SUMMARY

S.1 Project Synopsis

This Draft Environmental Impact Report (DEIR) pertains to the 248.2-acre project site known as "Shadow Run Ranch, LLC" (the proposed project), located in the unincorporated community of Pala/Pauma in north central San Diego County. State Route 76/Pala Road (SR76) provides the main access to the site. Figure S-1, "Regional Vicinity Map" shows the location of the project in the County of San Diego.

Shadow Run Ranch is proposed as a Planned Residential Development (PRD) pursuant to Sections 5800 et. seq. and 6600 et. seq. of the Zoning Ordinance. The project proposes 44 residential lots, a biological resources open space lot, an agricultural open space lot, and a recreational open space lot. The proposed project application includes a Tentative Map (TM 5223RPL[3]), Major Use Permit (MUP P00-030), and Boundary Adjustment (BA 00-0205). Annexation to the Metropolitan Water District of Southern California (MWD), San Diego County Water Authority (CWA), and Yuima Municipal Water District (YMWD) is proposed for the residential area of the project for potable water ~~and fire protection~~ services. ~~This area will also be annexed to the YMWD sphere of influence.~~

A boundary adjustment will result in three parcels totaling 17.16 acres east of the parcel on which the subdivision is proposed. These lots are not a part of the proposed subdivision but will be annexed along with the project's residential area. No services will be provided to these lots by the project. Three additional parcels adjacent on the east side of the project boundary are included in the annexation but are not a part of the proposed subdivision or boundary adjustment. One of these parcels is within the Mootamai Municipal Water District (MMWD) and will be detached from that district and annexed to YMWD.

The project site is located within a rural and agricultural setting. Uses surrounding the property are largely estate residential, agricultural, and undeveloped land. The topography of the subject property slopes gently from south to north, with a steeper incline in the northern most parts of the site. Elevation at the southern boundary is approximately 730 feet above mean sea level (MSL) while the highest point on the site on a northeastern hillside is 1,620 feet MSL. Figure S-2, "Aerial Photograph," shows the rural setting of the site and its surroundings.

The project is within the Semi-Rural Residential (SR-10) Land ~~(RL)~~ Use Designation of the current General Plan, with a ~~minimum~~ density of one unit per 10 acres~~lot size of 40 acres (RL-40)~~. Zoning is A 70 (4 acres). The proposed project is being processed under the Historic General Plan because it was "pipelined" under provisions of the General Plan Update. It is within the Estate Development Area (EDA) regional category, which allows for combined agricultural and low density residential uses, where parcel sizes of two to 20 acres apply. The site is subject to the (19) Intensive Agriculture land use designation, and is zoned Limited Agriculture (A70), allowing one dwelling unit per 4 acres. It is within the Pala/Pauma Subregional Plan.

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

Table S-1, Summary of Significant Effects and Mitigation Measures, summarizes the issues identified as having potential project-level and cumulative environmental impacts, along with statements of proposed mitigation.

S.3 Areas of Controversy

There are no areas of controversy associated with the project at this time.

S.4 Issues to be Resolved by the Decision-Making Body

The decision-making body must decide whether the project attributes, enhanced amenities and proposed mitigation warrant project approval of the 47 lots proposed in this DEIR. The project has one unmitigated environmental effect, mineral resources: nine significant and mitigable effects, and six effects that are not significant. The decision-making body must make overriding findings for the one unmitigated effect. It must also decide whether any of the project alternatives should be adopted in place of the project and whether the DEIR should be modified or certified as presented.

S.5 Project Alternatives

Four alternatives are proposed to provide an understanding of how environmental effects could be reduced by varying the design and scope of the project.

S.1.1 Alternative 1: No Project Alternative

The No Project Alternative (NPA) reflects what would occur on the site if no development occurs and current agricultural uses continue. This alternative has no significant environmental effects and reduces environmental impacts in all ~~ten~~ nine categories in which project impacts will occur: mineral resources, aesthetics, ~~air quality~~, biology, cultural resources, hazards, geology, noise, paleontology, and traffic.

S.1.2 Alternative 2: Legal Lot Alternative

The Legal Lot Alternative (LLA) evaluates impacts from developing a residence on each of the existing five legal lots on the site. No open space, agricultural, or recreational lots are provided. This alternative has significant effects in ~~ten~~six categories in which project impacts will occur. It reduces impacts in eight categories: aesthetics, ~~air quality~~, biology, cultural resources, geology, hazards, noise, paleontology, and traffic. It is environmentally superior to the proposed project, and the preferred environmental alternative after the NPA.

S.1.3 Alternative 3: Reduced Cultural Resource Impact Alternative

Reduced Cultural Resource Impact Alternative (RCRIA) evaluates a project with 38 residential lots and no direct cultural resource impacts. Open space, agricultural, and recreational lots are still provided. It eliminates six lots in the vicinity of a cultural resource. This compares with the proposed project, with 44 residential lots, open space, agricultural, and recreation lots, and direct cultural resource impacts. This represents approximately a thirteen percent reduction in residential lots. This alternative has significant effects in ~~ten~~ nine categories, but reduces impacts to cultural resources.

S.1.4 Alternative 4: Reduced Visual Impact Alternative

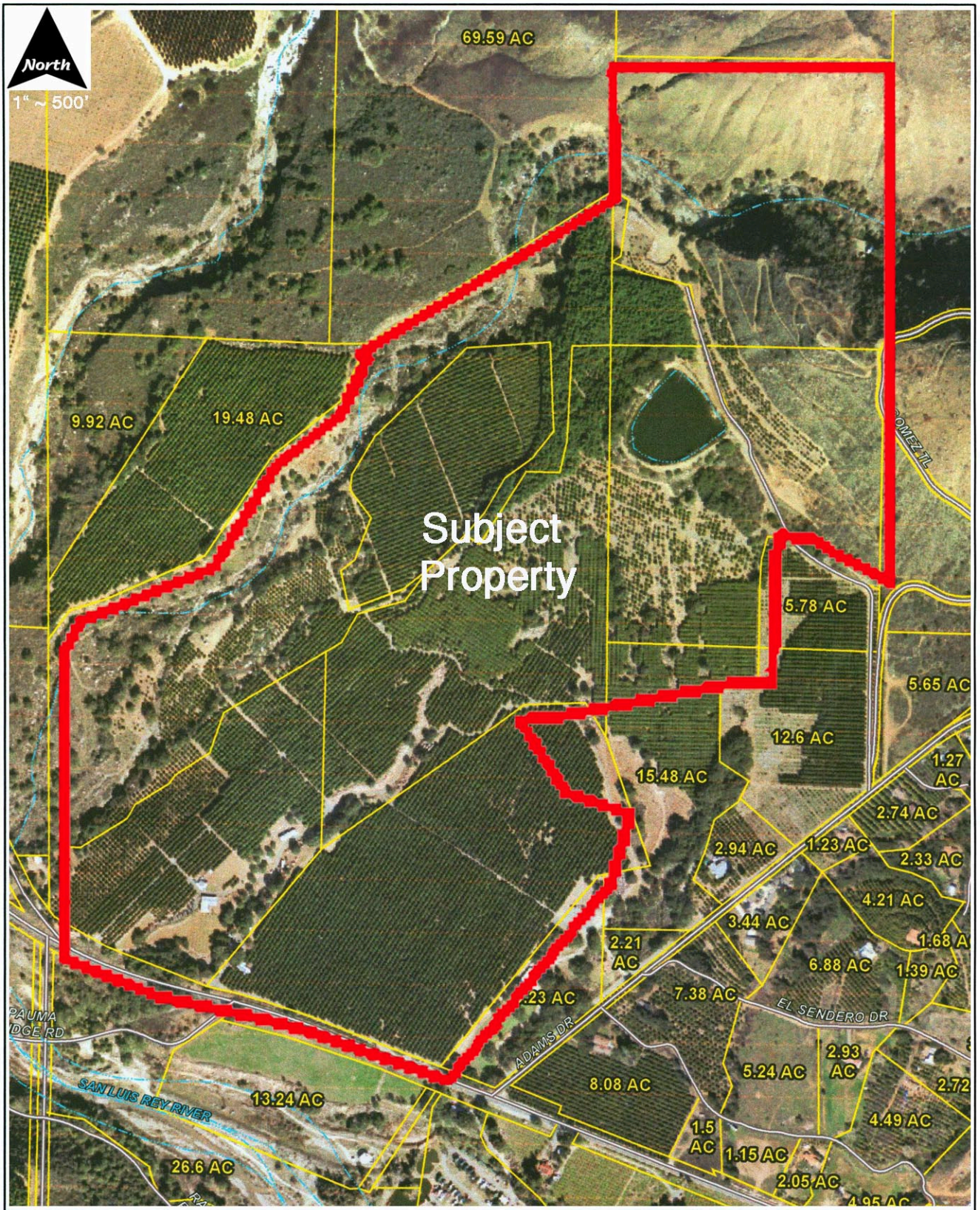
The Reduced Visual Impact Alternative (RVIA) evaluates a project with 39 residential lots and no impacts to visual resources or noise. Open space, agricultural, and recreational lots are still provided. Visual impacts are reduced by eliminating five lots that front SR-76 and replacing them with agricultural open space. Noise impacts are also reduced by eliminating lots along SR 76, which is a source of traffic noise. The RVIA has significant effects in ~~eight~~ seven categories and reduces impacts in two categories: aesthetics and noise~~: mineral resources, air quality, biology, cultural resource, geology, hazards, paleontology, and traffic~~.

This page intentionally left blank

TRS CONSULTANTS

Regional Vicinity Map

Figure **S-1**



TRS CONSULTANTS

Aerial Photograph

Figure S-2

TABLE S-1. Summary of Significant Effects and Mitigation Measures that Reduce of Avoid the Significant Effects

SIGNIFICANT AND UNAVOIDABLE IMPACTS			
Project-Level Impacts			
2.1 Mineral Resources			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
MR-1	The project is in an area classified as MRZ-2; AND the project will result in the permanent loss of availability of a known mineral resource that would be of value to the region and the residents of the state; AND the deposit is minable, able to be processed, ~~processable~~, and marketable under the technologic and economic conditions that exist at present or which can be estimated to exist in the next 50 years and meets or exceeds one or more of the minimum values presented in the County's guideline.	No mitigation is proposed.	There is no feasible mitigation that can reasonably be proposed to mitigate for the loss of potentially-minable mineral resources due to the size of the site and the need for 1,300-foot setbacks from any residential uses.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
2.2 Aesthetic Resources			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
AE-1	Potential for significant change in visual character and quality from removal of agricultural groves along the project frontage adjacent to SR76.	**M- AE-1** To mitigate for impacts to the visual character of SR 76 along the project boundary, a 100-foot wide easement shall be placed along the project frontage with SR 76. The easement will be located on lots 5, 6, 15, 16, 29 and 30. The specific purpose of the easement will be to maintain groves to screen residences from view for travelers on SR 76. Lot 30 encompasses both grove trees and oaks. The oaks will not be disturbed as part of the project and will be retained within the easement.	Based upon the analysis in Section 2.2, if the groves adjacent to SR76 along the project frontage are removed, there will be a significant change in the visual character and quality from two Key Views (drivers on SR76). Implementation of mitigation measure M-~~VQ~~AE-1 will require the retention of a 100-foot buffer of grove trees along the project frontage on SR76. They will be placed into an easement and maintained in perpetuity. Retention of this grove, as well as the existing oaks along the project frontage will maintain the current visual condition to travelers along SR76 and also provide screening from future residences proposed under the project. This will ensure that the visual character and quality of the site and surroundings, as viewed from SR76 will not be significantly changed. Implementation of mitigation measure M-AE-1 will reduce this impact to below a level of significance.
2.3 Air Quality			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
~~**AQ-1 and AQ-2**~~	~~Short-term construction impacts and cumulative impacts related to PM_{10} emissions.~~	~~**a. M-AQ-1** All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely (unnumbered design measure).~~ ~~**b.** Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas, between dozer/scraper passes and on any unpaved roads within the project limits.~~	~~Based upon the analysis presented in Section 2.3, temporary construction activities are anticipated to result in PM_{10} emissions in excess of the screening thresholds established by the San Diego Air Pollution Control District (SDAPCD). This direct impact is carried forward in the cumulative analysis and results in a significant cumulative effect as well. Impacts for PM_{10} emissions will be mitigated via implementation of mitigation measure M-AQ-1which will reduce PM_{10} emissions. With implementation of this mitigation measure, construction related PM_{10} emissions would~~

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		~~**c.** Grading is to be terminated in winds exceed 25 mph.~~ ~~**d.** Sweepers and water trucks shall be used to control dust and debris at public street access points.~~ ~~**e.** Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.~~ ~~**f.** Internal construction roadways will be stabilized by paving, chip sealing or chemicals after rough grading.~~ ~~**g.** A minimum of four 15 mph signs shall be posted and enforced on unpaved areas during construction.~~ ~~**h.** Electricity from the utility grid shall be used to power construction equipment to the maximum extent feasible.~~	~~be reduced to 63.48 pounds/day, which is below the SDAPCD screening threshold of 100 lbs/day.~~
2.4 Biological Resources			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
BI-1 **BI-3** **BI-8**	The site is considered potentially occupied by Least Bell's Vireo, a state and federally-listed Endangered Species, and Southwestern Willow Flycatcher, which is listed as federally endangered. Least Bell's Vireo and Southwestern Willow Flycatcher are not expected in any of the areas proposed for development, but they	**M-BI-1 – LBV, SWWF, Nesting/Breeding Migratory Birds and Raptors – Seasonal Migration ~~Noise Limitations During Construction~~** Because the project site is considered potentially occupied by Least Bell's Vireo (LBV), Southwestern Willow Flycatcher (SWWF), and other nesting migratory birds or nesting raptors could occur on the site, breeding season avoidance shall be implemented through Project plans. Brushing, grading or construction generating noise levels in excess of 60 decibels shall not be permitted within 300 feet of LBV, SWWF, or other nesting migratory birds during the breeding season of these species (March 15th to September 15th), in order to avoid impacts to	Based upon the analysis in Section 2.4, the site is considered potentially occupied by Least Bell's vireo and Southwestern Willow Flycatcher which could be indirectly impacted by construction related noise. Mitigation measure M-BI-1 limits grading and construction noise levels during the breeding and nesting season for these species, or require a preconstruction survey to ensure there are no by Least Bell's vireo or Southwestern Willow Flycatcher or nests within 300 feet of the proposed construction area, and within 500 feet of active raptor nests. This mitigation reduces the impact, as it ensures that these sensitive species will not be subject to excessive sound levels that could potentially impact their breeding and nesting

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
	could potentially be indirectly impacted by the noise associated with construction in the absence of seasonal restrictions on noise-generating activities.	potentially nesting vireos, flycatchers, and/or other riparian obligate songbirds. There shall be no brushing, clearing, and/or grading within 500 feet of any active raptor nests during the breeding season of these species (February 1 through September 1st). The restrictions may be waived by the director of Planning and Development Services, with written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, if surveys indicate nesting or breeding bird activity is not occurring in the vicinity of the brushing, clearing, and/or grading as specified above. Surveys will be carried out by a County-approved biologist within one week prior to the start of disturbance. It will include all areas within 300 feet of the proposed activity for the LBV, SWWF, or other nesting riparian obligate songbirds, or within 500 feet of the proposed activity of nesting raptors. The results of these surveys should be provided in a report to the Director of Planning & Development Services for concurrence with the conclusions and recommendations. The biologist shall coordinate with the on-site acoustician in determining noise levels on the site, unless it is determined by directed surveys that the nesting birds are not present. These restrictions will pertain for the duration of brushing, clearing, grading, or construction. ~~grading or construction noise in excess of 60 decibels shall not be permitted during the breeding season of these species (mid-March to mid-September), in order to avoid impacts to potentially nesting vireos, flycatchers, and/or other riparian obligate songbirds. This restriction may be waived if directed surveys for these two species are conducted on all areas within 300 feet of the proposed activity. The results of these surveys should be provided in a report to the Director, Department of Planning and Land Use, and the Wildlife Agencies for concurrence with the conclusions and recommendations.~~	activity. Mitigation measure M-BI-1 reduces this impact to below a level of significance.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
BI-2 **BI-6** ~~**BI-4**~~ ~~**BI-7**~~	The project could increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species and/or habitats	**M-BI-2 – Implementation of Access Restrictions ~~a Biological Open Space Easement (BOSE)~~** In order to protect sensitive habitats and species, a 91.3-acre BOSE shall be granted over the areas shown on Figure 2-4-3, "Open Space and Fencing Plan," and TM 5223RPL3. The onsite BOSE shall preclude the removal of vegetation or placement of accessory structures. A Resource Management Plan (RMP) shall be implemented and approved by the Director of Planning and Development Services for the BOSE. The RMP shall: • Contain provisions to ensure long-term viability of the onsite habitat and the site's resident sensitive species; • Specify remediation as necessary, in perpetuity, to maintain habitat viability within the onsite BOSE. • Include provisions to erect permanent fencing, vehicular and human access barriers, and other measures to minimize edge effects. The onsite BOSE is intended to preclude the removal or addition of structures and vegetation. The management of the BOSE shall conform to the guidelines set out in the approved RMP. In order to prevent fire clearing impacts to the BOSE, suitable LBZs are required. These easements shall extend outward towards development from the BOSE boundaries and shall prohibit the construction of houses, barns, or other habitable structures that would require fire clearing into the BOSE.	Based upon the analysis presented in Section 2.4, the project could increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species. Preserving significant habitats in large, connected open spaces is conducive to the health of the local wildlife. The project proposes an RMP that will govern the maintenance and perpetual health of the habitats protected in open space. The Limited Building Zones (LBZs) create protective buffered spaces between the natural open space and the project's development area. The width of the LBZs has been determined by the County of San Diego to be adequate to create enough distance between the development and the open space. A protective fencing and signage plan, as called for in the RMP, will further serve to protect the open spaces, creating a barrier to human encroachment and other edge effects. These measures reduce the potential for increased human access or predation from domestic animals, pests, or exotic species and would reduce the impact to below a level of significance.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		• Signage shall be included along the open space easement with the following language: *Sensitive Environmental Resources Area Restricted by Easement* *Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Department of Planning and Development Services Reference: (TM 5223)*	
~~**BI-3**~~ ~~**BI-8**~~	~~The project could impact nesting success of sensitive animals through grading, clearing, modification, and/or noise generating activities such as construction. The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act) due to grading on or near nesting habitats.~~	~~**M-BI-3 – Noise Limitations During Construction**~~ ~~Clearing, grading, grubbing or tree removal shall be prohibited between January 15 and August 31 to avoid potential impact to nesting species covered under the MBTA. In lieu of avoidance, a preconstruction survey prior to clearing, grubbing or tree removal can be conducted to confirm the presence or absence of nesting birds. The survey results shall be provided to the County of San Diego, Planning & Development Services for review and approval of any proposed activity during the breeding season. Any habitat supporting nests shall be avoided, along with a suitable buffer, until a subsequent survey reveals all young have fledged.~~	~~Based upon the analysis in Section 2.4, the site is considered potentially occupied by nesting/breeding sensitive bird species birds or raptors which could be indirectly impacted by construction related noise. Mitigation measure M-BI-3 limits grading and construction noise levels during the breeding and nesting seasons or requires a preconstruction survey to ensure there are no LBV, SWWF, raptor, or Migratory Bird Treaty Act-listed species present. This mitigation reduces the impact, as it ensures that these sensitive species will not be subject to excessive sound levels that could potentially impact their breeding and nesting activity. Mitigation measure M-BI-3 reduces this impact to below a level of significance.~~
BI-~~54~~	Project-related construction, grading, clearing, or other activities will result in impacts to jurisdictional wetlands as defined by ACOE and CDFW. These impacts will consist of the construction of four drainage crossings	**M-BI-4~~3~~ –State Wetlands, Federal 'Waters'** The County requires mitigation for impacts to "non-wetland waters of the U.S" at a 1-to-1 ratio. According the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements – Biological Resources (September 2010), mitigation for impacts to non-wetland waters may include onsite or offsite improvements or enhancement of water resources. The project proposes that mitigation for impacts to non-wetland water of the U.S. take place onsite, via restoration and	Based upon the analysis presented in Section 2.4, the project will result in an impact to approximately 0.015 acre (258 lineal feet) of state wetland and state and federal "waters". Mitigation measure M-BI-4 requires that the project mitigate for impacts to non-wetland water of the U.S. on the project site, via restoration and enhancement of wetland functions and values associated with Frey Creek. Wetland mitigation activities will require the preparation and implementation of an approved Wetland Mitigation Plan. Further, this mitigation measure requires the

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
	associated with the required road improvements. These improvements will impact approximately 0.~~02~~ 015 acre (~~344~~258 lineal feet) of state wetland and state and federal "waters".	enhancement of wetland functions and values associated with Frey Creek. Wetland mitigation activities will require the preparation and implementation of an approved Wetland Mitigation Plan. Native riparian species will be emphasized and no invasives will be employed anywhere on the site. Because the project will impact state wetlands and state and federal 'waters,' it will likely be necessary to obtain certain Regulatory Agency permits. To that end, it is recommended that the applicant provide to the Director of Planning and Development Services proof of notification of the ACOE and the California Regional Water Quality Control Board (CRWQCB) regarding Clean Water Act Section 404/401 Permits, or evidence that such notification is not required. Also recommended prior to recordation of the Final Map shall be proof provided to the Director that the applicant has obtained a 1600-series Streambed Alteration Agreement with the CDFG, or proof that such an agreement is not required. The details of any additional mitigation for impacts to jurisdictional wetlands and waterways will be established through the permitting process required to obtain 404-401 and 1600-series documents from the regulatory agencies.	project applicant to provide to the Director of the Department of Planning and Land Use proof of notification of the ACOE and the California Regional Water Quality Control Board (CRWQCB) regarding Clean Water Act Section 404/401 Permits, or evidence that such notification is not required. Implementation of this mitigation measure will restore and enhance the function and value of wetlands onsite to make up for the impact to 0.015 acres/258 lineal feet of state wetlands and state and federal "waters." Impacts will be reduced to below a level of significance.
BI-~~5~~4 **BI-7**	The project will directly impact 0.5 acre of F/P, 1.2 acres of CSS and 3.0 acres of CLOW. Unauthorized clearing that resulted in an additional loss of 2.3 acres of CSS and 0.14 of CLOW will also be considered a project impact.	**M-BI-~~4~~5 – Onsite and Offsite Mitigation** Impacts to 0.5 acre of F/P shall be mitigated at a0.5-to-1, or 0.30 acres. The F/P mitigation shall be preserved offsite in a County-approved location, unless out of kind mitigation is accepted for impacts to this habitat type, in which case the mitigation can be achieved within the proposed biological open space easement (BOSE) on the project site. ~~The onsite F/P provides value only insofar as it provides some limited potential raptor foraging habitat, and therefore habitats that provide similar functions and values as the F/P would be suitable for such mitigation. For example, CSS or NNG will provide similar open-land raptor foraging habitat and could therefore be considered for mitigation~~	M-BI-2 – Implementation of a Biological Open Space Easement (BOSE) as described above. Based on the analysis presented in Chapter 2.4, mitigation for sensitive habit impacts contributes to the survival of sensitive species using it. Mitigation at ratios usually higher than 1:1 further contributes to the survival of sensitive species by preserving their habitat in larger blocks to compensate for edge effects that often accompany direct impacts. Mitigation either onsite in a protected open space easement that is fenced, monitored and maintained further protects the integrity of the habitat and hence the species using it.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		~~to F/P. Offsite mitigation will take place at the Daley Ranch Conservation Bank, the Red Mountain Conservation Bank, or other County-approved location.~~ Impacts to 1.2 acres of CSS shall be mitigated at a 2-to-1 ratio. The unauthorized clearing of 2.3 acres of CSS shall be mitigated at a 3-to-1 ratio. Thus total mitigation requirement for CSS is 9.3 acres. The onsite BOSE ~~biological open space easement~~ includes 26.5 ~~25~~ acres of CSS that are available for use as mitigation for project impacts. The project will therefore be able to accomplish all mitigation for impacts to CSS onsite as these acreages are in excess of the County's minimal requirements. Impacts to 3.0 acre of CLOW shall be mitigated at a 3-to-1 ratio. The unauthorized clearing of 0.14 acres of CLOW shall be mitigated at a 4-to-1 ratio. Thus total mitigation requirement for CLOW is 9.6 acres. The onsite BOSE includes 7.5 acres of CLOW that are available for use as mitigation for project impacts. An additional 2.1 acres of CLOW shall be secured off site in a County-approved location	
2.5 Cultural Resources			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
CR-1	Five archaeological sites (SDI-246, -266, -714, -731, and -9906) were evaluated, and because they will be preserved in open space, significance testing was not conducted. Therefore, these five sites are assumed to be significant. The project	**M-CR- 1a - Open Space Easements** Sites SDI-246, -266, -714, -731, and -9906 shall be placed in protected open space. **M-CR-1b - Temporary Fencing for Archaeological Sites** A temporary fencing plan for the protection of archaeological sites CA-SDI-246, CA-SDI-266, CA-SDI-714, CA-SDI-731, and CA-SDI-9906, will be prepared and implemented during any grading	Based upon the analysis presented in Section 2.5, five archaeological sites on the project are assumed to be significant and will preserved in an open space easement. There is also a potential for indirect impacts to these resources during project construction. Implementation of mitigation measure M-CR-1a will protect these resources from direct impact through their long-term preservation within an open space easement. The potential for indirect impact to these resources during construction is reduced through implementation of mitigation measure M-CR-1b, which requires temporary fencing to be installed prior to

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
	has the potential to create indirect impacts to the resources listed above during grading.	activities within one hundred feet (100') of any archaeological site within open space as shown on the site plan exhibit of the archaeological study dated December 2013. The fencing plan shall be prepared in consultation with a County approved archaeologist, to the satisfaction of the Director of DPLU. The fenced area should include a buffer sufficient to protect the archaeological sites. The fence shall be installed under the supervision of the approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. A Native American monitor shall be present during the installation of the fencing.	grading by a County-approved archeologist and Native American monitor. The fence will provide a clear demarcation and barrier for construction crews and reduce the potential for indirect impacts to SDI-246, -266, -714, -731, and -9906 to below a level of significance.
CR-2	The archaeological component of SDI-9537/H was evaluated and determined to be significant pursuant to CEQA criteria. The resource is located within the development footprint and will be directly impacted by the project.	**M-CR-2 - Data Recovery** Direct impacts to the archaeological component of SDI-9547/H will be mitigated through data recovery excavations that implement a written research design (Refer to the Data Recovery Program, Attachment C to this DEIR). Any site destruction grading will be monitored by both a County approved archaeologist and a Native American Observer to check for the presence of unusual features and/or human remains. All artifacts recovered from the site will be analyzed and reported on, then curated at the San Diego Archaeological Center. **Data Recovery Excavations as Mitigation** Implement, to the satisfaction of the Director of PDS, the research design detailed in the archaeological extended study, Cultural Resources Survey and Evaluation of a 286-Acre Parcel in Pauma Valley, The Shadow Run Ranch, North of State Route 76, San Diego County, California prepared by Professional Archaeological Services dated May 18, 2009. The implementation of the research design constitutes mitigation for the proposed destruction of archaeological site CA-SDI-9537H. The research	Based upon the analysis presented in Section 2.5, the project will result in a direct impact to SDI-9537/H. Impacts will be reduced to below a level of significance through the implementation of a data recovery program (M-CR-2) and curation (M-CR-4) of recovered resources to allow for future research and the addition of cultural resources knowledge to the research community. Implementation of these mitigation measures will reduce the impact to below a level of significance.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		design includes, but is not limited to the following performance standards: 1. A County-certified archaeologist will be contracted with to implement the research design. Verification of the contract shall be presented in a letter from the Project Archaeologist to the Director of PDS and shall include the requirement of a Native American Observer. 2. Phase 1 of the fieldwork program will include mechanical trenching and a 2.5 percent hand excavated sample of the two subsurface artifact concentrations. 3. At the completion of Phase 1, a letter report will be submitted to the Director of PDS. The letter report will evaluate the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial 2.5 percent sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of 5 percent of the two subsurface artifact concentrations. 4. Implement Phase 2 of fieldwork, as necessary. 5. Artifact analysis, including lithics analysis, ceramics analysis, faunal analysis, floral analysis assemblage analysis, and radiocarbon dating will be conducted, as detailed in the archaeological extended study, “A Data Recovery Mitigation Plan for CA-SDI-15, 117, San Diego, California,” prepared by ASM Affiliates, dated September 1999. 6. Evidence will be provided to the satisfaction of the Director PDS that all archaeological materials recovered during both the significance testing and data recovery phases have been curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		accompanied by payment of the fees necessary for permanent curation. 7. Final Technical Report will be completed and submitted to the satisfaction of the Director of PDS. ~~**M-CR-4 - Curating of Archaeological Collections**~~ ~~Evidence will be provided to the satisfaction of the County of San Diego, Director of Planning and Land Use (DPLU) that all archaeological materials recovered during the Professional Archaeological Services archaeological investigations of the property, including all significance testing, data recovery, and grading monitoring activities, have been curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curating facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curating.~~	
CR-3	The project has the potential to create direct impacts to buried archaeological resources (including human remains) during all grading/excavation activities.	~~**M-CR-3 - Grading Monitoring Program for Archaeological Resources**~~ **M-CR-3: Grading Monitoring Program During Construction:** INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources ~~a~~ Cultural Resource Grading Monitoring Program shall be implemented. DESCRIPTION OF REQUIREMENT: The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities: a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project	A professional archeologist and Native American monitor (M-CR-3) shall implement a grading monitoring program to ensure that any unknown resources are properly handled, should they be encountered during project grading, and curation (M-CR-4) of recovered resources to allow for future research and the addition of cultural resources knowledge to the research community. Implementation of these mitigation measures will reduce the impact to below a level of significance.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno Native American Monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). c. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. TIMING: The following actions shall occur throughout the duration of the earth disturbing activities. MONITORING: The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]*	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		shall contact [PDS] if the Project Archeologist or applicant fails to comply with this condition. ~~A professional archaeologist shall be contracted to implement a grading monitor program to monitor all grading and subsurface excavation activities related to the development of the Shadow Run Ranch project. The below mitigation measure details the steps to be taken in the even subsurface archaeological deposits are uncovered, including human remain and significant features. All phases of the monitoring program shall include a Native American representative.~~ ~~A County approved archaeologist shall be contracted with to implement a grading monitoring and data recovery program to the satisfaction of the Director of PDS. Verification of the contract shall be presented in a letter from the Project Archaeologist to the Director of PDS. This program shall include, but not be limited to, the following actions:~~ ~~1. The County approved archaeologist/historian and Native American Observer shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. The Department of DPLU shall approve all persons involved in the monitoring program prior to any pre-construction meetings. The consulting archaeologist shall contract with a Native American Observer to be involved with the grading monitoring program.~~ ~~2. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American Observer shall be onsite full-time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.~~ ~~3. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed.~~	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		~~4. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist, shall determine the significant of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional methods. If any human bones are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.~~ ~~5. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) and Native American Observer shall determine the amount of material to be recovered for an adequate artifact sample for analysis.~~ ~~6. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be~~	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		~~accompanied by payment of the fees necessary for permanent curating.~~ ~~7. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of PDS prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.~~ ~~8. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of PDS by the consulting archaeologist that the grading monitoring activities have been completed.~~ 9. ~~Prior to rough grading inspection sigh-off, the archaeological monitor shall provide evidence that the grading monitoring activities have been completed to the satisfaction of the Director of PDS.~~ **M-CR-5 - Curating of Archaeological Collections** Evidence will be provided to the satisfaction of the County of San Diego, Director of Planning and Land Use (DPLU) that all archaeological materials recovered during the Professional Archaeological Services archaeological investigations of the property, including all significance testing, data recovery, and grading monitoring activities, have been curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curating facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curating.	
2.6 Hazards and Hazardous Materials			

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
HAZ-1	Potential for hazardous materials impacts if mobile homes, residences or pole-mounted transformers are demolished and they contain asbestos-containing material (ACM) or lead based paint LBP.	**M- HAZ- 1** Should mobile homes, residences or pole-mounted transformers be demolished as part of the project, testing for ACM and LBP shall be conducted prior to demolition. If the testing confirms the presence of ACM and LBP, the materials shall be properly abated and disposed of by a state-licensed abatement contractor prior to disturbance or demolition in accordance with all federal and state requirements.	Based upon the analysis in Section 2.6, there is a potential for hazards impacts associated with ACM and LBP if mobile homes, residences or pole-mounted transformers are demolished. Implementation of mitigation measure M-HAZ-1 would reduce this impact to below a level of significance since it required testing and abatement prior to removal of any ACM or LBP. This will reduce the potential impacts to below a level of significance
2.7 Geologic Resources			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
GE-1	The Elsinore fault zone has been categorized as an active earthquake fault under the State of California Alquist-Priolo Earthquake Fault Zone Act. If a major earthquake were to occur on the onsite portion of the Elsinore fault, the land surface along the east side of the fault could experience sudden uplift. The branching fault pattern within the property suggests that future fault rupture could also branch or step within the area between nearby traces.	**M-GE-1** Potential adverse impacts resulting from fault rupture will be avoided with the incorporation of appropriate setbacks from active faults consistent with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed residential structures will be set back at least ~~50~~ 75feet from active fault traces located during trenching for the fault hazard investigation (URS, 2001). Setbacks of 100 feet will be applied in areas where the fault is located approximately based on air photo interpretation, geomorphology and published geologic maps. See Figure 2-7-1, “Setback from Fault,” in the EIR. **M-GE-2** The Operations and Maintenance Plan, Appendix I of the DEIR, should be implemented through the Major Use Permit for the project to require the effective operation and maintenance of the reservoir, as well as early detection and remediation of any changes in the	Based upon the analysis in Section 2.7, there is a potential for impacts related to the project’s location near the Elsinore faulty zone. Implementation of mitigation measure M-GE-1 will reduce this impact to below a level significance since it establishes an appropriate setback from active fault traces. By placing homes 50 to 100 feet from impacts related to fault rupture would be minimized. This will reduce the potential impacts to below a level of significance

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		structure, capacity, or retention characteristics of the reservoir.	
2.8 Noise			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
N-1	Since second floor facades of Lots 5, 6, 15, 16, 29, and 30 are expected to experience noise levels above the County standard of 60 dBA CNEL, the interior noise levels of structures proposed for these lots could exceed the interior noise standard of 45 dBA CNEL. This represents a significant impact.	**M-N-1** A Noise Restriction Easement shall be placed on Lots 5, 6, 15, 16, 29, and 30, requiring a future noise analysis and implementation of subsequent mitigation if two-story homes are proposed on these lots. Upon completion of precise grading plans and architectural building design specifications for these lots, a noise analysis shall be prepared to evaluate interior noise attenuation requirements. The analysis shall be completed prior to issuance of building permits for these lots. The analysis shall identify mitigation requirements to ensure interior noise levels do not exceed 45 dBA CNEL. Such measures could include, but are not limited to, use of dual-paned windows or other architectural improvements.	Based upon the analysis in Section 2.8, second floor facades of Lots 5, 6, 15, 16, , and 30 are expected to experience noise levels above the County standard of 60 dBA CNEL, thus, the interior noise levels of structures proposed for these lots could exceeded the interior noise standard of 45 dBA CNEL. Implementation of mitigation measure M-N-1 requires a noise protection easement be placed on these lots to require future noise analysis and implementation of subsequent mitigation if two-story homes are proposed on these lots. It also requires identification of architectural treatments to reduce interior noise level to below 45dBA CNEL. Implementation of this mitigation measure will ensure that interior noise levels meet the County standard.
N-2	Project grading and construction activities could results in sound levels in excess of 60 dBA in sensitive habitat areas which could impact sensitive birds during their nesting or breeding season. This represents a significant impact.	**M-N-2** Because the project site is considered potentially occupied by Least Bell's Vireo and Southwestern Willow Flycatcher, grading or construction noise in excess of 60 dBA shall not be permitted during the breeding season of these species (mid-March to mid-September), in order to avoid impacts to potentially nesting vireos, flycatchers, and/or other riparian obligate songbirds. This restriction may be waived if directed surveys for these two species are conducted on all areas within 300 feet of proposed grading or construction activity. The results of these surveys should be provided in a report to the Director of Planning and Development Services, and the Wildlife	Based upon the analysis presented in Section 2.8, if grading or construction activity occurs during the breeding season for Least Bell's vireo or Southwest willow flycatcher, there is a potential for noise to exceed 60 dBA and impact the species if they have nests within 300 feet of proposed work areas. Implementation of mitigation measure M-N-2 prohibits these activities during the breeding season unless preconstruction surveys for these species are conducted and a report including conclusions and recommendations receives concurrence from the Director PDS and Wildlife Agencies.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		Agencies for concurrence with the conclusions and recommendations. An acoustician shall be present on site to monitor noise levels during grading that takes place within the above noted period unless it is determined by directed surveys by the biologist that the birds are not present. This mitigation measure is also shall reflect the biology section of the DEIR, 2.4.5, mitigation measure M-BI-1.	
2.9 Paleontology			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
PA-1	The project could impact paleontological resources that might be present in onsite formations of Moderate and Low Sensitivity during grading and excavation operations.	***APPROVAL OF MAP –*** The following condition shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified): **M-PA-1. PALEO GRADING MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X 2] INTENT:** In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources. **DESCRIPTION OF REQUIREMENT:** A County approved Paleontologist "Project Paleontologist" shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation. The following shall be completed:	Based upon the analysis in Section 2.9, there is a potential for impacts to undiscovered paleontological resources of Moderate Sensitivity during project grading. Implementation of mitigation measures M-PR-1a through M-PR-1f, which requires a paleontological monitoring program for ground-disturbing activities, will reduce the potential impact to below a level of significance.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		a. A County approved Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, and this permit. The contract provided to the county shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a Memorandum of Understanding (MOU) between the approved Paleontologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting. b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services. **DOCUMENTATION:** The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and MOU to the *[PDS, PCC*]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The *[PDS, PCC]* shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to *[DPW, LDR]*, for inclusion in the grading bond cost estimate, and grading bonds. The *[DPW, PC]* shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. ***PRE-CONSTRUCTION MEETING –*** The following action will occur prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances: **M-PA-2. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT:** In	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5223, a Paleontological Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Paleontologist, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources. **DOCUMENTATION**: The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING**: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING**: The [*DPW, PDCI*] shall invite the [*PDS, PCC*] to the preconstruction conference to coordinate the Paleontological Resource Monitoring requirements of this condition. The [*PDS, PCC*] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist. ***DURING CONSTRUCTION –*** The following actions shall occur throughout the duration of the grading construction: **M-PA-3. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5223, and the County of San Diego Guidelines for Determining	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor During the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading: a. If paleontological resources are encountered during grading/excavation, the following shall be completed: 1. The Qualified Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented. 2. The Qualified Monitor shall immediately contact the Qualified Paleontologist. 3. The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately. 4. The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume." b. If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field: 1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits; 2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and 3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.). **DOCUMENTATION**: The applicant shall implement the grading monitoring program pursuant to this condition. **TIMING**: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [*DPW, PDCI*] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Paleontologist or applicant fails to comply with this condition. ***ROUGH GRADING –*** The following actions shall occur prior to rough grading approval and issuance of any building permit: **M-PA-4. PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE]. INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5223, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		upon completion of the grading activities that require monitoring: a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [*PDS, PCC*] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources. b. If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring. **DOCUMENTATION:** The applicant shall submit the letter report to the [*PDS, PCC*] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** The [*PDS, PCC*] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. ***FINAL GRADING RELEASE -*** The following actions shall occur prior to any occupancy, final grading release, or use of the premises in reliance of this permit: **-** **M-PA-5. PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE]. INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5223, and the County of San Diego Guidelines for Determining Significance and Report Format and	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following: a. If paleontological resources were discovered, the Following tasks shall be completed by or under the supervision of the Project Paleontologist: 1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens; 2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database; 3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources and identifying which accredited institution has agreed to accept the curated fossils. Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils. 4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
		that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution." b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.	
2.10 Traffic			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
TR-1	The project must be considered as having a cumulative impact	**M-TR-1** Prior to the issuance of building permits, the proposed project shall participate in the County's Transportation Impact Fee (TIF) program by paying applicable development fees.	By paying the TIF, the project's contribution to the cumulative impact can be rendered less than cumulatively considerable.

Significant Project Impact:	**No Project**	**Legal Lot**	**Reduced Cultural Resources Impact**	**Reduced Aesthetics Impact**
Minerals	Reduced	Similar	Similar	Similar
Aesthetics	Reduced	Reduced	Similar	Reduced
~~Air Quality~~	~~Reduced~~	~~Reduced~~	~~Similar~~	~~Similar~~
Biology	Reduced	Reduced	Similar	Similar
Cultural Resources	Reduced	Reduced	Reduced	Similar
Hazards: Fire	Reduced	Reduced	Similar	Similar
Hazards: Hazardous Materials	Reduced	Similar	Similar	Similar
Hazards: Vectors	Reduced	Similar	Similar	Similar
Geology	Reduced	Reduced	Similar	Similar
Noise	Reduced	Reduced	Similar	Reduced
Paleontology	Reduced	Reduced	Similar	Similar
Traffic	Reduced	Reduced	Similar	Similar

TRS CONSULTANTS

Comparison of Project Alternative Impacts to Significant Proposed Project Impacts

Table S-2