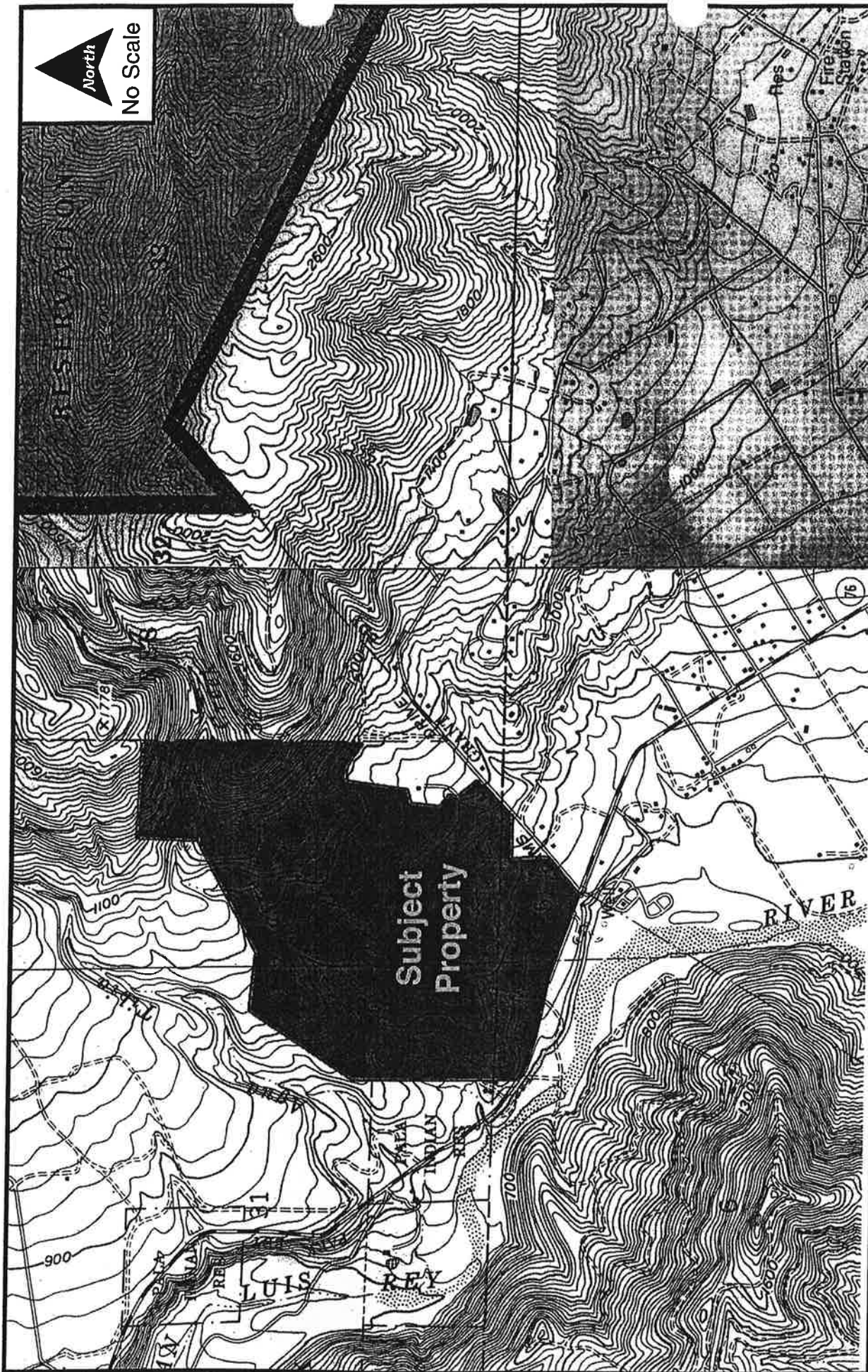
- Figure 1 - Project Regional Vicinity Map
- Figure 2 - Project Location Map - Detail
- Figure 3 - Tentative Map 5223  
Environmental Initial Study

ND0602\0002035-NOP;tf



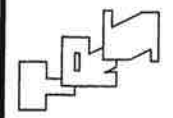
Regional Vicinity Map

Figure  
1




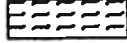


Subject Property on USGS "Pala"  
and "Boucher Hill" Quad Maps

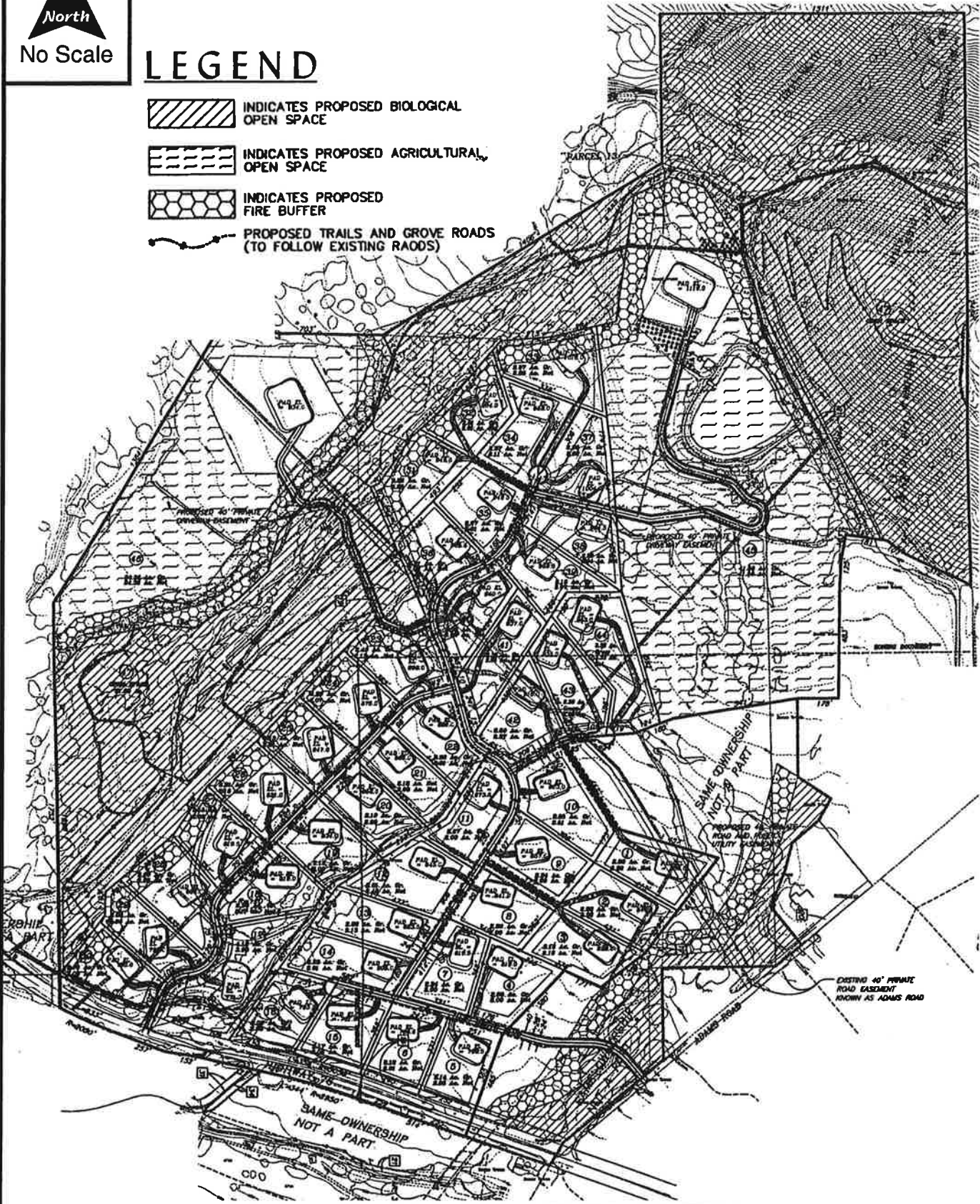
Figure  
2





# LEGEND

-  INDICATES PROPOSED BIOLOGICAL OPEN SPACE
-  INDICATES PROPOSED AGRICULTURAL OPEN SPACE
-  INDICATES PROPOSED FIRE BUFFER
-  PROPOSED TRAILS AND GROVE ROADS (TO FOLLOW EXISTING ROADS)



Tentative Map 5223 and P00-030

Figure 3



**Notice of Completion and Environmental  
Document Transmittal Form**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044--916/445-0613

See NOTE Below
SCH # _____

1. **Project Title:** Schoepe Tentative Map  
 2. **Lead Agency:** San Diego County, DPLU  
 3a. **Street Address:** 5201 Ruffin Road, Suite B  
 3b. **County:** San Diego County  
**Project Location** Two miles northwest of the intersection SR 76 and Cole Grade Road within the Pauma Valley Community  
 4. **County:** County of San Diego  
 4b. **Assessor's Parcel Nos.** 111-070-12 & 13, 111-080-06, 07, 08, 09, 10, 14, 15, 16, 17, 18 & 19  
 4c. **Section:** 32 **Twp:** 09S/01W  
 5a. **Cross Streets:** Pala Road & Adams Drive  
 6. **Within 2 Miles:** a. **State Hwy #:** \_\_\_\_\_  
 c. **Railways:** None  
 3. **Contact Person:** Mr. Joseph DeStefano II  
 3b. **City:** San Diego  
 3d. **Zip:** 92123-1666 3e. **Phone:** (858) 694-3692  
 4a. **City/Community:** Pauma Valley Community  
**Range:** San Bernardino Meridian  
 5b. **For Rural, Nearest Community:** Pauma Valley  
 b. **Airports:** \_\_\_\_\_  
 c. **Waterways:** \_\_\_\_\_

**7. Document Type**

- CEQA:** 01.  **NOP** 05.  **Supplemental/Subsequent EIR** **NEPA:** 09.  **NOI** **OTHER:** 13.  **Joint Document**  
 02.  **Early Cons** (Prior SCH No.: \_\_\_\_\_) 10.  **FONSI** 14.  **Final Document**  
 03.  **Neg Dec** 06.  **NOE** 11.  **Draft EIS** 15.  **Other** \_\_\_\_\_  
 04.  **Draft EIR** 07.  **NOC** 12.  **EA**

**8. Local Action Type**

01.  **General Plan Update** 05.  **Annexation** 09.  **Rezone** 12.  **Waste Mgmt Plan**  
 02.  **New Element** 06.  **Specific Plan** 10.  **Land Division (Subdivision, Parcel Map, Tract Map, etc.)** 13.  **Cancel Ag Preserve**  
 03.  **General Plan Amendment** 07.  **Community Plan** 11.  **Use Permit** 14.  **Reclamation Plan**  
 04.  **Master Plan** 08.  **Redevelopment**

**9. Development Type**

01.  **Residential: Units** 47 **Acres** 263  
 02.  **Office:** **Sq. Ft.** \_\_\_\_\_ **Acres** \_\_\_\_\_ **Employees** \_\_\_\_\_  
 03.  **Shopping/Commercial** **Sq. Ft.** \_\_\_\_\_ **Acres** \_\_\_\_\_  
 04.  **Industrial:** **Sq. Ft.** \_\_\_\_\_ **Acres** \_\_\_\_\_ **Employees** \_\_\_\_\_  
 05.  **Water Facilities:** **MGD** \_\_\_\_\_  
 06.  **Transportation:** **Type** \_\_\_\_\_  
 07.  **Mining: Mineral** \_\_\_\_\_  
 08.  **Power:** **Type** \_\_\_\_\_ **Watts** \_\_\_\_\_  
**Employees** \_\_\_\_\_  
 09.  **Waste Treatment: Type** \_\_\_\_\_  
 10.  **OCS Related**  
 11.  **Other:** \_\_\_\_\_

**10. Total Acres** 263 acres

**11. Total Jobs Created** \_\_\_\_\_

**12. Project Issues Discussed in Document**

- |   |   |  |  |
|---|---|--|--|
| 01. <input checked="" type="checkbox"/> <b>Aesthetic/visual</b>       | 09. <input checked="" type="checkbox"/> <b>Geologic/Seismic</b> | 17. <input type="checkbox"/> <b>Social</b>                         | 25. <input checked="" type="checkbox"/> <b>Wetland/Riparian</b>      |
| 02. <input checked="" type="checkbox"/> <b>Agricultural Land</b>      | 10. <input type="checkbox"/> <b>Jobs/Housing Balance</b>        | 18. <input type="checkbox"/> <b>Soil Erosion</b>                   | 26. <input checked="" type="checkbox"/> <b>Wildlife</b>              |
| 03. <input checked="" type="checkbox"/> <b>Air Quality</b>            | 11. <input type="checkbox"/> <b>Minerals</b>                    | 19. <input type="checkbox"/> <b>Solid Waste</b>                    | 27. <input type="checkbox"/> <b>Growth Inducing</b>                  |
| 04. <input checked="" type="checkbox"/> <b>Archaeology/Historical</b> | 12. <input checked="" type="checkbox"/> <b>Noise</b>            | 20. <input type="checkbox"/> <b>Toxic/Hazardous</b>                | 28. <input checked="" type="checkbox"/> <b>Incompatible Land Use</b> |
| 05. <input type="checkbox"/> <b>Coastal Zone</b>                      | 13. <input checked="" type="checkbox"/> <b>Public Services</b>  | 21. <input checked="" type="checkbox"/> <b>Traffic/Circulation</b> | 29. <input type="checkbox"/> <b>Cumulative Effects</b>               |
| 06. <input type="checkbox"/> <b>Economic</b>                          | 14. <input type="checkbox"/> <b>Schools</b>                     | 22. <input checked="" type="checkbox"/> <b>Vegetation</b>          | 30. <input type="checkbox"/> <b>Dark Skies</b>                       |
| 07. <input type="checkbox"/> <b>Fire Hazard</b>                       | 15. <input type="checkbox"/> <b>Septic Systems</b>              | 23. <input checked="" type="checkbox"/> <b>Water Quality</b>       | 31. <input type="checkbox"/> <b>Public Health and Safety</b>         |
| 08. <input checked="" type="checkbox"/> <b>Flooding/Drainage</b>      | 16. <input checked="" type="checkbox"/> <b>Sewer Capacity</b>   | 24. <input checked="" type="checkbox"/> <b>Water Supply</b>        |  |
- 13. Funding (approx.)** **Federal** \$None **State** \$None **Total** \$None

**14. Present Land Use and Zoning:** (19) Intensive Agriculture & (A70) Limited Agriculture

**15. Project Description:** The project proposes a major subdivision of 263 acres into 47 residential lots and one open space lot. The proposal includes a Major Use Permit that has been filed concurrently for a Planned Residential Development (PRD), which would cluster forty-four of the residential lots on two acre minimum lots in order to maximize the overall open space of the project. In addition, two large agricultural estates will be left in agricultural use. A total of 91.08 acres, or 34.6 percent of the project area is proposed for the natural open space lot. The project will utilize private roads and require public water and sewer service.

**16. Signature of Lead Agency Representative** Joseph DeStefano II **Date** 2/10/02

**NOTE:** Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

**Reviewing Agencies**

- Resources Agency
- Boating & Waterways
- Conservation
- Fish and Game
- Forestry
- Colorado River Board
- Dept. Water Resources
- Reclamation
- Parks & Recreation
- Office of Historic Preservation
- Native American Heritage Commission
- S.F. Bay Cons & Dev't Commission
- Coastal Commission
- Energy Commission
- State Lands Commission
- Air Resources Board
- Solid Waste Management Board
- SWRCB: Sacramento
- RWQCB: Region #9
- Water Rights
- Water Quality
- Caltrans District \_\_\_\_\_
- Dept. Of Transportation Planning
- Aeronautics
- California Highway Patrol
- Housing and Community Dev't
- Statewide Health Planning
- Health
- Food and Agriculture
- Public Utilities Commission
- Public Works
- Corrections
- General Services
- OLA
- Santa Monica Mountains
- TRPA
- OPR - OLGA
- OPR - Coastal
- Bureau of Land Management
- Forest Service
- Other: Conservation - Division of Mines and Geology
- Other \_\_\_\_\_

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_ Catalog Number \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_ Applicant \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_ Consultant \_\_\_\_\_  
 Date to SCH \_\_\_\_\_ Contact \_\_\_\_\_ Phone \_\_\_\_\_  
 Clearance Date \_\_\_\_\_ Address \_\_\_\_\_

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



GARY L. PRYOR  
DIRECTOR  
(858) 694-2962

# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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

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

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

May 21, 2002

### INITIAL STUDY FORM

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

TM 5223RPL; P00-030; Log No. 00-02-035; SCHOEPE TENTATIVE MAP

2. Description of Project:

The project proposes a major subdivision of 263 acres into 47 residential lots and one open space lot. A Major Use Permit has been filed concurrently for a Planned Residential Development (PRD) that would cluster 44 of the residential lots on minimum two acre lots, to maximize the overall open space of the project. Two large agricultural estates will be left in agricultural use. The total area proposed for the natural open space lot is 91.08 acres, or 34.6% of the project. Approximately 74% of the lots will be in the flatter area of the project.

The project will utilize private roads and require public water and sewer service. The project is calculated to generate 650 average daily trips (325 inbound/325 outbound) with 15 inbound trips and 35 outbound trips during the AM peak hour and 45 inbound/20 outbound trips during the PM peak hour. In order to obtain water and sewer service the project will need to extend the Sphere-of-Influence boundaries and annex to the Yuima Water District.

3. Project Sponsor's Name and Address:

Adolf Schoepe Enterprises  
Ron Ferguson  
4060 Sunnyhill Drive  
Carlsbad, CA 92008

4. Project Location:

The project is regionally located in the County of San Diego, within the Pala/Pauma Subregional Plan. The subject site is located approximately two miles northwest the intersection of SR 76 and Cole Grade Road, the main artery

of the Pauma Valley Community. The project is situated between the Pala Reservation on the east and the Wilderness Garden Country Park on the west. SR 76 forms the southern boundary of the property. The Cleveland National Forest is on the northern boundary. Specifically, the project is located on the north side of Pala Road and on the west side of Adams Drive.

Thomas Brothers Coordinates: Page 409, Grid E/6

5. Surrounding Land Uses and Environmental Setting:

Land use surrounding the proposed project is primarily designated as Indian Reservation or Public Parkland. The area to the southeast is zoned intensive agriculture. The area to the southwest is undeveloped rugged terrain rising up from the San Luis River valley. A recreational vehicle park is located directly across SR 76 to the southeast of the project. The community of Pauma Valley is approximately two miles southeast of the project, along SR 76. Agriculture, large estate lots, commercial development, and residential use are the components of the local setting in the community.

The low point of approximately 740 feet above Mean Seal Level (MSL) is on the southern boundary, adjacent to SR 76. The high point of approximately 1,600 feet MSL is in the northeast corner of the site. Land to the east continues to rise steeply. Areas to the west of the site are at a lower elevation. The San Luis Rey River runs parallel to SR 76 past the southwestern boundary of the site. The topography rises to the southwest of the river.

The area surrounding the project site is characterized as a river valley (Pauma Valley) with steep slopes that grade down into the San Luis Rey River floodplain. The site is surrounded by Coastal sage scrub and scattered Coast live oak woodlands to the northwest and northeast, San Luis Rey River floodplain to the southwest and fruit groves and public campgrounds to the south border the project area. The project site is primarily developed with groves of various commercial fruit trees, but also comprised of riparian scrub, Coast live oak woodland, Coastal sage scrub, chaparral, pasture land, developed land and disturbed land. The remainder of the property is comprised of dirt and unpaved roads and approximately 13 existing structures, including residential dwellings and numerous ancillary farm structures. Additionally, the property consists of three major drainages that flow into the San Luis Rey River flood plain, two distinct areas with the San Luis Rey River Floodplain, and one 3.24-acre reservoir located along the northeast portion of the property.

6. General Plan Designation  
Community Plan: Pala-Pauma Community Plan  
Land Use Designation: (19) Intensive Agriculture  
Density: 1 du/2 acres – 80% of land > 25% slope  
1 du/4 acres – average slope > 25% slope  
1 du/8 acres – average slope < 25% slope
7. Zoning  
Use Regulation: A70 (Limited Agriculture)  
Density: 1 du/4 acres  
Special Area Regulation: None
8. Environmental resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".
  - Land Use and Planning (includes Community Character)
  - Agricultural Resources
  - Air Resources
  - Geological Issues
  - Water Resources
  - Groundwater Resources
  - Transportation/Circulation
  - Biological Resources
  - Noise
  - Public Services
  - Utilities and Services
  - Aesthetics (includes Landform Modification)
  - Cultural and Paleontological Resources
9. Lead Agency Name and Address:  
  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B MS O650  
San Diego, California 92123-1666
10. Lead Agency Contact and Phone Number:  
  
Joseph DeStefano II, Environmental Management Specialist III  
(858) 694-3692  
joseph.destefano@sdcounty.ca.gov

11. Anticipated discretionary actions and the public agencies whose discretionary approval is necessary to implement the proposed:

<u>Permit Type/Action</u>	<u>Agency</u>
Tentative Map	County of San Diego
Major Use Permit	County of San Diego
Grading Permit	County of San Diego
Clearing and Grading Permit	County of San Diego
Habitat Loss Permit	County of San Diego
Streambed Alteration Agreement	Calif. Dept. of Fish and Game (CDFG)
Endangered Species Act - Section 7 or 10a	U.S. Fish and Wildlife Service (USFWS)
Clean Water Act - Section 404 Permit	U.S. Army Corps of Engineers
Clean Water Act	Regional Water Quality Control Board
Annexation to Yuima Municipal Water District	Local Agency Formation Commission (LAFCo)

12. State agencies (not included in #11) that have jurisdiction by law over natural resources affected by the project:

None.

13. Participants in the preparation of this Initial Study:

Joseph DeStefano II, Lead Environmental Analyst, DPLU  
Kristin Blackson, Environmental Analyst, DPLU  
John Bennett, Environmental Specialist – Noise, DPLU  
Laura Maghsoudlou, Environmental Specialist – Geology, DPLU  
Donna Beddow, Environmental Specialist – Cultural Resources, DPLU  
Brett Solomon, Environmental Specialist- Biology, DPLU  
Kray VanKirk, Environmental Specialist – Biology, DPLU  
Bill Stocks, Project Manager, DPLU  
Ken Brazell, Project Manager, DPW

Initial Study,  
TM 5223RPL; P00-030  
Log No. 00-02-035

- 5 -

May 21, 2002

14. Initial Study Determination:

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



JOSEPH DESTEFANO II, Environmental Analyst  
County of San Diego, Department of Planning and Land Use  
Resource Planning

Date: May 21, 2002

## ENVIRONMENTAL ANALYSIS FORM

DATE: May 21, 2002  
PROJECT NAME: Schoepe Tentative Map  
PROJECT NUMBER(S): TM 5223RPL; P00-030; BC 00-0205

### EXPLANATION OF ANSWERS:

The following questions are answered either "Potentially Significant Impact", "Potentially Significant Unless Mitigation Incorporated", "Less Than Significant Impact", or "Not Applicable" and are defined as follows.

**"Potentially Significant Impact."** County staff is of the opinion there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures or feasible project changes.

"Potentially Significant Impact" means that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

**"Potentially Significant Unless Mitigation Incorporated."** County staff is of the opinion there is substantial evidence that the project may have a potentially significant adverse effect on the resource. However, the incorporation of mitigation measures or project changes agreed to by the applicant has clearly reduced the effect to a less than significant level.

**"Less Than Significant Impact."** County staff is of the opinion that the project may have an effect on the resource, but there is no substantial evidence that the effect is potentially significant and/or adverse.

**"Not Applicable."** County staff is of the opinion that, as a result of the nature of the project or the existing environment, there is no potential for the proposed project to have an effect on the resource.

### I. LAND USE AND PLANNING

1. Would the proposal potentially be in conflict with any element of the General Plan including community plans, land use designation, or zoning?

#### **Potentially Significant Impact.**

This project proposes a major subdivision of 263 acres into 46 residential lots and 1 open space lot. A Major Use Permit has been filed concurrently for a Planned Residential Development (PRD) that would cluster



residential development on minimum 2-acre lots. The site is zoned A70 (4) and has a General Plan Designation of (19) Intensive Agriculture. The site will utilize private roads, public water and sewer.

The following is a plan-by-plan discussion of project planning/design issues related to the project:

a. General Plan - Regional Land Use Element

The project is located in the Estate Development Area Regional Category. This category combines agricultural and low density residential uses (parcel sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority. This project proposes clustering. Clustering is permitted in any land use designation found compatible with the Estate Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or "clustered", through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.

This project proposes a planned development and, as such, must conform to the following standards, as well as to other applicable County regulations:

- At least 40% of the project is in a permanent open space easement.

Permanent open space easements are located on a number of lots. Lot 47 is an open space lot that totals 91.08 acres or 34.61% of the site. An additional 14.19 acres is required to provide the minimum 40% required. It appears that there is more than enough area in proposed open space easements within the residential lots to attain the minimum 40% requirement.

- No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.

The project is consistent with this standard.

- The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is one acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres.

This project proposes to be served by sewer from the Yuima Sewer District.

- The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes and any other relevant factors.

The project is consistent with this requirement.

- Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided consistent with County Groundwater Policy I-77.

The project proposes to receive water service from the Yuima Municipal Water District.

- The project would not have a more significant environmental effect than would an equivalent non-clustered development.

The applicant will need to provide an exhibit showing an "equivalent non-clustered development" before staff can consider the project consistent with this standard.

- The project conforms to any additional criteria, standards or limitations, which may be required by the applicable community or sub-regional plan.

b. Community Plan

The project site is located within the Pala-Pauma Subregional Plan Area and it is subject to the (19) Intensive Agriculture Land Use Designation. This designation promotes a variety of agricultural uses including minor commercial, industrial and public facility uses appropriate to agricultural operations or supportive of the agricultural population. Clustering when located within the Estate Development Area Category is permitted. Regional Land Use Element Policy 1.3 shall govern the minimum parcel size and maximum number of dwelling units in such cluster development. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where at least 80% of the project area does not exceed 25% slope: 0.5 dwelling unit per gross acre.
- Where the average slope of the project area does not exceed 25%: 0.25 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 25%: 0.125 dwelling unit per gross acre.

The average slope of the project site is about 23%. Thus the project is allowed to propose a density of .25 dwelling unit per acre. At this density the project area of 263.17 acres would yield 66 dwelling units and the project proposes only 46.

The project is also subject to the provisions of the Pala-Pauma Subregional Plan Text. The project is generally consistent with the policies set forth in the text. For instance, Policy 7 of the Land Use Chapter states:

"7. Avocational agriculture, primarily orchard crops on small parcels, is found throughout the Pala/Pauma Subregion. Where the use of land is primarily residential, avocational agriculture is considered to be of benefit to both the economy and environment; therefore,

RECOGNIZE THAT AVOCATIONAL AGRICULTURE IS A  
COMPATIBLE SECONDARY USE OF LAND THROUGHOUT  
THE SUBREGION."

The minimum two-acre lots proposed by this project are large enough to allow avocational agriculture to take place especially if the existing fruit trees were retained on the site.

The Public Services and Facilities Goal is as follows:

"IT IS THE GOAL OF THE COUNTY OF SAN DIEGO THAT PUBLIC SERVICES AND FACILITIES BE PROVIDED IN A PLANNED AND ORDERLY FASHION AND THEY WILL BE PHASED IN FIVE YEAR INCREMENTS IN RESPONSE TO EVOLVING AND CHANGING MARKET DEMANDS."

The applicant will need to work with the Yuima Municipal Water District to provide evidence on how the project will be compatible with this goal.

The Conservation and Parks Goal is as follows:

"IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROTECT THE ENVIRONMENTAL RESOURCES DESIGNATED AS "RESOURCE CONSERVATION AREAS" IN THE CONSERVATION ELEMENT.

A large portion of the project area is located within the Palomar Mountain Resource Conservation Area. The sensitive resources within this area include Oak Woodlands, Riparian Woodlands and other wildlife habitat. The applicant will need to provide evidence on how the project is compatible with this Resource Conservation Area.

c. Board of Supervisors Policy I-59 (Large Scale Projects)

This project is defined as a large scale project because it is located in a General Plan category other than the Current or Future Urban Development Areas, is 100 or more acres in size, and it could, based on existing zoning, develop 50 or more dwelling units. It is the policy of the Board of Supervisors that large scale projects may not be approved unless a Specific Plan is prepared that

demonstrates that the project is consistent with the following criteria:

- conforms with all existing State laws and local ordinances;
- is consistent with the adopted General Plan Elements including community plans;
- is compatible with adjacent development;
- is consistent with the County's growth management policies; and
- will be served by adequate public services and facilities concurrent with need.

A Specific Plan may be waived for a large scale project if the Planning Commission or, on appeal, the Board of Supervisors finds that:

- (1) The project includes all the contiguous property owned or controlled by the same person or persons, and
- (2) The project will be able to provide for all the improvement and public services and facilities needed to support the development of the property at the proposed intensity. Also, that the proposed intensity is not above the maximum density or intensity of development permitted by The Zoning Ordinance without need for a Zone Reclassification.

The applicant must either file an application for a Specific Plan or provide evidence that the project is consistent with the standards indicated above.

d. Zoning Ordinance

Density

The project site has a zoned density of .25 dwelling unit per acre. At this density the project area of 263.17 acres would yield 66 dwelling units and the project proposes only 54.

Other Development Regulations

Minimum Lot Area: The 4-acre minimum lot area designator does not apply to this project because it proposes a planned development pursuant to Section 6600 of The Zoning Ordinance.

The Planned Development Standards require the minimum lot sizes of projects subject to the A70 Use Regulations to be no less than 50% of the zoned minimum lot size. The project is consistent with this requirement because none of the proposed lots have a net acreage of less than two acres.

Building Type: The "C" Designator provides for the single detached residences proposed by this project.

Height: The "G" Designator provides for 2 stories with a maximum height of 35 feet. This is typical of most areas zoned for estate residential uses. No residences are proposed at this time.

Setback: The "C" Designator requires a 60-foot front yard; a 15-foot interior side yard; 35-foot exterior side yard and a 25-foot rear yard. These lots are large enough to accommodate the construction of an estate residence within these setback parameters.

#### Special Area Regulations

A portion of the project site is subject to the Flood Plain Special Area Regulations. The purpose of these provisions is to protect the public health, safety and welfare and reduce the financial burden on the County and its inhabitants and property owners by eliminating or reducing the need for the construction of flood control channels, dikes, dams and other flood control improvements that would be required if scattered and unplanned development is permitted to occur. The applicant is required to submit a drainage study that will ensure conformance with these regulations.

#### Major Use Permit for a Planned Development

This project proposes residential clustering. As such it is subject to the Planned Development Special Area Regulations (5800) and the Planned Development Standards (6600). The purpose of the Planned Development Special Area Regulations is to insure the following:

- (1) the preservation of land areas within the unincorporated territory of San Diego County which possess unique characteristics and features of a geographical, geological,

topographical, environmental, scenic or historical nature;  
and/or

- (2) to permit a more creative and imaginative design for development of any area than is generally possible under conventional zoning regulations which will result in more economical and efficient use of land while providing a higher level of amenities and open space.

The purpose of the Planned Development Standards is to carry out the intent of Planned Development Special Area Regulations. A planned development must consist of an integrated development located on a single tract of land, or on two or more tracts of land, which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed comprehensive plan encompassing such elements as the location of structures, the circulation pattern, parking facilities, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

#### General Development Criteria.

- (1) **Compatibility with Adjacent Land Uses.** A planned development shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.
- (2) **Relation to Natural Features.** A planned development shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.

The applicant shall provide evidence using exhibits, if necessary, to explain how the project is consistent with these criteria.

The project is generally consistent with most of the planned development standards. The applicant will need to provide an analysis of the amount of "usable open space" that will be provided for each lot.

Section 7358 of The Zoning Ordinance sets forth the findings that must be made before a Major Use Permit for a planned development can be granted. The applicant must provide evidence, including exhibits if necessary, explaining how the project is consistent with these findings.

e. Subdivision Ordinance

Design Standards

Section 81.401 of the Subdivision Ordinance sets forth design standards to which all subdivisions must conform. The project is consistent with these standards except as follows:

- (1) The side lines of all lots shall be at right angles or radial to the street upon which the lots front with a maximum deviation of up to 10 degrees allowed. The side lines between the following lots are not consistent with this standard: 9/10; 12/13; 13/14; 14/16; 33/37; 33/34; 38 & 39; 40/41; 41 & 42;.

The applicant must request a waiver of this requirement for this project or redesign the project so that it is consistent with this requirement.

It should be noted that the 30-foot private driveway easement proposed between Lots 8 and 9 might not be allowed. The wider 40-foot easement would need to be deducted from the net area of the lots. Since these lots are currently at the minimum of two acres, an increase in the width of the easement would make these lots less than two acres and inconsistent with the requirements of the Planned Development Standards.



Access

The project will take access off of State Highway 76 and Adams Road that is a 40-foot private road easement.

2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

**Potentially Significant Impact.**

In the review of the project, potential conflicts with the Regional Air Quality Strategy (RAQS) have been identified (see discussion of air quality issues, below). No other conflicts with environmental plans or policies adopted by other agencies have been identified. These agencies include, but are not limited to: the California Regional Water Quality Control Board, California Department of Fish and Game, the Federal Department of Fish and Wildlife Service, the State Department of Health Services, and the County Department of Environmental Health.

3. Does the proposal have the potential to be incompatible with existing or planned land uses or the character of the community?

**Potentially Significant Impact.**

The proposed use may have a harmful effect on the neighborhood character because the area surrounding the project site is developed with large lot residential and intensive agricultural uses. Staff has concerns regarding the proposed two-acre lot sizes. Lot sizes surrounding the project are a minimum four-acres in size with a majority of the lots consisting of eight acre or larger. Additionally, they are predominately agricultural in nature. A *Community Character Study for Schoepe Tentative Map* has been completed by TRS Consultants dated, December 2001. Potential impacts will be further analyzed in the EIR.

4. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community?

**Less Than Significant Impact.**

The proposed project will not significantly disrupt or divide the established community because the physical arrangement of established development is generally one of rural uses and character. The proposed project will not require the introduction of new utilities to the area.

## II. AGRICULTURE RESOURCES

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

1. Would the proposal convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or have a potentially adverse effect on prime agricultural soils as identified on the soils map for the Conservation Element of the San Diego County General Plan?

### **Potentially Significant Impact.**

The project site contains Unique Farmland. The project site encompasses a relatively large acreage of land, 263 acres, and is surrounded by existing agricultural operations and lands designated to be subject to the AG2020 lawsuit. The conversion of on-site Farmland to non-agricultural use would result in a potentially significant impact and would also have a potentially adverse effect on the prime agricultural soils on-site. Based on these circumstances the development of the project site will result in a potentially significant impact and will be further analyzed within the EIR.

2. Would the proposal conflict with existing zoning for agricultural use, or a Williamson Act Contract?

### **Potentially Significant Impact.**

The project site is zoned for A70 (Limited Agriculture) and is within the General Plan Land Use Designation of (19) Intensive Agriculture. The surrounding area is within the General Plan Land Use Designation of (19) Intensive Agriculture. Based on these circumstances the development of the project site will result in a potentially significant impact and will be further analyzed within the EIR.

3. Would the proposal involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?

**Potentially Significant Impact.**

The project site and surrounding area contain agriculture uses. The proposal involves changes in the existing environment, which due to the location or nature, could result in conversion of Farmland to a non-agricultural use and result in a potentially significant impact. Based on these circumstances the development of the project site will result in a potentially significant impact and will be further analyzed within the EIR.

**III. POPULATION AND HOUSING**

1. Would the proposal potentially induce substantial growth either directly or indirectly?

**Potentially Significant Impact.**

This project is not in a water district nor is it within the Sphere-of-Influence of a district; however, it is located adjacent to the Yuima Municipal Water District. The District indicates that facilities to serve the project are reasonably expected to be available within the next five years based on the capital facility plans of the district. The project does require an amendment to the sphere-of-influence boundary and annexation to the district. A water pipeline exists in close proximity to the project boundary.

This project is not in a sewer district nor is it within the Sphere-of-Influence of a district. The Yuima Municipal Water District has filled out a service availability letter indicating that facilities to serve the project are not reasonably expected to be available within the next five years based on the capital facility plans of the district. The project requires an amendment to the District's Sphere-of-Influence and annexation to the District.

Potential growth inducing impacts have been analyzed in a *Growth Inducement Study for Schoepe Tentative Map*, completed by TRS Consultants, dated December 13, 2001. Potential impacts will be further analyzed within the EIR.

2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing?

**Less Than Significant Impact.**

The proposed project will not displace residential uses but will result in a net gain of housing potential.

#### IV. GEOLOGIC ISSUES

1. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground failure (liquefaction), rockfall, or landslides?

##### **Potentially Significant Impact.**

The project is located within a hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1994, Fault-Rupture Hazards Zones in California. A *Fault Hazard Investigation* was prepared by URS, dated December 4, 2001, as required by the Alquist-Priolo Act. The study confirmed active fault traces within the property. Fault set-back recommendations are provided in the report. Potential impacts will be further analyzed within the EIR.

2. Would the proposal result in potentially significant increased erosion or loss of topsoil?

##### **Less Than Significant Impact.**

According to the Soil Survey of San Diego County, the soils on-site are identified as Cieneba-Fallbrook rocky sandy loam (CnG2) (CnE2), Greenfeild sandy loam (GrD), Soboba stony loamy sand (SsE), and Stony land (SvE). The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project is required to comply with the Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. Due to these factors, it has been found that the project will not result in significantly increased erosion potential.

3. Would the proposal result in potentially significant unstable soil conditions (expansive soils) from excavation, grading, or fill?

##### **Less Than Significant Impact.**

A review of the Soil Survey, San Diego Area CA by the U.S. Department of Agriculture has identified no soils on the site that have a HIGH shrink-swell behavior. All mapped soils on the site have a low to moderate shrink-swell behavior. Therefore, on-site soil conditions are stable and do not have adverse potential for development activity.

4. Would the proposal result in a potentially significant adverse effect to unique geologic features?

**Less Than Significant Impact.**

On a site visit completed by Laura Maghsoudlou in August 2001 no significant geological features were identified on-site. No known unique geologic features were identified on the property or in the immediate vicinity on the Natural Resources Inventory of San Diego County listed in the Conservation Element of the San Diego County General Plan. Since no unique geologic features are present on the site, no adverse impacts will result from the proposed project.

5. Would the proposal result in potentially significant loss of availability of a significant mineral resource that would be of future value to the region?

**Less Than Significant Impact.**

The project will result in a loss of availability of a known significant mineral resource that would be of value to the region. The project is located in a significant mineral resource area, known as Mineral Resource Zone 2 (MRZ-2), as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996).

The project is also located in a mineral resource area known as Mineral Resource Zone 3 (MRZ-3), as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996). This area contains minerals, the significance of which cannot be evaluated from the data available. Due to the existing land use and zoning designations as residential and impact sensitive, and the proximity of Units 6 and 7 to approved and nearly completed estate residential development, the mining of minerals is not considered feasible at these sites. Therefore,

the development of estate lots would not result in a significant loss of availability of significant mineral resources.

## V. WATER RESOURCES

1. Would the proposal violate any waste discharge requirements?

### **Potentially Significant Impact.**

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with any waste discharge requirements. This potential impact will be evaluated further in the EIR.

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

### **Potentially Significant Impact.**

The project lies in the Pauma hydrologic subarea, within the San Luis Rey hydrologic unit - that is impaired for Coliform bacteria and nutrients.

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). Potential impacts will be evaluated further in the EIR.

3. Would the proposal result in a potentially significant increase in the demand on the local imported water system?

### **Less Than Significant Impact.**

This project is not in a water district nor is it within the Sphere-of-Influence of a district; however, it is located adjacent to the Yuima Municipal Water District. The District indicates that facilities to serve the project are reasonably expected to be available within the next five years based on the capital facility plans of the district. The project does require an amendment to the sphere-of-influence boundary and annexation to the district. A water pipeline exists in close proximity to the project boundary.

4. Does the project comply with the County of San Diego WPO?

**Undetermined.**

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego WPO. This potential impact will be evaluated further in the EIR.

4. Would the proposed project substantially alter the existing drainage of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

**Potentially Significant Impact.**

The proposed project could significantly alter established drainage patterns or significantly increase the amount of runoff. The project could also adversely effect the rate or amount of runoff because it could result in a change to, or accelerate, flows in the existing watercourse. The proposed hydrology and water quality effects were evaluated in a *Drainage Report*, Piro Engineering dated December 13, 2001. The results of this analysis will be included in the EIR.

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego WPO. This potential impact should be evaluated further in the EIR.

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

**Potentially Significant Impact.**

The proposed project could significantly alter established drainage patterns or significantly increase the amount of runoff. The project could also adversely effect the rate or amount of runoff because it could result in a change to, or accelerate, flows in the existing watercourse. The proposed hydrology and water quality effects were evaluated in a *Drainage Report*, Piro Engineering dated December 13, 2001. The results of this analysis will be included in the EIR.

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego WPO. This potential impact will be evaluated further in the EIR.

7. Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

**Potentially Significant Impact.**

The proposed project could significantly alter established drainage patterns or significantly increase the amount of runoff. The project could also adversely effect the rate or amount of runoff because it could result in a change to, or accelerate, flows in the existing watercourse. The proposed hydrology and water quality effects were evaluated in a *Drainage Report*, Piro Engineering dated December 13, 2001. The results of this analysis will be included in the EIR.

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego WPO. This potential impact will be evaluated further in the EIR.

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

**Potentially Significant Impact.**

The project lies in the Pauma hydrologic subarea, within the San Luis Rey hydrologic unit – that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

A Stormwater Management Plan/Stormwater Maintenance Plan has been requested to determine conformance with the County of San Diego WPO. This potential impact will be evaluated further in the EIR.



9. Would the proposal provide substantial additional sources of polluted runoff?

**Potentially Significant Impact.**

The project proposes development in a substantially undeveloped portion of the County, within the Pauma hydrologic subarea, within the San Luis Rey hydrologic unit. Introduction of urban pollutants into the watershed, and hardscaping in the form of roadways and development pads may result in the potential impact on drainage structures. Under the County of San Diego WPO, these impacts will be addressed as part of the SWMP being prepared for the proposed project. This potential impact will be discussed within the EIR.

10. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse effect on groundwater quantity?

**Undetermined.**

The project will obtain its water supply from the Yuima Municipal Water District; however, the project proposes the use of groundwater. Since the project will use groundwater, a technical investigation into the available groundwater resources will be required. The investigation must meet the requirements of the SAN DIEGO COUNTY GROUNDWATER ORDINANCE NO. 7994 (NEW SERIES) and must be completed by a California registered geologist. The investigation must also follow the recommendations given within COUNTY STANDARDS FOR THE SITE SPECIFIC HYDROGEOLOGIC INVESTIGATIONS. The results of the study and potential impacts to groundwater resources will be further analyzed within the EIR.

11. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?

**Less Than Significant Impact.**

The proposed project does not indicate any significant potential sources of chemicals or compounds which will contaminate groundwater sources and decrease the quality of the groundwater to below the standards as set by the San Diego Regional Water Quality Control Board's (SDRWQCB's)

Basin Plan, Groundwater Quality Objectives. However, prior to construction/grading of the site, the owner and/or facility operator is required to investigate coverage under the General Dewatering Permit by contacting the SDRWQCB at (619) 467-2952. In addition, if future uses allowed under the General Impact Industrial Use Regulations (M54) involve contaminants and/or the planned discharge of waste to waters of the State or ground/soil, a permit may be required by the SDRWQCB.

12. Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

**Undetermined.**

The project will obtain its water supply from the Yuima Municipal Water District; however, the project proposes the use of groundwater. Since the project will use groundwater, a technical investigation into the available groundwater resources will be required. The investigation must meet the requirements of the SAN DIEGO COUNTY GROUNDWATER ORDINANCE NO. 7994 (NEW SERIES) and must be completed by a California registered geologist. The investigation must also follow the recommendations given within COUNTY STANDARDS FOR THE SITE SPECIFIC HYDROGEOLOGIC INVESTIGATIONS. The results of the study and potential impacts to groundwater resources will be further analyzed within the EIR.

## VI. AIR QUALITY

1. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation?

**Potentially Significant Impact.**

The primary sources of air pollutants would be from grading and construction activities (short-term) and from vehicle trips associated with the proposed project.

A substantial amount of earthwork is anticipated for site preparation and construction of infrastructure and utilities servicing the project would require a substantial amount of construction traffic and associated emissions. Potential short-term construction-related air quality impacts should be evaluated in the EIR. In addition, particulate emissions from diesel-fired construction equipment have been added to the list of known

carcinogens by the State of California. As such, health impacts from the diesel exhaust associated with the construction activities will be evaluated in the EIR.

The proposed project would result in approximately 650 Average Daily Trips (ADTs). Screening criteria from the Bay Area Air Quality Management District (BAAQMD) suggests that projects that generate less than 2,000 ADT will have a less than significant impact on air quality. However, traffic levels in the vicinity of the project are currently operating at Level of Service (LOS) "C" or worse. In instances where the LOS has degraded to "D", "E", or "F", the potential for Carbon Monoxide "Hot Spots" can occur. As such, the impact from traffic associated with the additional development will be analyzed.

2. Would the proposal have the potential to significantly increase the exposure of people to any excessive levels of air pollutants?

**Potentially Significant Impact.**

Based on a site visit conducted by County Staff in August 2001, the project is not located near any identified source of noxious emissions, and will not expose people to excessive levels of air pollutants from off-site sources. However, as discussed above, construction activities associated with the project will result in emissions of pollutants that have been designated by the State of California as a known carcinogen. As part of the EIR, the project will evaluate the potential impacts of these pollutants on neighboring properties.

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area?

**Less Than Significant Impact.**

No potential sources of objectionable odors have been identified within the proposed project. Thus, the project is not expected to generate any significant levels of objectionable odors.

## VII. TRANSPORTATION/CIRCULATION

1. Would the proposal result in a potential degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity?

**Potentially Significant Impact.**

A *Traffic Impact Analysis* by Linscott, Law & Greenspan was completed on June 27, 2001, in order to address potential impacts to traffic as a result of the project. The results of the study and potential impacts will be further analyzed within the EIR.

2. Would the proposal result in potentially significant impacts to traffic safety (e.g., limited sight distance, curve radii, right-of-way)?

**Less Than Significant Impact.**

The project will not have any significant impacts on traffic safety. The private engineer will certify the project, that it has adequate sight distance prior to final occupancy and that all roads and driveways are built to County Standards. The applicant will be required to design and construct all public and private roads per the County Public and Private Road Standards as well as applicable CALTRANS standards.

3. Would the proposal potentially result in insufficient parking capacity on-site or off-site?

**Less Than Significant Impact.**

The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with The Zoning Ordinance.

4. Would the proposal result in a potentially significant hazard or barrier for pedestrians or bicyclists?

**Less Than Significant Impact.**

The project does not propose any hazards or barriers for pedestrians or bicyclists, nor will it affect existing conditions on any County road in the area for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as they relate to pedestrians and bicyclists.

**VIII. BIOLOGICAL RESOURCES**

1. Would the proposal result in potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats?

**Potentially Significant Impact.**

The Proposed Project would impact sensitive habitat, as well as sensitive plant and animal species, as identified in the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001. The Technical Report also evaluated the biological resource impacts from the proposed off-site improvement impacts. The results of the analysis and proposed mitigation measures will be included in the EIR.

2. Does the project comply with the Sensitive Habitat Lands section (Article IV, Item 6) of the Resource Protection Ordinance (RPO)?

**Undetermined.**

Sensitive habitat lands were identified on the site, as identified in the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001. The proposed development, grading, grubbing, clearing, or any other activity associated with the project could damage sensitive lands. The results of the technical study and proposed mitigation measures will be included in the EIR.

3. Would the proposal result in potentially significant adverse effects to wetland habitats or wetland buffers? Is the project in conformance with wetland and wetland buffer regulations within the RPO?

**Potentially Significant Impact.**

Even though wetlands and/or wetland buffer areas have been identified on the project, the project will not result in direct impacts or disturbance to wetlands. Indirect impacts to this habitat were addressed in the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001, and will be discussed in the EIR.

4. Does the proposed project have the potential to discharge material into and/or divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream, lake, wetland or water of the U.S. in

which the California Department of Fish and Game and/or Army Corps of Engineers maintain jurisdiction over?

**Potentially Significant Impact.**

The project site contains wetlands, streams, and waters of the U.S., which if impacted may result in significant alterations to known watersheds or wetlands that may be considered California Department of Fish and Game and/or Army Corps of Engineers jurisdictional wetlands or waters, and would potentially require a Section 1603 "Streambed Alteration Agreement" and/or 404 Permit. Impacts to these habitats were addressed in the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001, and will be discussed in the EIR.

5. Would the proposal result in potentially significant adverse effects to wildlife dispersal corridors?

**Less Than Significant Impact.**

The *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001, identified wildlife corridor impacts as indirect and less than significant. The results of this analysis will be addressed in the EIR.

6. Does the proposed project conform to the Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO)?

**Not Applicable.**

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the MSCP. Therefore, conformance with the MSCP and the BMO is not required.

7. Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

**Undetermined.**

The proposed project would result in significant impacts to Diegan coastal sage scrub and a Habitat Loss Permit will be required, as discussed in the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001. The results of this analysis and proposed mitigation measures will be included in the EIR.

**IX. HAZARDS**

1. Would the proposal present a significant risk of accidental explosion or release of hazardous substances?

**Less Than Significant Impact.**

The proposed project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

2. Would the proposal have the potential to significantly interfere with the County of San Diego Operational Area Emergency Plan or the County of San Diego Operational Site Specific Dam Failure Evacuation Data Plans?

**Less Than Significant Impact.**

The project lies outside any mapped dam inundation area for major dams/reservoirs within San Diego County, as identified on inundation maps prepared by the dam owners. Thus, the project complies with all applicable plans as established by the County Office of Disaster Preparedness.

3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation?

**Less Than Significant Impact.**

The project will not significantly increase the fire hazard because it will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Uniform Fire Code, Article 9 and Appendix II-A, Section 16, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter, dated December 13, 2001, has been received from the California Department of Forestry and Fire Protection District.

4. a. Would the proposal expose people or property to flooding?

**Potentially Significant Impact.**

*A Drainage Report*, prepared by Piro Engineering was completed December 2001, in order to address potential impacts to as a result of flooding. The results of the study and potential impacts will be further analyzed within the EIR.

- b. Does the project comply with the Floodways and Floodplain Fringe section (Article IV, Section 3) of the RPO?

**Not Applicable.**

The project is not located near any floodway or floodplain fringe area as defined in the RPO, nor is it plotted on any official County floodway or floodplain map.

5. Would the proposal expose people to any other demonstrable potentially significant health or safety hazard not listed above?

**Less Than Significant Impact.**

No other health or safety hazard has been identified in the review of the proposed project.

**X. NOISE**

1. Would the proposal result in exposing people to potentially significant noise levels (i.e., in excess of the San Diego County Noise Control Regulations)?

**Potentially Significant Impact.**

*The Acoustical Analysis Report* by Douglas Eilar and Associates, submitted December 13, 2001, has been reviewed by the County staff noise specialist. Potential impacts will be further reviewed within the EIR.

2. Would the proposal generate potentially significant adverse noise levels (i.e., in excess of the San Diego County Noise Control Regulations)?

**Less Than Significant Impact.**

The proposal would not generate potentially significant adverse noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.



**XI. PUBLIC SERVICES**

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities? This could include a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities. Also, will the project result in inadequate emergency access?

**Potentially Significant Impact.**

The project will receive fire protection services from the California Department of Forestry and Fire Protection. Based on the capacity and capability of the Department's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The primary fire station that will serve the proposed project is located at intersection of State Highway 76 and Valley Center Road. The expected emergency travel time to the proposed project is about 12 minutes. Within the proposed project 100 feet of clearing will be required around all structures; however, the proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements will be coordinated with the fire district to ensure that these requirements will not pose fire hazards. Conditions have been formulated by the Fire Code Specialist for the County and are set forth in a letter to the applicant dated August 11, 2000.

This project is not in a water district nor is it within the Sphere-of-Influence of a district; however, it is located adjacent to the Yuima Municipal Water District. The District indicates that facilities to serve the project are reasonably expected to be available within the next five years based on the capital facility plans of the district. The project does require an amendment to the sphere-of-influence boundary and annexation to the district. A water pipeline exists in close proximity to the project boundary.

This project is not in a sewer district nor is it within the Sphere-of-Influence of a district. The Yuima Municipal Water District has filled out a service availability letter indicating that facilities to serve the project are not reasonably expected to be available within the next five years based on the capital facility plans of the district. The project requires an amendment to the District's Sphere-of-Influence and annexation to the District.

The Valley Center – Pauma Unified School District and the Fallbrook Union High School District both indicate that the project is located within their district and eligible for service. Fees levied at the time will mitigate impacts to district facilities that building permits are issued.

The project is accessed by Highway 76 and Adam Drive, which are existing public roads; therefore, emergency access is adequate.

The proposed project may result in the need for new distribution systems or substantial alterations to existing systems because the existing sewer system is not available to serve the proposed project. Potential impacts will be further analyzed in the EIR.

## XII. UTILITIES AND SERVICES

Would the proposal result in a need for potentially significant new distribution systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;  
Communication systems;  
Water treatment or distribution facilities;  
Sewer or septic tanks;  
Storm water drainage;  
Solid waste disposal;  
Water supplies?

### **Potentially Significant Impact.**

The proposed project may result in the need for new distribution systems or substantial alterations to existing systems because the existing sewer system is not available to serve the proposed project. Potential impacts will be further analyzed in the EIR.

## XIII. AESTHETICS

1. Would the proposal result in a demonstrable, potentially significant, adverse effect on a scenic vista or scenic highway?

### **Potentially Significant Impact.**

The proposed project is adjacent to State Highway 76, a Third Priority Scenic Route. The project site may have visual impacts from grading that were evaluated in *The Visual Analysis Study for Schoepe Tentative Map* by TRS Consultants, dated December 13, 2001. Potential impacts will be further analyzed in the EIR.

2. Would the proposal result in a demonstrable, potentially significant, adverse visual effect that results from landform modification, development

on steep slopes, excessive grading (cut/fill slopes), or any other negative aesthetic effect?

**Potentially Significant Impact.**

A preliminary grading plan at the appropriate scale (1"=100') has been requested. The grading plan will show potential pad and driveway grading and all road way grading. Potential impacts will be further analyzed in the EIR.

3. Does the project comply with the Steep Slope section (Article IV, Section 5) of the RPO?

**Undetermined.**

This project is currently in non-conformance with the San Diego County RPO. Slopes with a gradient of 25 or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the RPO. Currently, not all steep slopes on-site are proposed in an open space easement. The projects compliance with RPO will be further analyzed with the EIR.

4. Would the project produce excessive light, glare, or dark sky impacts?

**Less Than Significant Impact.**

The project design has not proposed any structures or materials that would create a public nuisance or hazard. The project conforms to the San Diego County Light Pollution Code (San Diego County Code Section 59.101). Any future lighting would be regulated by the Code. The proposed project will not generate excessive glare or have excessive reflective surfaces.

#### **XIV. CULTURAL AND PALEONTOLOGICAL RESOURCES**

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources?

**Potentially Significant Unless Mitigation Incorporated.**

A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located on geological formations that contain significant paleontological resources. The

geological formations that underlie the project have a high probability of containing paleontological resources. The following mitigation measures apply:

Prior to approval of grading permits and improvement plans, the subdivider shall provide verification that a qualified paleontologist and/or paleontological monitor has been retained to monitor construction prior to any cutting within sensitive formations. The qualified paleontologist shall attend pre-construction meetings to discuss grading plans with the excavation contractor. The requirement for paleontological monitoring shall be noted on the grading and/or improvement plans. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that houses paleontological collections, and preparation of a results report. These duties are as follows:

- a. The paleontological monitor shall be on-site during the initial cutting of previously undisturbed areas of sensitive formations to inspect for well preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project site.
  - b. In the event well preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. At the time of discovery, the paleontologist shall contact the Department of Planning and Land Use for concurrence with salvaging methods before construction is allowed to resume.
  - c. A report documenting the results of the paleontological monitoring program shall be prepared by the paleontologist for review and approval by the Department of Planning and Land Use.
2. Does the project comply with the Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the RPO?

**Undetermined.**

The property has been surveyed by a County certified archaeologist/historian (or by a County staff archaeologist/historian) and it has been determined that there is one (or more) archaeological/historical site on the property. A *Cultural Resources Survey* by Professional Archaeological

Services, dated December 2001, was completed to further evaluate the resources on-site. The results of the survey and the projects conformance with RPO will be further analyzed within the EIR.

3. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
  - a. Contains information needed to answer important scientific research questions;
  - b. Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
  - c. Is directly associated with a scientifically recognized important prehistoric or historic event or person;
  - d. Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
  - e. Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

**Potentially Significant Impact.**

The staff archaeologist, Donna Beddow, has examined the archaeological and/or historical resources present on the property and determined the site(s) have archaeological or historical significance. *A Cultural Resources Survey* by Professional Archaeological Services, dated December 2001, was completed to further evaluate the resources on-site. The results of the survey and potential impacts will be further analyzed within the EIR.

**XV. OTHER IMPACTS NOT DETAILED ABOVE**

None.

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species,

cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Potentially Significant Impact.**

As identified above, potentially significant impacts to biological resources located on the project site may occur as a result of implementation of the proposed project. The results of the *Biological Resources and Wetland Delineation Report* prepared by URS, December 10, 2001, shall be included in the EIR, along with proposed mitigation measures recommended to avoid or reduce impacts to biological resources.

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

**Potentially Significant Impact.**

In the completion of this Initial Study, it has been determined that potentially significant environmental impacts could occur as a result of project implementation. An EIR and further analysis is required to determine if the project would achieve short-term goals to the disadvantage of long-term environmental goals.

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

**Potentially Significant Impact.**

The incremental impacts of the proposed project could be cumulatively considerable and will be addressed in the EIR.

4. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly?

**Potentially Significant Impact.**

In the completion of this Initial Study, it has been determined that the project may cause substantial adverse effects on human beings, either directly or indirectly. Additional studies will be required to assess the extent of impact, and/or identify mitigation measures to reduce the level of impact on resources as identified in the following sections: I, Land Use and Planning; II, Population and Housing (Growth Inducing Impacts); III, Geologic Issue; IV, Water Resources; V; VI, Transportation/Circulation; XI, Public Services; XII, Utilities and Services and XII, Aesthetics.

### **XVII. EARLIER ANALYSIS**

Earlier California Environmental Quality Act (CEQA) analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

1. Earlier analyses used: N/A
2. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were analyzed in, an earlier CEQA document: N/A
3. Mitigation measures: N/A

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

Air in San Diego County, 1996 Annual Report, Air Pollution Control District, San Diego County

*Acoustical Analysis Report*, Douglas Eilar & Associates, dated December 4, 2001

Bay Area Air Quality Management District - Assessing the Air Quality Impacts of Projects and Plans, April 1996

*Biological Resources and Wetland Delineation Report*, URS Consultants, dated December 10, 2001

California Environmental Quality Act, CEQA Guidelines 1997

California State Clean Air Act of 1988

*Community Character Study for Schoepe Tentative Map*, URS Consultants,  
dated December 13, 2001

County of San Diego General Plan

County of San Diego Code Zoning and Land Use Regulation Division  
Sections 88.101, 88.102, and 88.103

County of San Diego Code Zoning and Land Use Regulation, Division 7,  
Excavation and Grading

County of San Diego Groundwater Ordinance (Chapter 7, Sections 67.701  
through 67.750)

County of San Diego Noise Element of the General Plan (especially Policy 4b,  
Pages VIII-18 and VIII-19)

County of San Diego Noise Ordinance (Chapter 4, Sections 36.401 through  
36.437)

County of San Diego Zoning Ordinance (Performance Standards, Sections 6300  
through 6314, Section 6330-6340)

*Cultural Resources Survey and Assessment of a 265-Acres Parcel in Pauma  
Valley*, Professional Archaeological Services, December 13, 2001

Dam Safety Act, California Emergency Services Act; Chapter 7 of Division 1 of  
Title 2 of the Government Code

*Drainage Report*, Piro Engineering, dated December 13, 2001

*Fault Hazard Investigation: Schoepe Tentative Map*, URS Consultants, dated  
December 4, 2001

General Construction Storm Water Permit, State Water Resources Control  
Board

General Dewatering Permit, San Diego Regional Water Quality Control Board

General Impact Industrial Use Regulations (M54), San Diego Regional Water  
Quality Control Board



Groundwater Quality Objectives, San Diego Regional Water Quality Control Board's Basin Plan

*Growth Inducement Study for Schoepe Tentative Map*, TRS Consultants, dated December 13, 2001

Health and Safety Code (Chapters 6.5 through 6.95), California Codes of Regulations Title 19, 22, and 23, and San Diego County Ordinance (Chapters 8, 9, and 10)

Resource Protection Ordinance of San Diego County, Articles I-VI inclusive, October 10, 1993

San Diego County Soil Survey, San Diego Area, United States Department of Agriculture, December 1973

Special Publication 42, Fault Rupture Hazard Zones in California, Alquist-Priolo Special Studies Zones Act, Title 14, Revised 1994

*Traffic Impact Analysis*, Linscott, Law & Greenspan, dated June 27, 2001

U.S. Federal Clean Air Act of 1990

Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region, 1996, Department of Conservation, Divisions of Mines and Geology

*Visual Analysis Study for Schoepe Tentative Map*, TRS Consultants, dated December 13, 2001