



# County of San Diego

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**DEPARTMENT OF PARKS AND RECREATION**  
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## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** **May 28, 2019**

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Parks and Recreation, as lead agency, is circulating for public review a Draft Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed Lakeside Equestrian Center.

**Project Location:** The 14-acre project site is located at the corner of Willow Road and Moreno Avenue in the unincorporated community of Lakeside, approximately 0.25 mile north of the San Diego River. The Project occurs on a San Diego County-owned parcel with Assessor's Parcel Number 392-030-370-0 and 760-141-190-0.

**Project Description:** The project will consist of two arenas (one outside and one covered), bleachers, a restroom-showers-concession-meeting building, corral, volunteer pad, maintenance-storage building, public staging area with a shade pavilion, picnic tables, hitching posts, temporary irrigation, and drought tolerant landscaping. The facility will also include an open decomposed granite parking area. The community facility would be used for a variety of equestrian and livestock-related activities such as practices, training, and contests, including shows and events.

**Availability:** The Draft MND can be reviewed at the following locations: County of San Diego, Department of Parks and Recreation, 5500 Overland Avenue, Suite 410, San Diego, CA 92123 or <http://www.sdparks.org/content/sdparks/en/AboutUs/Plans/public-review-documents.html>. Contact Jennifer Price, Project Manager at (858) 966-1375 [jennifer.price@sdcounty.ca.gov](mailto:jennifer.price@sdcounty.ca.gov) or Crystal Benham, Group Program Manager at (858) 966-1370 [crystal.benham@sdcounty.ca.gov](mailto:crystal.benham@sdcounty.ca.gov).

**Comments:** Written comments regarding the Draft MND should be directed to Jennifer Price, Project Manager, County of San Diego, Department of Parks and Recreation, 5500 Overland Avenue, Suite 410, San Diego, California 92123 or [jennifer.price@sdcounty.ca.gov](mailto:jennifer.price@sdcounty.ca.gov) and must be received **no later than June 26, 2019** (public review period May 28 – June 26). A final MND incorporating public input will be prepared for consideration by the County of San Diego Board of Supervisors at a future public hearing.





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May 28, 2019

## MITIGATED NEGATIVE DECLARATION

**This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.**

Project Name: Lakeside Equestrian Facility

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
- b. Attached extended studies for air quality and greenhouse gases, biological resources, cultural resources, traffic, and noise.

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

**A. Air Quality**

**MM-AQ-1: Manure Management.** Equestrian activities may generate odors due to improper handling of manure and soiled bedding. The project applicant will comply with the following best management practices, which will be documented in a Manure Management Plan:

- The facility, including animal stalls, warmup and training areas, will be cleaned at least once per day including the removal of manure and soiled bedding.

- Manure and soiled bedding will either be incorporated into composting by the end of the day or temporarily stockpiled prior to incorporation into the composting system.
- Stockpiled material in containment vessels will be covered with a lid or tarp. Containment vessels will be located at the furthest feasible distance from nearby residents and/or sensitive receptors.

## **B. Biological Resources**

**MM-BIO-1: Environmental Training.** Preconstruction worker environmental awareness training for construction crews will be conducted to address sensitive resources, such as ground-nesting raptors, that occur or have the potential to occur in the project area. Training will be required of each worker before they begin working on the site. The training will go over all mitigation measures included in the proposed project's Mitigation Monitoring and Reporting Program (MMRP).

**MM-BIO-02: Clearing Restrictions.** To mitigate for potentially significant impacts on sensitive nesting birds and raptors, the County will avoid vegetation removal or ground-disturbing activities during the bird breeding season. The bird breeding season is defined as January 15 to August 31 and includes both tree- and ground-nesting raptors, and passerine species.

If vegetation removal cannot be avoided during this time period, a nesting bird survey will be conducted no more than 72 hours prior to ground-disturbing activities by a qualified avian biologist through the entirety of the project area, as well as a 900-foot buffer for ground-nesting raptors, a 500-foot buffer for tree-nesting raptors, and a 300-foot buffer for other nesting birds. If the survey results are positive, the location of active nests will be mapped by a qualified avian biologist. An avoidance buffer around all active nests will be implemented during construction to prevent nest failure (e.g., nest abandonment). Nesting northern harriers will be given a 900-foot avoidance buffer (per the MSCP), raptors will be afforded a 500-foot avoidance buffer; nesting special-status birds will be afforded at least a 300-foot buffer; and common birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (FGC) will be afforded a 150-foot buffer. Buffers may be adjusted based on the response of the nesting birds to human activity observed by the monitor (see below). Nest monitoring for special-status species will be conducted in coordination with the resource agencies (U.S Fish and Wildlife Service [USFWS] and California Department of Fish and Wildlife [CDFW]).

Full-time nest monitoring will occur for all active nests when construction activities are occurring adjacent to either the standard or the adjusted buffers. This full-time monitoring will occur during at least the first 2 days of initial construction activities to ascertain if the buffer is sufficient to avoid impacts on the nesting birds. Buffer

expansions will be implemented if nest disturbance is noted during monitoring. Once it has been established that the existing buffer is sufficient to avoid impacts on the nesting birds, ongoing nest monitoring will be conducted at least once per week or more if determined necessary by the qualified avian biologist. For active nests where project activities are not occurring directly adjacent to the standard buffer distance, where no buffer reductions were implemented, and when construction is far enough away to be unlikely to affect the nest as determined by the avian biologist, no nest monitoring is required. If the level of disturbance increases or significantly changes at the nearby work area, full-time monitoring may be required again. Once work activities have ceased, the monitor will survey for 1 hour on the day that work is complete and update the nest status. If nesting activity is observed at the nest, the nest will then be monitored on a weekly basis until the nest outcome can be determined (e.g., fledged and closed, etc.). If no activity is observed, the nest will be monitored the following day for 1 hour to determine nest status.

**MM-BIO-03: Best Management Practices (BMPs):** To reduce and avoid indirect impacts from the project construction, the following BMPs will be implemented:

- Implement appropriate construction scheduling and sequencing to reduce the amount and duration of soil exposed to vehicle tracking.
- Limit vehicle speeds to 15 miles per hour in the project area.
- Conduct regular watering of roadways to prevent and alleviate dust generation, but do not apply in quantities that would allow for water ponding.
- Fence/flag and maintain limits of construction areas throughout the construction activities.
- Implement appropriate stormwater BMPs during the rainy season (October 1 to April 30) to reduce erosion and control siltation. BMPs may include the use of silt fences, fiber rolls, and organic soil tackifiers (e.g., guar gum).

**MM-BIO-04: Manure Management:** To reduce indirect impacts from increased equestrian use of the project site, the County will implement a manure management program for the proposed project. Manure will be regularly removed from the equestrian use areas and composted on site following the CalRecycle regulation for pathogen reduction (14 California Code of Regulations [CCR] § 17868.3). Raw manure will not be spread on site. Onsite composting will be situated to avoid runoff to adjacent property and stormwater infrastructure.

## C. Cultural Resources

**MM-CUL-01: Archaeological Monitoring.** The County Department of Parks and Recreation (DPR) will retain a qualified archaeologist to monitor all proposed ground-disturbing activities related to the

implementation of the proposed project in order to minimize disturbance of subsurface archaeological deposits. Specifically, the following measures will be implemented to reduce impacts:

- All proposed ground disturbance, including grading and excavation for the proposed project, will be monitored by a qualified archaeologist(s) who meets the Secretary of the Interior's Professional Qualifications Standards, as promulgated in Code of Federal Regulations (CFR), Title 36, Section 61 or in the City's Land Development Code.
- Prior to the start of construction, a monitoring plan will be prepared that describes the nature of the archaeological monitoring work, procedures to follow in the event of an unanticipated discovery, and reporting requirements.
- The archaeologist will be invited to the preconstruction meeting to inform all personnel of the high probability of archaeological materials being encountered during construction.
- If intact subsurface deposits are identified during construction, the archaeologist will be empowered to divert construction activities away from the find and will be given sufficient time and compensation to investigate the find and determine its significance. No soil will be exported off site until a determination can be made regarding the significance of the resource, especially if Native American resources are encountered.
- Recovered items will be treated in accordance with current professional standards by being properly provenienced, cleaned, analyzed, researched, reported, and curated in a collection facility meeting the Secretary of the Interior's Standards, as promulgated in 36 CFR 79, such as the San Diego Archaeological Center. The costs for curation will be included in the budget for recovery of the archaeological remains.
- A final Cultural Resources Monitoring report will be produced, which will discuss the monitoring program and its results and will provide interpretations of any recovered cultural materials.

**MM-CUL-02: Protection of Human Remains.** Any ground-disturbing activities on the project site must be considered as having the potential to encounter Native American human remains. Human remains require special handling and must be treated with appropriate dignity. Specific actions must take place pursuant to State CEQA Guidelines Section 15064.5e, Public Resources Code (PRC) Section 5097.98, and Section 87.429 of the County of San Diego Grading, Clearing and Watercourses Ordinance.

Should human remains be identified during ground-disturbing activities related to the project, whether during construction, maintenance, or any other activity, state- and county-mandated procedures will be followed for the treatment and disposition of those remains, as follows:

In the event of the accidental discovery or recognition of any human

remains in any location other than a dedicated cemetery, DPR will ensure that the following procedures are followed:

- 1) There will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - a. A County (DPR) official is contacted.
  - b. The County Coroner is contacted to determine that no investigation of the cause of death is required.
  - c. If the Coroner determines the remains are Native American, then:
    - i. The coroner will contact the Native American Heritage Commission (NAHC) within 24 hours.
    - ii. The NAHC will identify the person or persons it believes to be most likely descended from the deceased Native American.
    - iii. The Most Likely Descendent (MLD) may make recommendations to the landowner (DPR), or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC Section 5097.98.
- 2) Under the following conditions, the landowner or its authorized representative will rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
  - a. The NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 24 hours after being notified by the NAHC.
  - b. The MLD fails to make a recommendation.
  - c. The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.
- 3) Any time human remains are encountered or suspected and soil conditions are appropriate for the technique, ground penetrating radar (GPR) will be used as part of the survey methodology. In addition, the use of canine forensics will be considered when searching for human remains. The decision to use GPR or canine forensics will be made on a case-by-case basis through consultation among the County Archaeologist, the project archaeologist, and the Native American monitor (see MM-TCR-01).
- 4) Because human remains require special consideration and handling, they must be defined in a broad sense. For the purposes of this document, human remains are defined as:
  - a. Fragmented or disarticulated human bone with no associated artifacts or grave goods.
  - b. Cremations, including the soil surrounding the deposit.
  - c. Interments, including the soils surrounding the deposit.
  - d. Associated grave goods.

#### **D. Greenhouse Gas Emissions**

**MM-GHG-1: Construction Best Management Practices.** The County will ensure implementation of the following measures during project construction:

- Require equipment to be maintained in good tune and reduce excessive idling time.
- Utilize alternative fueled equipment and vehicles, such as renewable diesel, renewable natural gas, compressed natural gas, or electric.
- Require older equipment be retrofitted with advanced engine controls, such as diesel particulate filters, selective catalytic reduction, or cooled exhaust gas recirculation, where feasible.
- Make efficient use of finite natural resources. Use building and finishing products that contain locally sourced and recycled materials, where feasible.

**MM-GHG-2: Sustainability Features Consistent with County of San Diego Board of Supervisors Policy Number G-15, Design Standards for County Facilities and Property.** Prior to finalizing the design plans, the County will incorporate GHG-reducing measures, such as those listed in County Board Policy G-15 and the CAP specific to County-sponsored projects, into the project design, and will demonstrate in the plans where these measures will be located. Measures that may be included in the project design include (but would not be limited to):

- Evaluate and incorporate cost-effective technologies to reduce water consumption, including, but not limited to, ultra-high efficiency plumbing fixtures, cooling tower water treatment equipment, irrigation devices and controllers, and other applicable technologies, where feasible. This will ensure that the project is consistent with the CAP target of reducing water consumption at County facilities by 15% below 2014 levels by 2030.
- Compare alternative heating, ventilation, and air-conditioning (HVAC) systems based on life-cycle cost analysis. Use passive ventilation, evaporative cooling, envelope thermal mass (heat storage in walls, roof, and flooring), shading, and/or other strategies to reduce energy consumption, where applicable and effective.
- Incorporate state-of-the-art lighting systems and automated controls, based on space function and occupancy, where feasible and/or effective. Substitute natural daylighting for artificial lighting, where feasible.
- Install Energy Star rated appliances in the kitchen, where feasible and effective.
- Install solar-powered lighting in parking and walking areas, where feasible.
- Ensure all new buildings are ready for the installation of photovoltaic systems incorporated as part of the design and construction of the building.
- Demonstrate recycling and waste reduction best practices.

Compliance with the County's Construction and Demolition Ordinance shall be mandatory.

## **E. Noise**

**MM-NOI-1: Standard Rules and Regulations.** Enforce all applicable standard rules and regulations for DPR facilities including, but not limited to:

- Quiet Hours are from 10:00 p.m. to 7:00 a.m.
- Dogs must be licensed and restrained on a leash not longer than 6 feet and attended at all times. (This restriction will not apply to dogs while participating in any authorized dog show at the proposed project.)
- No person shall disturb the peace and quiet of a County park by any loud or unusual noise, or by the sounding of automobile horns or noise-making devices, or by the use of profane, obscene, or abusive language or gestures.
- No person shall use, transport, carry, fire, or discharge any fireworks, firearm, weapon, air gun, archery device, slingshot, or explosive of any kind across, in, or into a County park.
- The applicable requirements of DPR Policy Number C-06, Noise Regulation in County Parks will be enforced.

**MM-NOI-2: Operational Limits and Restrictions.** Except for occasional special events conducted pursuant to a specific permit (conditional use permit, special event permit, etc.), enforce the following operational restrictions:

- Limit the maximum number of overnight RVs on site to five.
- Prohibit the use of noise-generating equipment (noise-makers, bullhorns, air horns, amplified stereos/radios, etc.) by spectators. The only exception is for official use of the announcer's PA systems or other devices required for proper operation of the intended and approved activities.
- For weddings, parties, and other events at the meeting room, restrict outdoor noise to low level sources such as unamplified music. Where amplified sound is required at the patio, such as for voice amplification or recorded music playback during a wedding ceremony, the levels will not exceed those necessary for audibility at the patio area.
- Keep all exterior meeting room doors and windows closed when amplified music is being played inside the building.
- End all on site events no later than 10:00 p.m.
- Limit all event sizes so as not to exceed the onsite parking capacity of the proposed project. For any events that are anticipated to exceed this limit, require the organizers to provide off-site parking and shuttle service.

## **F. Tribal Cultural Resources**

**MM-TCR-01: Native American Monitoring.** DPR will retain a Kumeyaay tribal member to monitor all project-related ground disturbance.

3. Critical Project Design Elements:

The following project design elements were the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

**A. Aesthetics**

- 1) The project will conform to the Light Pollution Code (Section 201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:
  - a) The project will not install outdoor lighting that directly illuminates neighboring properties.
  - b) The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.

**B. Air Quality**

- 1) Grading operations associated with the construction of the project will implement dust control measures.

**C. Biological Resources**

- 1) The project would not result in impacts on any sensitive habitat lands described by the RPO.
- 2) The project is located in active agriculture and the project site does not provide connectivity between areas of high habitat values as defined in the Coastal Sage Scrub NCCP; therefore, the project will not preclude connectivity between areas of high habitat values.

**D. Geology and Soils**

- 1) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code.
- 2) Although the project involves grading it is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING).

## **E. Hazards and Hazardous Materials**

- 1) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code. The project is also required to comply with the County of San Diego Fire Service Conditions stipulated by the County Fire Services staff (i.e., County Fire Marshall) upon review and approval of the project.
- 2) The project is required to develop a Site Evacuation Plan (SEP) to ensure that County staff, visitors, and customers can safely and quickly evacuate in an emergency. The SEP will include the following:
  - a) Facility contact list
    - i. Contains the names, responsibilities, and contact numbers of key building contacts.
  - b) Building and site map
    - i. Evacuation map outlining the evacuation route(s) and assembly area(s) for the facility. A copy of this map is provided to emergency responders.
    - ii. Plan for fire vehicle access routes and water tank locations.
  - c) Exit routes for the nature center
  - d) Personnel roster description
    - i. Used to take attendance at the assembly area following an evacuation.
  - e) Site evacuation team
    - i. Responsible for complete evacuation of, and accounting for all employees, visitors, and customers in their area of responsibility.
  - f) Checklist for the facility evacuation coordinator
    - i. Ensures consistency and completeness during an emergency.
  - g) Checklist for the floor warden
    - i. Ensures consistency and completeness during an emergency.
  - h) Evacuation/fire drill observation form
  - i) Voluntary individual site evacuation plan
    - i. Designed to assist any employee with limitations or disabilities to evacuate in an emergency; created by the individual employee; is voluntary; and not a confidential document.
  - j) Fire Safety Plan overview
    - i. Establishes procedures for identifying fire hazards and preventing fires.
- 3) A Vector Management Plan will be prepared as a part of the

proposed project, which will contain design measures and procedures to reduce potential vectors that are specific to the site. The plan will be reviewed by the County Department of Environmental Health, Vector Surveillance Program. The plan will contain measures intended to reduce the potential exposure of visitors or nearby residences to flies from manure caused by the equestrian uses.

#### **F. Hydrology and Water Quality**

- 1) The project would be covered under the County's existing regional Waste Discharge Requirement Permit as long as the project's site design measures and/or source control BMPs are consistent with the San Diego County Jurisdictional Runoff Management Program (JRMP) and the Best Management Practice (BMP) Design Manual (BMPDM). The project also requires a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities (i.e., General Construction Permit). The project will comply with all requirements of these permits.
- 2) Construction of the facility would comply with County of San Diego Ordinance No. 8334 Flood Damage Prevention, which identifies specific construction standards for structures built in a special flood hazard area. These construction standards include:
  - Anchoring structures to prevent flotation, collapse, or lateral movement
  - Construction materials and practices to minimize flood damage
  - Designing and locating service facilities (electrical, heating, plumbing, etc.) so as to prevent water from entering and accumulating during base flood conditions
  - Constructing structures would adequate drainage paths for floodwaters
  - Elevation and flood proofing
  - Constructing structures with adequate flood openings

#### **G. Noise**

- 1) The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dBA between the hours of 7 AM and 7 PM. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dBA for more than 8 hours during a 24-hour period.
- 2) Non-transportation noise generated by the proposed project would not exceed the standards of the County of San Diego Noise Ordinance (Section 36.404).

## H. Utilities and Service Systems

- 1) The project will deposit all solid waste at a permitted solid waste facility, per the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.).

**ADOPTION STATEMENT:** This Draft Mitigated Negative Declaration and the above California Environmental Quality Act findings were made by the San Diego County Department of Parks and Recreation on May 28, 2019. This document is considered draft until it is adopted by the appropriate County of San Diego decision-making body.

Handwritten signature in blue ink: "Jennifer Price, 5/28/2019". The signature is written over a horizontal line.

Jennifer Price, Land Use Environmental Planner III, Resource Management Division  
County of San Diego Department of Parks and Recreation

Attachments:  
CEQA Initial Study



# County of San Diego

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May 28, 2019

## **California Environmental Quality Act (CEQA) Initial Study--Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)**

1. Project Name: Lakeside Equestrian Facility
2. Lead agency name and address:  
County of San Diego, Department of Parks and Recreation  
5500 Overland Avenue, Suite 410  
San Diego, CA 92123
3.
  - a. Contact: Jennifer Price, Project Manager
  - b. Phone number: (858) 966 -1375
  - c. E-mail: jennifer.price@sdcounty.ca.gov
4. Project location:  

The Lakeside Equestrian Facility (proposed project) is located approximately 21 miles northeast of downtown San Diego in the northern portion of the community of Lakeside, northeast of the Willow Road and Moreno Avenue intersection. The proposed project is west of the Lake Jennings/Wildcat Canyon–El Cajon Mountain Multiple Species Conservation Program (MSCP) Core Resource Area and approximately 0.25 mile north of the San Diego River. The project site is within unincorporated San Diego County and is in the Lakeside Community Plan area.

Project Coordinates: 32°52'36.4"N / 116° 55'11.4"W
5. Project Applicant name and address:  

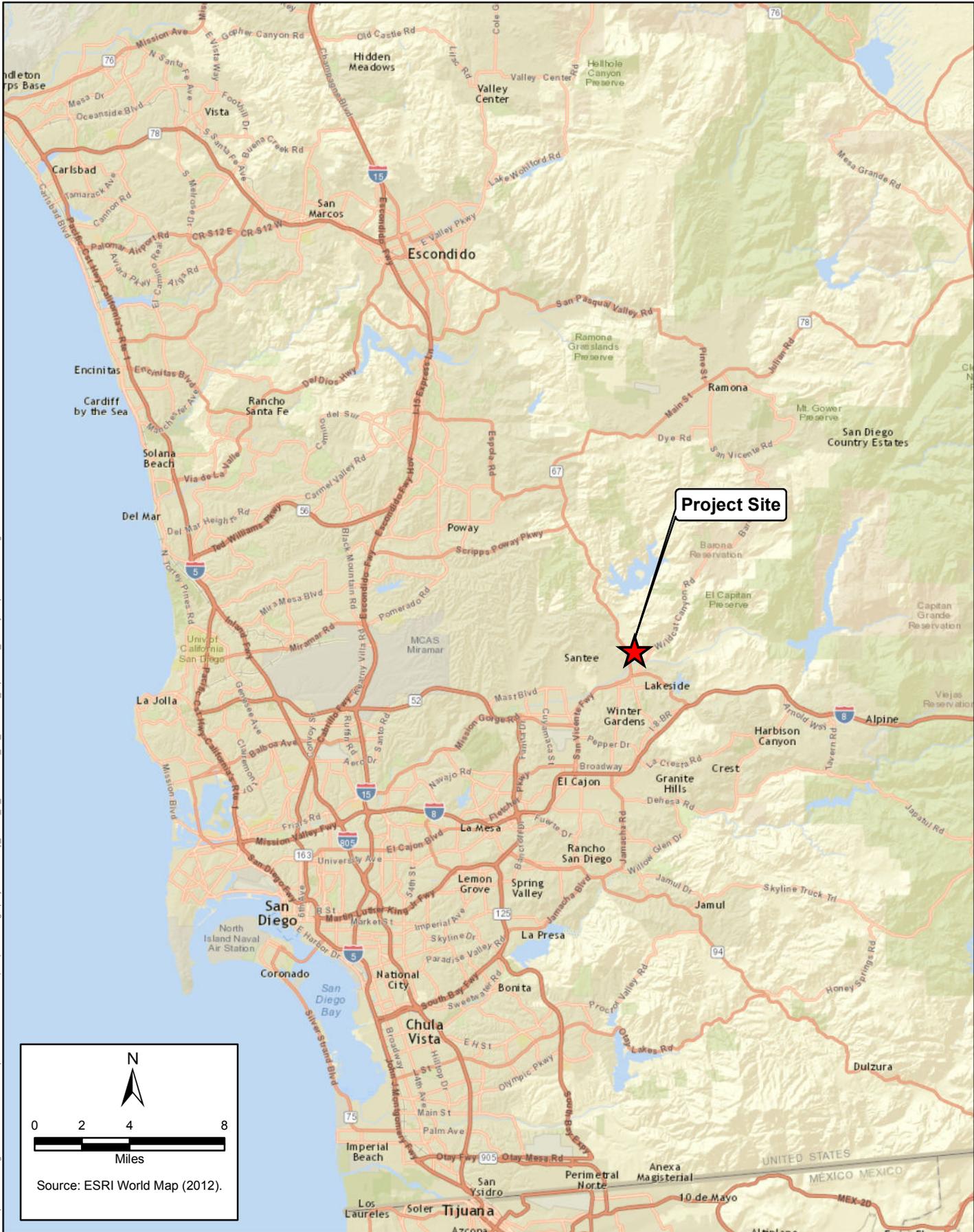
County of San Diego, Department of Parks and Recreation  
5500 Overland Avenue, Suite 410  
San Diego, CA 92123
6. General Plan  
Community Plan: Lakeside  
Land Use Designation: Open Space-Recreation (OS-R)

7. Zoning  
Use Regulation: S80 (Open Space)  
Minimum Lot Size: 1 acre  
Special Area Regulation: P or F
8. Description of project: The proposed project is an equestrian facility with two arenas that would be available to serve local residents, equestrian owners, and visitors. It would be located on a 13.91-acre site at the corner of Willow Road and Moreno Avenue on County-owned land in the community of Lakeside within unincorporated San Diego County (please see Figure 1, *Regional Map*, and Figure 2, *Project Vicinity*). The General Plan land use designation for the site is Open Space-Recreation (OS-R). Zoning for the site is S80 (Open Space).

The project site encompasses the parcels identified by Assessor's Parcel Numbers (APNs) 392-030-370-0 and 760-141-190-0. Access to the project site would be from two driveways, one on the south end of Moreno Avenue near the trail staging area, and one off Moreno Avenue near the outside arena. The proposed development on the project site is generally concentrated to the north and to the east; with the outside arena and livestock corrals located in the northern portion of the proposed site, and the covered arena in the eastern portion (please see Figure 3, *Proposed Project*).

The northern portion of the project site would consist of an outside arena (150 by 300 feet), bleachers, two-story announcer's booth, electronic scoreboard, electric conduit to allow future lighting, livestock corrals, shade structure (40 by 150 feet), compost area, and water truck filling station. The eastern portion of the site would consist of a covered arena (150 by 300 feet), bleachers, two-story announcer's booth, electric scoreboard, patio area, meeting room/kitchen (maximum 40 by 80 feet), dumpster area (20 by 10 feet), shop/storage (30 by 60 feet), restroom and showers, volunteer pad with built in shade structure (50 by 50 feet), heated wash racks, and five overnight recreational vehicle camping sites with utility hookups. Sewer and water connections would be along the southern border of the site along Moreno Avenue. Electric and natural gas connection points are to be determined.

In the center of the site there would be an open decomposed granite parking area (2,400 cubic yards) capable of accommodating approximately 74 trucks/trailers and approximately 35 single vehicle spaces with solar powered parking lot lights. Within the parking area and main archway entrance off Moreno Avenue, a paved fire lane would be constructed within the facility to accommodate emergency vehicles. The estimated square footage of the paved fire lane or emergency vehicle lane is 42,000 square feet of pervious pavement (concrete, asphalt, pavers). A publicly accessible multi-use trail would be developed around the perimeter of the site between the southeast property corner and the northwest property corner (with a fence on the perimeter). A separate equestrian warm up track would also be developed around the facility. A water truck/fire emergency vehicle fill-up station would be located east of the warm up track fence.



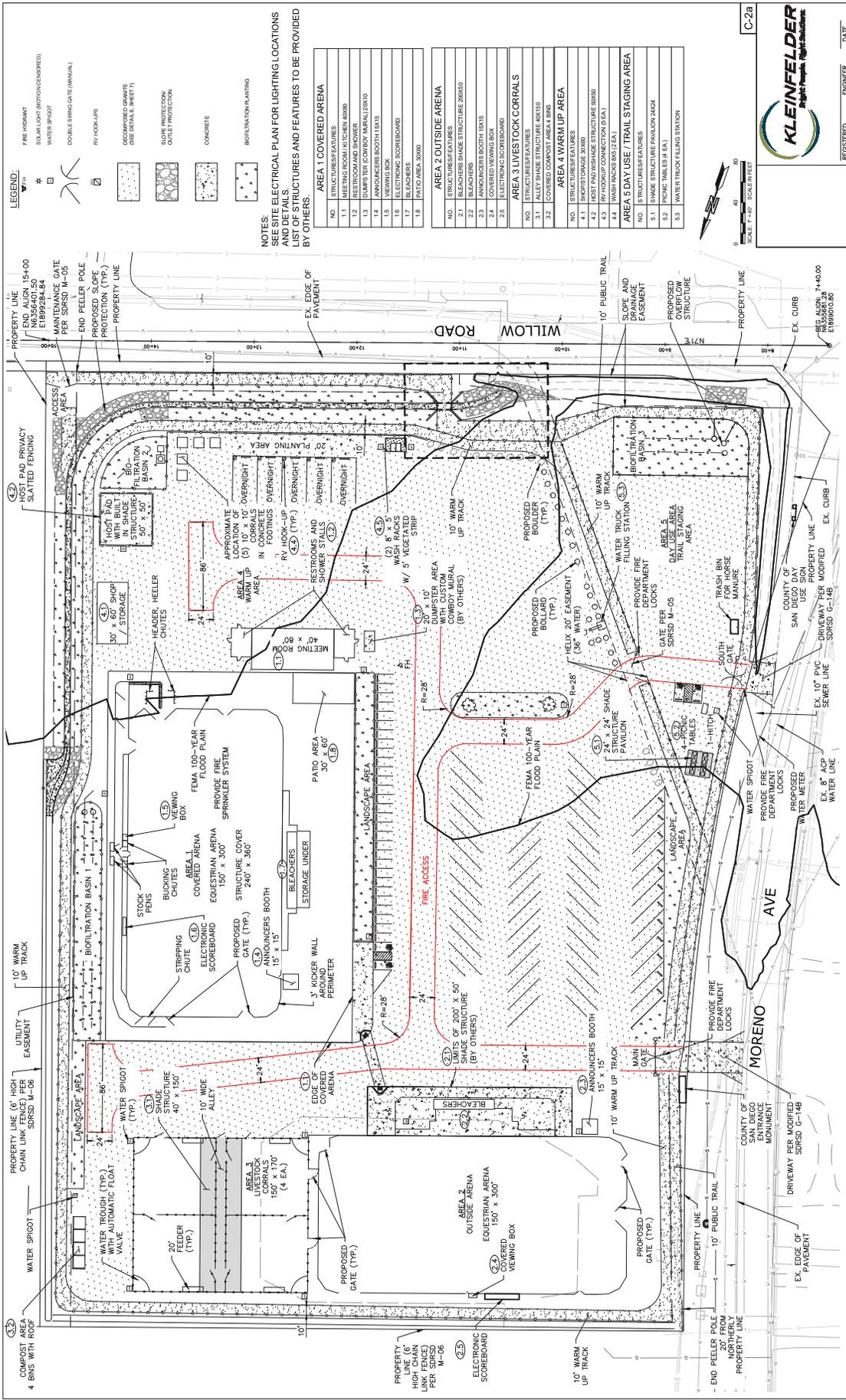
**Figure 1**  
**Regional Location**  
**Lakeside Equestrian Facility**

\\PDC01TRD\GIS\Users\Dieter\projects\County Parks & Rec\000049\_17 Lakeside Equestrian Facility\mxd\AO\AO\Fig Project\Locality.mxd User: 49562 Date: 10/17/2018



**Figure 2**  
**Project Location**  
**Lakeside Equestrian Facility**

Figure 3  
Proposed Project  
Lakeside Equestrian Facility



The equestrian facility would generate an estimated 170 cubic feet (about six cubic yards) of manure and soiled bedding per week, or 130 tons per year. The exact amount of manure generated would depend on the number of animals, frequency of events, and types of stall beddings used.

An onsite composting area would manage manure and other compostable materials generated at the facility. At times manure and soiled bedding may be hauled off site for processing or beneficial reuse. Due to anticipated manure volumes and uses, the proposed project would likely not require composting permits. It would be the lessee/operator's responsibility to comply with all regulations and obtain all composting permits, if required.

The manure would be sustainably managed utilizing both manure management and composting best management practices (BMPs) that would virtually eliminate negative environmental impacts and nuisances. BMPs will be listed in the Facility Manure Management Plan and will include practices to minimize odors and vectors and protect receiving water quality. The Facility Manure Management Plan BMPs may include (but not be limited to) the following:

- The facility, including animal stalls, warmup and training areas, will be cleaned at least once per day including the removal of manure and soiled bedding.
- Manure and soiled bedding will either be incorporated into composting by the end of the day or temporarily stockpiled prior to incorporation into the composting system.
- Stockpiled material in containment vessels will be covered with a lid or tarp. Containment vessels will be located at the farthest feasible distance from nearby residents and/or sensitive receptors.

Compost will undergo processes to further reduce pathogens, resulting in a beneficial soil amendment that is free of pathogens, parasites and weed seeds. The composting process also destroys fly larvae.

The manure storage and composting area would be located in the northeast corner of the project site, and would be contained in a semi-open structure with roof, which will help minimize odor migration and runoff from stormwater flows. The area is at the highest elevation of the property, and design features such as berms and grading would be incorporated to direct any oncoming stormwater flows around the manure storage and composting area. BMPs would be implemented to minimize leachate generation and runoff from the manure storage and composting area.

The proposed project also includes a lighted monument sign and educational interpretive and informational signage to inform facility users about the benefits of sustainable manure management and the BMPs being implemented. A contact and phone number will be listed for filing complaints or emergencies.

A day-use public equestrian trail staging area with a shade pavilion (24 by 24 feet) would be provided in the southwestern portion of the site. This area would be improved with picnic tables, hitching posts, temporary irrigation, trash receptacles, and drought-tolerant landscaping.

All permanent exterior lighting would be installed such that lamps and reflectors are not visible from beyond the project site, lighting does not cause excessive reflective glare; directed lighting does not illuminate the nighttime sky, illumination of the project facility and its immediate vicinity would be minimized, and the lighting plan complies with local policies and ordinances.

The equestrian center would be used for a variety of equestrian and livestock related activities such as practices, training, and contests, including shows, and non-equestrian events such as wedding receptions and dog shows. A typical equestrian event would likely draw between 50 and 125 attendees, with large events attracting as many as 300 (spectators and participants). The large events are anticipated to take place a few times each year.

Construction would occur over 11–12 months. Construction equipment would include tractors, excavators, backhoes, water truck, drill rig, bobcat, fork lift, rollers, a rubber tire loader, wheel tractor scrapers, an air compressor, a generator set, a crane, and a concrete truck. Approximately 12,700 cubic yards of material would be imported to the project site for the public trail, parking lot, biofiltration basin, and arenas. No material would be transported off site. Offsite improvements include paving two driveways entering the site from Moreno Avenue. A three-way stop would be installed at the corner of Willow Road and Moreno Avenue to ensure the safety of patrons and users of the perimeter trails.

The County DPR will contract with a third-party lessee/operator for managing daily operations and maintaining the equestrian facility. One supervising park ranger would be available and there would be one point of contact from the County who would act as a liaison between the County and the property lessee/operator. The facility would typically be open from approximately sunrise to sunset, and until 10:00 p.m. for large events. The facility would follow all standard County rules and regulations, including, but not limited to:

- No smoking allowed anywhere in County Parks per Section 41.118.5.
- No person is allowed to use, transport, carry, fire, or discharge any fireworks, firearm, weapon, air gun, archery device, slingshot, or explosive of any kind across, in or into a County park per Section 41.117.

9. Surrounding land uses and setting: The proposed project is located in the northern portion of the community of Lakeside, west of the Lake Jennings/Wildcat Canyon–El Cajon Mountain MSCP Core Resource Area and approximately 0.25 mile north of the San Diego River. The project site is specifically located northeast of the Moreno Avenue and Willow Road intersection. Surrounding land uses include commercial and industrial development to the west, El Capitan Equestrian Center and semi-rural residential development to the south, a mix of agricultural and semi-rural residential development to the north and east, and rural lands and open space beyond the semi-rural development to the east. The topography of the equestrian site is relatively flat with elevations ranging from 403 to 410 feet above mean sea level. The site is 0.5 mile east of Highway 67.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

| <b>Permit Type/Action</b>  | <b>Agency</b>                                |
|--|--|
| General Construction Stormwater Permit   | Regional Water Quality Control Board (RWQCB) |
| Conditional Letter of Map Revision (CLOMR) (1 <sup>st</sup> ) followed by Letter of Map Revision (LOMR) (2 <sup>nd</sup> ) | Federal Emergency Management Agency (FEMA)   |

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES

NO

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts on tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission’s Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources  | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Geology & Soils                 | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology & Water Quality       | <input type="checkbox"/> Land Use & Planning                 | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Population & Housing                | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                      | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities & Service Systems     | <input type="checkbox"/> Wildfire                            | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- On the basis of this Initial Study, Department of Parks and Recreation finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Department of Parks and Recreation finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Department of Parks and Recreation finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



Signature

5/28/2019

Date

Jennifer Price  
Printed Name

Land Use/Environmental Planner III  
Title

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS.** Except as provided in Public Resources Code Section 21009, would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts on individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact on a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

**Less Than Significant Impact:** The proposed project is located within the northern portion of the Lakeside Community, approximately 6 miles west of the El Cajon Mountain/El Capitan Reservoir, which serves as a scenic backdrop for the El Cajon and Lakeside regions (County of San Diego 2011). The El Cajon Mountain/El Capitan Reservoir is considered a scenic vista, providing panoramic views of the San Diego River and El Capitan Reservoir. The proposed project would be located 6 miles west of the reservoir and thus may be located in the distant viewshed of a scenic vista of the reservoir. The proposed project would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view as explained below. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The proposed project consists of the development of an equestrian facility. The proposed project would not degrade the character or quality of existing views of landforms associated with the viewshed. The topography of the site would be level after the proposed project is constructed. The proposed project is compatible with the existing visual environment in terms of visual character and quality because the surrounding area is currently rural residences, and an existing equestrian facility borders the project site to the east. The proposed project would involve the development of two arenas (including an outdoor and a covered arena), bleachers, restrooms, a building for concession and meeting room use, livestock corrals, a volunteer pad, a maintenance-storage building, a public staging area with a shade pavilion, picnic tables, and hitching posts. The proposed project also includes a parking area capable of accommodating approximately 74 trucks/trailers and approximately 35 single vehicle spaces. Equipment associated with construction activities may interrupt contiguous views of El Cajon Mountain/El Capitan Reservoir temporarily; however, the potential impacts on visual resources would not be permanent. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista.

Section XXI, *Mandatory Findings of Significance*, provides a comprehensive list of the past, present, and probable future projects considered. These cumulative projects are located farther than 1 mile from the project site and would not create a cumulative impact because they would not interrupt the viewshed provided to or from the project site. In addition, due to the hilly terrain of the area, the cumulative projects would not be visible or in the same viewshed. Therefore, no significant cumulative scenic vista impact is present, and implementation of the proposed project would not result in a cumulatively considerable impact on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans – California Scenic Highway Program](#)). Generally, the area defined within a state scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist’s line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

**No Impact:** The proposed project is not located near or visible within the composite viewshed of a state scenic highway and will not damage or remove visual resources within a state scenic highway (Caltrans 2018). The highway closest to the project site is State Route (SR-) 67, which is approximately 0.22 mile to the west and has been designated as a county scenic highway from the Santee city limits to SR-78 (excluding the portion within the City of Poway) by the County of San Diego General Plan, Conservation and Open Space Element (2011). The project site would not be visible from this segment of SR-67 due to hilly terrain and trees and vegetation bordering the highway. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a state scenic highway.

Section XXI provides a comprehensive list of the past, present, and probable future projects considered. These cumulative projects may be visible from a county scenic highway (SR-67). The cumulative projects could result in a reasonably foreseeable impact on the view from a scenic highway if they include cutting or grading of a scenic outcropping or a structure that would interrupt an existing view. Therefore, a cumulatively significant impact from past, present, and probable future projects on a scenic resource from a county scenic highway could occur. Because the proposed project is not visible within the viewshed of SR-67, and would not include structures or features that would impact scenic resources, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact on a scenic resource within a county or state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

Visual character is the objective composition of the visible landscape within a viewshed and is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity, and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

**Less Than Significant Impact:** The existing visual character and quality of the project site and surrounding area can be described as rural residential, which is a non-urbanized area (applicable to the first question in the checklist). The topography of the area is generally flat along the floodplain with steep slopes rising to the northeast (El Cajon Mountain). A mixture of rural residences, scattered small commercial, agricultural, and recreational uses are also part of the visual character of the area. The visual environment has high continuity and is not interrupted by large-scale structures or other features.

Construction of the proposed project would result in temporary impacts on visual character due to the use of large construction equipment. Operation of the proposed project is intended for public day and occasional night use. The proposed project would be compatible with the existing visual environment's visual character and quality because the equestrian facility would not dominate the landscape or strongly influence the pattern character of the surrounding environment. The low profile scale of the structures, including two arenas (outdoor and covered), bleachers, restrooms, concession and meeting room, livestock corrals, volunteer pad, maintenance-storage building, public staging area with a shade pavilion, picnic tables, parking area, trail around the perimeter of the facility, and hitching posts, and use of natural materials would be compatible with the natural condition of the surrounding area. Views from Moreno Avenue and Willow Road may be interrupted temporarily, but would be consistent with other momentary interruptions from the existing nearby structures such as residences and equestrian corrals. Views from a distance would not be interrupted as the proposed project would not be a large-scale structure but would consist of several small-scale structures, and would not dominate the landscape. A viewer is likely to view the equestrian facility as a component of the overall landscape.

Operation of the proposed utility connections for the facility would be entirely underground, and there would not be any aboveground structures or features that would negatively impact the surrounding visual character.

The proposed project would not result in cumulative impacts on visual character or quality because it would not represent a dominant feature in the visual environment, would not interrupt the visual flow of the surrounding area, and would be consistent with existing structural features. Other projects in the Lakeside community represent only minimal views in the scenic vista themselves. Therefore, the proposed project would not result in any adverse project or cumulative level effect on visual character or quality on site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Construction of the proposed project would not generally involve nighttime construction work. The proposed project would comply with the County of San Diego Noise Ordinance, Title 3, Division 6, Chapter 4, Section 36.401, which restricts construction activities to between the hours of 7 a.m. and 7 p.m. Monday through Saturday, except for recognized holidays. If lighting is required for a specific construction activity, it would be isolated and temporary. There would not be permanent lighting or sources of glare associated with construction.

All permanent exterior lighting would be installed such that lamps and reflectors are not visible from beyond the project site, lighting does not cause excessive reflective glare, and directed lighting does not illuminate the nighttime sky. Outdoor lighting would be mounted on the side of the covered arena, restroom facilities, the concession building, and the maintenance-storage building. Outdoor lighting would also include solar powered parking lot lights. The light fixtures would be downturned to limit the reach of the lighting. While the proposed project would use outdoor lighting for occasional nighttime events, the project site is located within Zone B, meaning it is outside of the 15 mile radius of the center of Palomar Observatory and outside of the 15 mile radius of the center of Mount Laguna Observatory as identified by the San Diego County Light Pollution Code. It would not adversely affect nighttime views or astronomical observations, because the proposed project would conform to the Light Pollution Code (Section 51.201-51.209), including the lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The proposed project would not contribute to significant cumulative impacts on day or nighttime views because it would conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, and land use planners from San Diego Gas and Electric (SDG&E), Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this proposed project in combination with all past, present and future projects would not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the proposed project would not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

Therefore, compliance with the Code, in combination with the design of the light fixtures ensures that the proposed project would not create a significant new source of substantial light or glare.

**II. AGRICULTURE AND FORESTRY RESOURCES.** Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site includes lands that have been used for agriculture. However, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency (Department of Conservation 2016). Based on information from the County of San Diego Department of Parks and Recreation and a review of historic aerial photography, the project site has been used for agricultural production, livestock holding and grazing, as well as various equestrian uses for the community. Although the site has been used for agricultural production or row crops historically, there is no evidence of agricultural use on the site since 2003. This date is at least 13 years prior to the last FMMP mapping date (2016). In order to qualify for the Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance designations, land must have been cropped at some time during the 4 years prior to the last FMMP mapping date. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

The proposed project consists of the development of an equestrian facility that would be used for a variety of equestrian and livestock related activities. These project components would not involve any activity that would convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to non-agricultural uses.

Therefore, no potentially significant impact regarding conversion of agricultural resources to non-agricultural uses would result from project implementation. The conversion of agricultural resources in the region would be considered a significant cumulative impact; however, because the proposed project would not propose changes to land uses that would result in conversion of agricultural land to non-agricultural uses, the proposed project would not result in a cumulatively considerable contribution to the impact.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned Open Space (S80), which is not considered to be an agricultural zone. Additionally, the project site’s land is not under a Williamson Act Contract

(Department of Conservation 2014). Therefore, the proposed project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

Cumulative impacts would occur if the projects on the cumulative project list proposed changes to land use or zoning that would conflict with agricultural uses or land under an existing Williamson Act contract; however, the proposed project is not in an agricultural zone, does not conflict with existing zoning for agricultural use, and would, therefore, not result in a cumulatively significant impact.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), or timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The project site and offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the proposed project is consistent with existing zoning, and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland production zones. Because the proposed project would not result in any conflict with existing zoning for forest lands or timberland, the proposed project would not have a cumulatively considerable contribution to the cumulative loss of forest lands or timberland in the region.

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The project site and any offsite improvements do not contain any forest lands as defined in Public Resources Code Section 12220(g); therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the proposed project is not located in the vicinity of offsite forest resources.

Because the proposed project would not result in loss or conversion of forest land to a non-forest use, the proposed project would not have a cumulatively considerable contribution to the cumulative loss of forest lands or conversion of forest land to non-forest use in the region.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site and surrounding area within a radius of one-quarter mile does not contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the FMPP of the California Resources Agency. Therefore, the proposed project would not have a significant adverse impact or cumulative impact related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations converted to a non-agricultural use.

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** San Diego County is currently designated as a nonattainment area for the federal standards for ozone (O<sub>3</sub>) as well as the state standards for O<sub>3</sub>, particulate matter less than or equal to 10 microns (PM<sub>10</sub>), and particulate matter less than or equal to 2.5 microns (PM<sub>2.5</sub>). The RAQS and the region’s portion of the SIP are the region’s plans for attainment and maintaining air quality standards. The RAQS rely on information from CARB and San Diego Association of Governments (SANDAG), including projected growth in the County, in order to project future emissions and determine from that the strategies necessary for the reduction of stationary source emissions through regulatory controls. Projects that propose development that is consistent with the land use designations and growth anticipated by the local general plans and SANDAG are, by definition, consistent with the RAQS and SIP. The project does not propose any changes to existing or planned land uses that would facilitate unplanned growth; thus, the project is consistent with the land use and zoning designations in the General Plan and Lakeside Community Plan. Because the proposed project includes development that is consistent with the planned uses for the site, the project would not conflict with or obstruct implementation of the RAQS or SIP.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

As discussed under threshold III.a, San Diego County is presently in non-attainment for O<sub>3</sub> under the National Ambient Air Quality Standard (NAAQS). San Diego County is also presently in non-attainment for both PM<sub>10</sub> and PM<sub>2.5</sub> under the California Ambient Air Quality Standard (CAAQS). O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil), solvents, petroleum processing and storage, and pesticides. Sources of PM<sub>10</sub> and PM<sub>2.5</sub> in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Less Than Significant Impact:** Air quality emissions associated with the proposed project include emissions of PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOCs from construction/grading activities, as well as VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the proposed project would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOCs emissions below the screening-level criteria established by the County of San Diego Guidelines for Determining Significance– Air Quality (2007). The vehicle trips generated from the proposed project would result in 266 Average Daily Trips (ADTs). Based on the findings of the technical memorandum prepared by ICF, dated April 5, 2019 (Appendix A), the operational emissions from the proposed project would be below the screening levels, and would not result in a net increase of any criteria pollutant.

In addition, past, present, and future projects within the surrounding area were evaluated, and none of these projects emit significant amounts of criteria pollutants. Refer to Section XXI for a comprehensive list of the projects considered. The proposed project, in combination with past, present, and future projects within the surrounding area, would not result in emissions in excess of the criteria established by the LUEG guidelines for determining significance for nonattainment pollutants. Additionally, these projects, as well as the proposed project, would be required to comply with San Diego Air Pollution Control District Rules and Regulations, including Rules 50, 51, and 55, which forbid visible emissions, forbid nuisance activities, and require fugitive dust control measures, respectively. The proposed project, in combination with past, present, and future projects within the area, would also be subject to the County of San Diego Grading Ordinance, as described above. Therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM<sub>10</sub>, PM<sub>2.5</sub>, or any O<sub>3</sub> precursors.

c) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool–12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors because they house children and the elderly.

**Less Than Significant Impact:** The following sensitive receptors have been identified within a quarter-mile (the radius determined by the South Coast Air Quality Management District in which the dilution of pollutants is typically significant) of the proposed project: low density residential uses separated by large lots to the north and to the east, as well as residences across Willow Road to the south, and across Moreno Avenue to the west. However, based on the technical memo prepared by ICF, the proposed project does not propose uses or activities that would result in exposure of these identified sensitive receptors to substantial pollutant concentrations and would not place sensitive receptors near carbon monoxide hotspots. Construction would be short-term, sporadic, and transitory, and operations would mostly be related to gasoline-powered passenger vehicles; therefore, exposure to project-generated emissions is expected to be minimal. The project would also not place receptors within 500 feet of a signalized intersection operating at or below LOS E and therefore would not place sensitive receptors near carbon monoxide hotspots. In addition, the proposed project would not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project, in combination with past, present, and future projects within the surrounding area, would not result in emissions in excess of the criteria established by the County of San Diego Guidelines for Determining Significance (see Section XXI).

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** According to CARB’s Air Quality and Land Use Handbook, typical land uses that produce sources of odor include sewage treatment plants, landfills, livestock operations, recycling facilities, among other uses. The project does not include any of these uses. Construction of the proposed project may produce discernible odors typical of most construction sites, such as exhaust from construction equipment. Additionally, material deliveries and heavy-duty haul trucks could create an occasional “whiff” of diesel exhaust for nearby receptors. However, such odors would be a temporary source of nuisance to adjacent uses and would not affect a substantial number of people or violate SDAPCD Rule 51.

Once constructed an equestrian facility has the potential to generate nuisance odors due to manure and soiled bedding generated and stockpiled on site. However, good housekeeping and best management practices can eliminate nuisance concerns. Manure that is properly handled or composted provides environmental benefits and can be used as a valuable soil amendment. Improper handling and storage of manure, along with odor migration, may lead to offsite nuisance violations. Therefore, Mitigation Measure **MM-AQ-1** would be necessary to reduce the impact related to objectionable odors to less than significant.

**MM-AQ-1: Manure Management.** Equestrian activities may generate odors due to improper handling of manure and soiled bedding. The project applicant will comply with the following best management practices, which will be documented in a Manure Management Plan:

- The facility, including animal stalls, warmup and training areas, will be cleaned at least once per day including the removal of manure and soiled bedding.
- Manure and soiled bedding will either be incorporated into composting by the end of the day or temporarily stockpiled prior to incorporation into the composting system.
- Stockpiled material in containment vessels will be covered with a lid or tarp. Containment vessels will be located at the furthest feasible distance from nearby residents and/or sensitive receptors.

**IV. BIOLOGICAL RESOURCES.** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact With Mitigation Incorporated:** An analysis of the County’s Geographic Information System (GIS) records, the County’s Comprehensive Matrix of Sensitive Species, site photos, and the *Biological Resources Report* dated July 2, 2018, prepared by ICF has been completed (see Appendix B). The project site encompasses 13.82 acres of agricultural fields and 0.09 acre of developed habitat (road shoulder). A desktop analysis and onsite habitat assessment determined that no sensitive plant species occur or have a high potential to occur on site because of the past use of the site for agriculture and the absence of soils that tend to be associated with sensitive species.

As described in the *Biological Resources Report* (Appendix B), 53 special-status wildlife species were identified through desktop analysis to have the potential to occur in the project vicinity. However, none of these species were determined to have a high potential to occur within the study area. The biological study area is defined by the proposed project’s boundary. A buffer extending from the project boundary was not included in view of the developed setting, the similar land uses bordering the project area, and the low biological value of the surrounding land.

One special-status species, turkey vulture (*Cathartes aura*), a San Diego County Group I species, was observed during the field surveys. One individual was observed overhead during the field survey on February 13, 2017, and suitable foraging habitat occurs within the study area. Because the study area lacks caves and cliff-side crevices, the preferred nesting substrate for this species, nesting habitat for this species would not be directly impacted. Any impacts on this species would likely be indirect, resulting from noise from the construction and operation of the equestrian facility, or the direct loss of 13.91 acres of foraging habitat. However, indirect noise impacts and the loss of foraging habitat within the study area would not affect the long-term survival of this species; therefore, such impacts would be less than significant.

The study area and immediate vicinity, including a 900-foot buffer around the study area, provide moderately suitable habitat for ground-nesting raptors, including special-status species such as northern harrier (*Circus cyaneus*). Northern harrier was not observed during the field survey.

Suitable habitat for tree-nesting raptors does not occur on the project site; however, residential trees occur off site approximately 100 feet to the south of the project site (south of Willow Road) and 75 feet to the west of the project site (in a wooded area west of Moreno Avenue). Project activities, including grading, vegetation clearing, or other noise-generating activities undertaken during the raptor breeding season (January 15–August 31), may result in direct removal of ground-nesting raptor nests on site and/or disruption of the normal breeding behaviors and nesting success of ground- and tree-nesting raptors offsite for the reasons described below. Such impacts would be significant absent mitigation.

Increased noise levels and the occasional use of nighttime lighting associated with project activities during construction and operation are anticipated and could adversely affect nesting birds and raptors. In addition, increased trash and debris may entice predators of juvenile birds and eggs (e.g., raccoons, coyotes). The proposed project also has the potential to indirectly impact sensitive passerine avian species by potentially increasing brown-headed cowbird populations. Brown-headed cowbird is the only brood parasite in southern California and only appeared in significant numbers in San Diego County around 1915 (Unitt 2004). For this reason many native species are not well adapted to dealing with brood parasites. Brown-headed cowbirds feed on the ground, often among livestock (Unitt 2004). The proposed project would increase equestrian use of the site; therefore, the increased presence of horses and manure has the potential to increase brown-headed cowbird use of the project area. Such impacts would be significant absent mitigation.

The proposed measures detailed below would reduce potential project-related impacts from construction and operation to a level less than significant:

**MM-BIO-1: Environmental Training.** Preconstruction worker environmental awareness training for construction crews will be conducted to address sensitive resources, such as ground-nesting raptors, that occur or have the potential to occur in the project area. Training will be required of each worker before they begin working on the site. The training will go over all mitigation measures included in the proposed project's Mitigation Monitoring and Reporting Program (MMRP).

**MM-BIO-2: Clearing Restrictions.** To mitigate for potentially significant impacts on sensitive nesting birds and raptors, the County will avoid vegetation removal or ground-disturbing activities during the bird breeding season. The bird breeding season is defined as January 15 to August 31 and includes both tree- and ground-nesting raptors, and passerine species.

If vegetation removal cannot be avoided during this time period, a nesting bird survey will be conducted no more than 72 hours prior to ground-disturbing activities by a qualified avian biologist through the entirety of the project area, as well as a 900-foot buffer for ground-nesting raptors, a 500-foot buffer for tree-nesting raptors, and a 300-foot buffer for other nesting birds. If the survey results are positive, the location of active nests will be mapped by a qualified avian biologist. An avoidance buffer around all active nests will be implemented during construction to prevent nest failure (e.g., nest abandonment). Nesting northern harriers will be given a 900-foot avoidance buffer (per the MSCP), raptors will be afforded a 500-foot avoidance buffer; nesting special-status birds will be afforded at least a 300-foot buffer; and common birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (FGC) will be afforded a 150-foot buffer. Buffers may be adjusted based on the response of the nesting birds to human activity observed by the monitor (see below). Nest monitoring for special-status species will be conducted in coordination with the resource agencies (U.S Fish and Wildlife Service [USFWS] and California Department of Fish and Wildlife [CDFW]).

Full-time nest monitoring will occur for all active nests when construction activities are occurring adjacent to either the standard or the adjusted buffers. This full-time monitoring will occur during at least the first 2 days of initial construction activities to ascertain if the buffer is sufficient to avoid impacts on the nesting birds. Buffer expansions will be implemented if nest disturbance is noted during monitoring. Once it has been established that the existing buffer is sufficient to avoid impacts on the nesting birds, ongoing nest monitoring will be conducted at least once per week or more if determined necessary by the qualified avian biologist. For active nests where project activities are not occurring directly adjacent to the standard buffer distance, where no buffer reductions were implemented, and when construction is far enough away to be unlikely to affect the nest as determined by the avian biologist, no nest monitoring is required. If the level of disturbance increases or significantly changes at the nearby work area, full-time monitoring may be required again. Once work activities have ceased, the monitor will survey for 1 hour on the day that work is complete and update the nest status. If nesting activity is observed at the nest, the nest will then be monitored on a weekly basis until the nest outcome can be determined (e.g., fledged and closed, etc.). If no activity is observed, the nest will be monitored the following day for 1 hour to determine nest status.

**MM-BIO-3: Best Management Practices (BMPs).** To reduce and avoid indirect impacts from project construction, the County will implement the following BMPs:

- Implement appropriate construction scheduling and sequencing to reduce the amount and duration of soil exposed to vehicle tracking.
- Limit vehicle speeds to 15 miles per hour in the project area.
- Conduct regular watering of roadways to prevent and alleviate dust generation, but do not apply in quantities that would allow for water ponding.
- Fence/flag and maintain limits of construction areas throughout the construction activities.
- Implement appropriate stormwater BMPs during the rainy season (October 1 to April 30) to reduce erosion and control siltation. BMPs may include the use of silt fences, fiber rolls, and organic soil tackifiers (e.g., guar gum).

**MM-BIO-4: Manure Management:** To reduce indirect impacts from increased equestrian use of the project site, the County will implement a manure management program for the proposed project. Manure will be regularly removed from the equestrian use areas and composted on site following the CalRecycle regulation for pathogen reduction (14 California Code of Regulations [CCR] § 17868.3). Raw manure will not be spread on site. Onsite composting will be situated to avoid runoff to adjacent property and stormwater infrastructure.

With implementation of **MM-BIO-01**, **MM-BIO-02**, **MM-BIO-03**, and **MM-BIO-04** the potential impacts on any special status species would be reduced to less than significant.

The proposed project would not contribute to a cumulatively considerable impact related to sensitive status species as discussed in the BRR. The proposed project conforms to the Biological Mitigation Ordinance, which implements the MSCP and therefore, impacts on biological resources are not cumulatively considerable. The cumulative impacts for projects within the MSCP were addressed and mitigated in the EIR for the MSCP. Therefore, any project impacts would not be cumulatively considerable.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**No Impact:** Based on a site visit conducted by ICF biologists on February 13, 2017, and as supported by the *Biological Resources Report* (Appendix B) dated July 2, 2018, prepared by ICF, it has been determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies, or regulations. Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. Because the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community and is consistent with the MSCP, the proposed project would not result in cumulatively considerable impacts.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**No Impact:** Based on a site visit conducted by ICF biologists on February 13, 2017, and as supported by the *Biological Resources Report* (Appendix B) dated July 2, 2018, prepared by ICF, it has been determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion, or obstruction by the proposed development.

Aerial photographs from 1993–2016 depict a drainage-like feature that intermittently appears through the middle of the project site; however, topographic maps show no change in topography and there are no U.S. Geological Survey (USGS) National Hydrography Dataset (NHD) blue line streams of surface flows associated with the drainage-like feature. Furthermore, the USFWS’ National Wetlands Inventory does not depict any wetland or steam resources within the project site boundary. Also, an aquatic resources assessment confirmed that the project site is predominantly flat with very little topographic relief. Consequently, physical evidence or indicators of an ordinary high water mark (OHWM)—such as an established bed and bank, scour, or deposition; matted down, bent, or absent vegetation; or changes in plant community or terrestrial vegetation—are lacking. Additionally, the project site does not support hydrophytic vegetation and lacks evidence of wetland hydrology and current or recent soil saturation (e.g., surface soil cracks, saturation, drainage patterns, and biotic crust). Although a drainage-like feature intermittently appears in aerial imagery, the site assessment confirmed that soil saturation does not occur repeatedly; moreover, the timing, duration, and frequency of saturation or inundation are not sufficient to produce a characteristic wetlands plant community. Therefore, no impacts would occur on wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the U.S. Army Corps of Engineers. Because the proposed project would not result in a substantial adverse effect on state or federally protected wetlands, the proposed project would not result in cumulatively considerably impacts.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Based on an analysis of the County’s GIS records, the County’s Comprehensive Matrix of Sensitive Species, site photos, a site visit by ICF biologists on February 13, 2017, and the *Biological Resources Report* dated July 2, 2018, prepared by ICF, it has been determined that the site has limited biological value. The proposed project is limited to the construction of an equestrian facility, entailing development of approximately 13.91 acres of agricultural pasture that has limited suitability to support sensitive plant and wildlife species. The proposed project is not expected to interfere with the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites. The project area is located west of an existing open space area but does not provide an existing wildlife corridor or linkage. The limited extent of project impacts would also not prevent or interfere with connectivity to blocks of suitable

habitat or to the adjacent lower reaches of the San Diego River corridor. The proposed project would result in less-than-significant impacts on wildlife corridors or linkages.

This project conforms to the Biological Mitigation Ordinance, which implements the MSCP. The County’s implementation of the MSCP ensures that any specific impacts would not be cumulatively significant.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is covered under the South County Subarea Plan MSCP. The County details that any of the following conditions would be considered significant:

1. For lands outside of the MSCP, the project would impact coastal sage scrub vegetation in excess of the County’s 5% habitat loss threshold as defined by the Southern California Coastal Sage Scrub Natural Community Conservation Planning (NCCP) Guidelines.
2. The project would preclude or prevent the preparation of the subregional NCCP. For example, the project proposes development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.
3. The project will impact any amount of sensitive habitat lands as outlined in the Resource Protection Ordinance (RPO).
4. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines.
5. The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.
6. For lands within the MSCP, the project would not minimize impacts on a biological resource core area (BRCAs), as defined in the biological mitigation ordinance (BMO).
7. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
8. The project does not maintain existing movement corridors and/or habitat linkages as defined by the BMO.
9. The project does not avoid impacts on MSCP narrow endemic species and would impact core populations of narrow endemics.
10. The project would reduce the likelihood of survival and recovery of listed species in the wild.

11. The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act).
12. The project would result in the take of eagles, eagle eggs or any part of an eagle (Bald and Golden Eagle Protection Act).

Each of these significance criteria is discussed below with respect to the proposed project.

11. The study area and vicinity provide suitable nesting and foraging habitat for birds and raptors protected by the MBTA (as well as FGC). Grading, vegetation clearing, or other noise-generating activities undertaken during the avian breeding season, defined as January 15–August 31, could result in removal of active nests or disruption of breeding success.

MBTA and FGC compliance would be achieved through seasonal restrictions and preconstruction nesting bird surveys, as detailed in **MM-BIO-2**, reducing the impacts to below a level of significance.

The proposed project would not result in significant impacts under the following guidelines for the following reasons:

1. Coastal sage scrub is not present within the study area and would not be impacted by the proposed project.
2. The proposed project is consistent with the existing NCCP, the South County Subarea Plan, and would not preclude the preparation of another subregional NCCP.
3. The proposed project would not result in impacts on any sensitive habitat lands described by the RPO.
4. Sensitive habitats are not present within the study area.
5. This area is consistent with the South County Subarea Plan. It is not subject to any other HCP, HMP, SAMP, or other regional planning effort.
6. This site is within the South County Subarea plan and is limited to disturbed habitats. The project area is located outside of pre-approved mitigation areas and does not contain habitat that contribute to the long-term success of sensitive species, nor does the project area provide a wildlife corridor to areas of higher environmental value. For these reasons, the project is not located within a BRCA.
7. The proposed project is located in active agriculture and the project site does not provide connectivity between areas of high habitat values as defined in the Coastal Sage Scrub NCCP; therefore, the project will not preclude connectivity between areas of high habitat values.
8. The proposed project is already located within a developed suburban area and it does not provide an existing wildlife corridor or linkage.
9. The proposed project area does not provide habitat for species listed as narrow endemics under the MSCP.
10. The proposed project would not reduce the likelihood of recovery of listed species.
12. Golden eagles are known to occur in the project vicinity (e.g., nesting San Vicente Reservoir) and suitable foraging habitat (13.82 acres of open agriculture pasture) is located within the study area. However, impacts would not be considered significant as extensive foraging habitat for these species exists outside of the project area and the loss of 13.82 acres would

not threaten the long-term success of raptors or golden eagles. Impacts on nest locations known to occur off-site near San Vicente Reservoir are not anticipated; the nearest known golden eagle nest site is greater than 4,000 feet from the project site, and large amounts of rural and open space foraging habitat exists between the nesting vicinity and the project site.

As described above, the proposed project will not conflict with any local policies or ordinances, any HCP, NCCP, or other approved local, regional, or state habitat conservation plan. Therefore, because the proposed project would be consistent with the MSCP and would not conflict with any local policies or ordinances or any HCP, NCCP, or other approved local, regional, or state HCP, the proposed project would not add to cumulative impacts related to local policies or plans.

**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

Based on a review of the local historic context, the project area was subject to very limited development, which primarily consisted of agricultural use during the nineteenth, twentieth, and twenty-first centuries. Therefore, it is considered likely that any historic archaeological and built resources would be limited to infrastructure associated with agricultural use.

**No Impact:** Based on an analysis of records and a survey of the property by a County of San Diego-approved archaeologist on March 14, 2017 it has been determined that there would be no impacts on historical resources because none occur within the project site. The results of the survey are provided in a historical resources report titled, *Phase I Cultural Resources Inventory for the Lakeside Equestrian Facility Project, San Diego County, California*, prepared by ICF (Appendix C). Moreover, because no historic resources occur on the project site, the proposed project would not contribute to a potentially significant cumulative impact on historic resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** A file search and field survey were conducted for the proposed project to determine the presence or potential presence of archaeological resources within the project site. The results are documented in the confidential Phase I Cultural Resources Survey Report (Appendix C) and summarized below.

A records and literature search was conducted at the South Coastal Information Center (SCIC) at San Diego State University on February 6, 2017, to identify previously documented resources within and near the project site. A total of 13 previously recorded cultural resources are present within a half-mile of the project area. No previously identified resources have been recorded within the project site. The pedestrian survey identified a previously undocumented archaeological isolate in the project site. Isolates by definition do not meet the standards for listing in the California Register of Historical Resources (CRHR).

Although there are no known significant archaeological resources in the project site, mitigation in the form of archaeological and Native American monitoring was agreed upon during consultation with the Lipay Nation of Santa Ysabel and Barona Band of Mission Indians. During Assembly Bill (AB) 52 consultation with the Native American Tribes, the Barona Band of Mission Indians and Lipay Nation of Santa Ysabel raised concerns about the sensitivity of the project area. If archaeological resources are present below the surface, these archaeological resources could be damaged by ground disturbing activities associated with the proposed project. To reduce this potential impact, mitigation measure **MM-CUL-1** would be implemented as part of the proposed project.

**MM-CUL-1: Archaeological Monitoring.** The County Department of Parks and Recreation (DPR) will retain a qualified archaeologist to monitor all proposed ground-disturbing activities related to the implementation of the proposed project in order to minimize disturbance of subsurface archaeological deposits. Specifically, the following measures will be implemented to reduce impacts:

- All proposed ground disturbance, including grading and excavation for the proposed project, will be monitored by a qualified archaeologist(s) who meets the Secretary of the Interior's Professional Qualifications Standards, as promulgated in Code of Federal Regulations (CFR), Title 36, Section 61 or in the City's Land Development Code.
- Prior to the start of construction, a monitoring plan will be prepared that describes the nature of the archaeological monitoring work, procedures to follow in the event of an unanticipated discovery, and reporting requirements.
- The archaeologist will be invited to the preconstruction meeting to inform all personnel of the probability of archaeological materials being encountered during construction.
- If intact subsurface deposits are identified during construction, the archaeologist will be empowered to divert construction activities away from the find and will be given sufficient time and compensation to investigate the find and determine its significance. No soil will be exported off site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- Recovered items will be treated in accordance with current professional standards by being properly provenienced, cleaned, analyzed, researched, reported, and curated in a collection facility meeting the Secretary of the Interior's Standards, as promulgated in 36 CFR 79, such as the San Diego Archaeological Center. The costs for curation will be included in the budget for recovery of the archaeological remains.
- A final Cultural Resources Monitoring report will be produced, which will discuss the monitoring program and its results, and will provide interpretations of any recovered cultural materials.

With the implementation of mitigation measure **MM-CUL-1** the potential impact on archeological resources would be reduced to a less than significant level. The potential disturbance or adverse change to archaeological resources at the proposed project site could contribute to the cumulative impacts on regional archaeological resources. Because the proposed project does not have any known archaeological resources, and the implementation of mitigation measures **MM-CUL-1** would ensure the proper protection of any previously unrecorded cultural resources and their vicinity. Therefore, the proposed project would not contribute to a potentially cumulative impact on archaeological resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** As previously discussed, a file search and field survey were conducted for this component of the proposed project to determine the presence or potential presence of cultural resources, including human remains, within the project site. The results are documented in the confidential Phase I Cultural Resources Survey Report (Appendix C) and summarized below.

No previously recorded sites with human remains were identified within the project site. However, there is a potential for unidentified human remains to be present within the project site. If present, the human remains could be damaged by ground disturbing activities associated with the proposed project. Per AB 52 consultation with the Native American tribes, archaeological and Native American monitors are required for earth disturbing activities in native soils (see **MM-CUL-1** and **MM-TCR-1**). The proposed mitigation measure detailed below would also reduce impacts to a level less than significant.

**MM-CUL-2: Protection of Human Remains.** Any ground-disturbing activities on the project site must be considered as having the potential to encounter Native American human remains. Human remains require special handling and must be treated with appropriate dignity. Specific actions must take place pursuant to State CEQA Guidelines Section 15064.5e, Public Resources Code (PRC) Section 5097.98, and Section 87.429 of the County of San Diego Grading, Clearing and Watercourses Ordinance.

Should human remains be identified during ground-disturbing activities related to the proposed project, whether during construction, maintenance, or any other activity, state- and county-mandated procedures will be followed for the treatment and disposition of those remains, as follows.

In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, DPR will ensure that the following procedures are followed:

1. There will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - a. A County (DPR) official is contacted.

- b. The County Coroner is contacted to determine that no investigation of the cause of death is required.
      - c. If the Coroner determines the remains are Native American, then:
        - i. The coroner will contact the Native American Heritage Commission (NAHC) within 24 hours.
        - ii. The NAHC will identify the person or persons it believes to be most likely descended from the deceased Native American.
        - iii. The Most Likely Descendent (MLD) may make recommendations to the landowner (DPR), or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC Section 5097.98.
    2. Under the following conditions, the landowner or its authorized representative will rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
      - a. The NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 24 hours after being notified by the NAHC.
      - b. The MLD fails to make a recommendation.
      - c. The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.
    3. Any time human remains are encountered or suspected and soil conditions are appropriate for the technique, ground penetrating radar (GPR) will be used as part of the survey methodology. In addition, the use of canine forensics will be considered when searching for human remains. The decision to use GPR or canine forensics will be made on a case-by-case basis through consultation among the County Archaeologist, the Project archaeologist, and the Native American monitor.
    4. Because human remains require special consideration and handling, they must be defined in a broad sense. For the purposes of this document, human remains are defined as:
      - a. Fragmented or disarticulated human bone with no associated artifacts or grave goods.
      - b. Cremations, including the soil surrounding the deposit.
      - c. Interments, including the soils surrounding the deposit.
      - d. Associated grave goods.

In consultation among the County archaeologist, project archaeologist, and Native American monitor (see **MM-TCR-1**), additional measures (e.g., wet-screening of soils adjacent to the deposit or on site) may be required to determine the extent of the burial.

Implementation of mitigation measure **MM-CUL-2** would protect any potential human remains that could be encountered at the project site. Therefore, the proposed project would not result in significant impacts or cumulatively considerable impacts on human remains.

**VI. ENERGY.** Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

San Diego County is served by SDG&E, which provides energy service to over 3.4 million customers (with 1.4 million accounts) in the county and portions of southern Orange County. The utility has a diverse power production portfolio, composed of a variety of renewable and non-renewable sources. Energy production typically varies by season and by year. Regional electricity loads also tend to be higher in the summer because the higher summer temperatures drive increased demand for air-conditioning. In contrast, natural gas loads are higher in the winter because the colder temperatures drive increased demand for natural gas heating.

**No Impact:** Estimated fuel energy usage for the proposed project has been quantified on an annual basis using the Climate Registry’s default emission factors for general reporting protocols and energy intensity for transportation fuels. Based on the calculations in the *Air Quality/Greenhouse Gas Memo* (see Appendix A), the proposed project would consume approximately 25,000 gallons of fuel during construction, which equates to 3,180 million British thermal units (BTUs). During operations, the proposed project would use approximately 674,000 kBTU of natural gas, 406,000 kilowatt hours (kWh) of electricity, and 25,000 gallons of fuel per year. This usage equates to 4,931 million BTUs annually during operations. This demand for fuel would have no noticeable effect on peak or baseline demands for energy. Therefore, the proposed project would not result in a wasteful, inefficient, or unnecessary usage of direct or indirect energy.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The applicable renewable energy plan for the project area would be the State Renewable Portfolio Standards (RPS), which requires utility agencies to ensure a certain percentage of the electricity they sell is from a renewable source. Senate Bill (SB) 350 requires retail sellers and publicly owned utilities to procure 50% of their electricity from eligible renewable energy resources by 2030. Moreover, the County has installed renewable energy at many of its facilities. The County itself produces 2.9 megawatts each year, which offsets some of the County's consumption, and the County is expected to increase production to a total of 13 megawatts by the end of 2019 (Department of General Services 2019). The proposed project is an equestrian facility with two arenas that would be available to serve local residents, equestrian owners, and visitors. The proposed project would not conflict with the

electricity provider’s ability to provide renewable energy resources, and would not obstruct the implementation of the RPS, nor would it result in energy consumption that would require the County to install more production. The use of the proposed project as an equestrian facility would not result in cumulatively considerable impacts on applicable state renewable energy plans.

**VII. GEOLOGY AND SOILS.** Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. The project site is not located in a County Special Study Zone, which are late-Quaternary faults mapped by the California Division of Mines and Geology (DMG) that have been designated by the County (San Diego County 2007). Therefore, there would be no project specific or cumulative impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone.

ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** To ensure the structural integrity of all buildings and structures, the proposed project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code would ensure the proposed project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

A cumulatively considerable impact would result if the proposed project, in combination with the cumulative projects resulted in the risk of loss injury or death related to the potential adverse effects from strong seismic ground shaking. Because the cumulative projects would also be

subject to the California Building Code and the County Code, the cumulative projects would comply with all requirements to ensure structural integrity and safety. Therefore, there would not be a significant cumulative impact, and the proposed project would not contribute to a cumulative impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Feasible foundation designs exist that can mitigate the liquefaction hazard (including liquefaction-induced lateral spreading). In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut, or fill), a Soils Engineering Report is required as part of the Building Permit process. That report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code, and the report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts due to liquefaction would be less than significant. The proposed project would not include features that would exacerbate the liquefaction potential at the project site and, thus, would not result in a cumulatively considerable impact.

iv. Landslides?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The site is located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (County of San Diego 2017). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. The proposed project involves constructing an equestrian facility on relatively flat terrain that would not exacerbate existing landslide susceptibility conditions on the project site. The equestrian facility structures would be constructed in compliance with the California Building Code (CBC) requirements to ensure structural stability. The construction of

the facilities would not require significant grading or any other activity that would exacerbate existing geologic or seismic conditions. Therefore, there would be no potentially significant impact from the exposure of people or structures to adverse effects of landslides. A cumulative impact could occur if the proposed project, in combination with the cumulative projects, would include features that would exacerbate existing geological conditions, such as resource extraction, or unsafe construction on unstable, landslide-prone land. Because the proposed project and the relevant cumulative projects that are located within a "Landslide Susceptibility Area" would be constructed in compliance with the CBC requirements, comply with regulations, and would not exacerbate existing landslide susceptibility conditions, there would not be a significant cumulative impact related to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** According to the United States Department of Agriculture (USDA) Wed Soil Survey, the soils on site are identified as Visalia sandy loam (USDA 2018). Visalia sandy loam has a soil erodibility rating of "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the USDA, Soil Conservation and Forest Service dated December 1973. However, the proposed project would not result in substantial soil erosion or the loss of topsoil for the following reasons:

- A Stormwater Quality Management Plan (SQMP) was prepared for the proposed project due to its location within a floodway/floodplain. The plan includes BMPs during both construction and operation to ensure sediment does not erode from the project site; please see threshold X.a for further discussion of the onsite BMPs.
- Although the proposed project involves grading, it is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the proposed project would not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the proposed project would not contribute to a cumulatively considerable impact because all the of past, present, and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Stormwater Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). By complying with the applicable regulations and implementing stormwater management and site-specific BMPs as identified in the SQMP, the

cumulative projects would minimize the potential for soil erosion and not result in a cumulatively considerable impact, and the proposed project would not result in a cumulatively considerable contribution. Refer to Section XXI for a comprehensive list of the projects considered within the region.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project involves grading of approximately 13.91 acres that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. That report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code, and the report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to threshold VI.a (iii-iv) above. Cumulative impacts would occur if the cumulative projects exacerbate the existing geologic and soil conditions existing in the region, and result in a risk to structures or people related to landslides, lateral spreading, subsidence, liquefaction or collapse. Because the proposed project and the cumulative projects in the region would comply with the requirements in the Soils Engineering Report and the permitting process, they would not result in impacts that would be cumulatively considerable.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project does not contain expansive soils as defined by Table 18-1-B of the Uniform Building Code (1994). The soils on site are Visalia sandy loam. These soils have a low shrink-swell behavior and represent no substantial risks to life or property. Therefore, the proposed project would not create a substantial risk to life or property. This was confirmed by staff review of the *Soil Survey for the San Diego Area*, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Therefore, the location of the project site on these soils would not create substantial risks to life

or property, nor would the proposed project result in impacts that would be cumulatively considerable.

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

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The proposed project would rely on water from the Lakeside Water District and sewer services provided by San Diego County Sanitation District for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed; therefore, no impacts related to unsuitable soils for septic systems would occur and the proposed project would not contribute to a cumulative impact.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** A review of the County’s Paleontological Resources Maps and data on San Diego County’s geologic formations indicates that the proposed project is underlain by Young Quaternary Alluvium, which has a low potential for containing paleontological resources. Low resource potential and low sensitivity are assigned to geologic formations that, based on their relatively young age and/or high energy depositional history, are judged unlikely to produce unique fossil remains. Low resource potential formations rarely produce fossil remains of scientific significance and are considered to have low sensitivity (2007). Additionally, the proposed project would excavate less than 2 feet deep, and, therefore, potential impacts on paleontological resources would be less than significant. Furthermore, the proposed project would not result in a cumulative impact on paleontological resources because other projects that require grading in sensitive paleontological resource areas would be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County’s Grading Ordinance. Therefore, the proposed project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources or unique geologic feature.

**VIII. GREENHOUSE GAS EMISSIONS.** Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

## Discussion/Explanation:

The State of California has developed guidelines to address the significance of climate change impacts based on Appendix G of the CEQA Guidelines, which contains two significance criteria for evaluating greenhouse gas (GHG) emissions of a project. A project would have a significant environmental impact if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The two questions were intended to satisfy the Legislative directive in Public Resources Code Section 21083.05. Therefore, the analysis contained herein relies upon Appendix G of the State CEQA Guidelines as the threshold of the significance for evaluating the environmental effects of the GHG emissions of the proposed project. CEQA Guidelines Section 15064.4 states that the “determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.”

Section 15064.4(b) further states a lead agency should consider the following non-exclusive list of factors when assessing the significance of GHG emissions:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. The extent to which project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement statewide, regional, or local plans for the reduction or mitigation for GHG emissions.

CEQA Guidelines Section 15064(h)(1) states that “the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable.” A cumulative impact may be significant when the project’s incremental effect, though individually limited, is cumulatively considerable. As discussed above, climate change is the product of incremental contributions of GHG emissions on a global scale.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human-induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources.

Full results of the GHG study are documented in the *Air Quality and Greenhouse Gas Memorandum* (Appendix A) and are summarized below.

**Less Than Significant Impact With Mitigation Incorporated:** GHG emissions associated with project construction and operations at the facility would result from activities to construct the project and install project components. Once constructed, operational emissions would primarily result from motor vehicles visiting the site as well as infrastructure-related utility consumption (e.g., water and energy use). Based on the findings of the technical memo prepared by ICF, dated April 5, 2019 (Appendix A), total project emissions (448 metric tons of carbon dioxide-equivalent [MTCO<sub>2e</sub>]; the sum of average annual construction and operations) would be far below any relevant numerical threshold in the state as provided in Appendix A, including the 900 MTCO<sub>2e</sub> screening level used here to identify projects that require further analysis and potential mitigation.

Moreover, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The most applicable plan, policy, or regulation is the County's Climate Action Plan (CAP), which was adopted by the Board of Supervisors on February 14, 2018.<sup>1</sup> The CAP outlines actions that the County would undertake to meet its GHG emissions reduction targets. Implementation of the CAP would require new developer-initiated and County-sponsored development projects to incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help plan and design projects consistent with the CAP, and to assist County staff in implementing the CAP and determining the consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). This Checklist, in conjunction with the CAP, provides a streamlined review process for proposed discretionary developer-initiated projects that require environmental review pursuant to CEQA. Refer to the County's *Guidelines for Determining Significance for Climate Change* (Guidelines) for more information on GHG emissions, climate change impact requirements, thresholds of significance, and compliance with State CEQA Guidelines Section 15183.5.

Although the CAP cannot be used to streamline the review of GHG emissions from the proposed project, a project-specific climate change and GHG emissions analysis, which involved review of the project's consistency with applicable CAP measures as well as statewide goals and

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<sup>1</sup> In March 2018, several petitioners filed a lawsuit against the County, alleging that the CAP and, in particular, M-GHG-1 were inconsistent with General Plan Goal COS-20 and Policy COS-20.1. In December 2018, the San Diego Superior Court (Judge Timothy B. Taylor, presiding) issued a writ ordering the approval of the CAP and its EIR to be set aside, and enjoining reliance on the County CAP's mitigation measure M-GHG-1. (See Judge Taylor's Minute Order, dated December 24, 2018, at page 17.) In January 2019, the County appealed the San Diego Superior Court ruling which stayed the above described writ issued by Judge Taylor. Given the current legal uncertainty concerning the County's CAP, the CEQA analysis prepared for the proposed project did not rely on the CAP to streamline the project's environmental analysis under CEQA Guidelines Section 15183.5. Rather, the proposed project's significance determination used the criteria contained in CEQA Guidelines Appendix G, (informed by CEQA Guidelines Section 15064.4) and mitigation strategies (informed by CEQA Guidelines Section 15126.4(c)) that are independent of the CAP. As such, in the event that the CAP does not withstand judicial scrutiny, the project has undergone a separate, stand-alone analysis for determining whether the project's GHG emissions would significantly impact the environment.

actions, concluded that the project would be consistent with the CAP as well as other statewide and regional plans, policies, and regulatory programs after implementation of mitigation. Mitigation would ensure compliance with the CAP. Specifically, **MM-GHG-1**<sup>2</sup> would require best practices during construction to ensure compliance with CAP measure T-3.2, which directs the County to use alternative fuels in 100% of construction equipment by 2030. In addition, **MM-GHG-2** requires compliance with Board Policy Number G-15, which aims to reduce energy consumption related to facility planning, design, construction, maintenance, operation, and replacement, as well as relevant CAP measures. The project would be consistent with and/or not hinder other measures relevant to County operations. Therefore, after mitigation, the proposed project would be consistent with the CAP. Mitigation Measures **MM-GHG-1** and **MM-GHG-2** would be necessary to reduce the impacts to less than significant.

**MM-GHG-1: Construction Best Management Practices.** The County will ensure implementation of the following measures during project construction:

- Require equipment to be maintained in good tune and reduce excessive idling time.
- Utilize alternative fueled equipment and vehicles, such as renewable diesel, renewable natural gas, compressed natural gas, or electric.
- Require older equipment be retrofitted with advanced engine controls, such as diesel particulate filters, selective catalytic reduction, or cooled exhaust gas recirculation, where feasible.
- Make efficient use of finite natural resources. Use building and finishing products that contain locally sourced and recycled materials, where feasible.

**MM-GHG-2: Sustainability Features Consistent with County of San Diego Board of Supervisors Policy Number G-15, Design Standards for County Facilities and Property.** Prior to finalizing the design plans, the County will incorporate GHG-reducing measures, such as those listed in County Board Policy G-15 and the CAP specific to County-sponsored projects, into the project design, and will demonstrate in the plans where these measures will be located. Measures that may be included in the project design include (but would not be limited to):

- Evaluate and incorporate cost-effective technologies to reduce water consumption, including, but not limited to, ultra-high efficiency plumbing fixtures, cooling tower water treatment equipment, irrigation devices and controllers, and other applicable technologies, where feasible. This will ensure that the project is consistent with the CAP target of reducing water consumption at County facilities by 15% below 2014 levels by 2030.
- Compare alternative heating, ventilation, and air-conditioning (HVAC) systems based on life-cycle cost analysis. Use passive ventilation, evaporative cooling, envelope thermal mass (heat storage in walls, roof, and flooring), shading, and/or other strategies to reduce energy consumption, where applicable and effective.

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<sup>2</sup> MM-GHG-1 is not the same as the CAP M-GHG-1)

- Incorporate state-of-the-art lighting systems and automated controls, based on space function and occupancy, where feasible and/or effective. Substitute natural daylighting for artificial lighting, where feasible.
- Install Energy Star rated appliances in the kitchen, where feasible and effective.
- Install solar-powered lighting in parking and walking areas, where feasible.
- Ensure all new buildings are ready for the installation of photovoltaic systems incorporated as part of the design and construction of the building.
- Demonstrate recycling and waste reduction best practices. Compliance with the County’s Construction and Demolition Ordinance shall be mandatory.

With the incorporation of mitigation measures MM-GHG-1 and MM-GHG-2, potentially significant impacts would be mitigated to below a level of significance. The project is consistent with the zoning and land use projections for the project site. Thus, the project’s GHG emissions have been accounted for in the CAP’s projections. Moreover, the project is consistent with the County General Plan, as an equestrian facility is anticipated by the site’s land use designation, and the recreational goals of the San Diego Parks and Recreation Strategic Plan and the Lakeside Community Plan. The proposed project would be consistent with the Scoping Plan, as it would not hinder progress towards statewide reduction targets, while project emissions would decrease over the life of the project as State measures are implemented. Therefore, the project’s incremental contribution to cumulative GHG emissions is determined to not be cumulatively considerable because emissions are far below relevant numerical thresholds, and the project is consistent with the CAP, General Plan, and Scoping Plan.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Based on Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact if it would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The state passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the GHG emissions reduction goal for the State of California into law. The law requires that by 2020, state emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. The State subsequently passed Senate Bill (SB) 32, which set the new GHG emissions reduction goal for the State of California into law. The law requires that by 2030, state emissions must be reduced to 40% below 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local general plans to ensure development is guided

by a land use plan that reduces GHG emissions. The County of San Diego’s General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the County’s CAP. The CAP includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the State-mandated reduction target embodied for 2020 (AB 32) and 2030 (SB 32) and demonstrates progress towards the State’s 2050 GHG reduction goals. A set of project-specific implementing thresholds are included in the County’s Guidelines for Determining Significance and are used to ensure project consistency with the County’s CAP, GHG emission reduction target, and the various General Plan goals and policies related to GHG emissions that support CAP goals.

As noted in threshold VIII.a above, the proposed project’s incremental contribution to cumulative GHG emissions is determined to not be cumulatively considerable because it is determined to be consistent with the CAP, which is the most applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**IX. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of hazardous substances, nor are hazardous substances proposed or currently in use in the immediate vicinity. In addition, the proposed project does not involve demolishing any existing onsite structures and therefore would not create a hazard related to the release of asbestos, lead based paint, or other hazardous materials from demolition activities.

Operation of the proposed project as an equestrian facility would not involve the routine use and storage of hazardous materials. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and

tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of on site. The plan also contains an emergency response plan that describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Therefore, due to the low quantity of hazardous materials used during construction, the strict requirements that regulate hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections would occur in compliance with local, State, and Federal regulation; the proposed project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within one-quarter mile of an existing or proposed school. Therefore, the proposed project would not have any direct or cumulatively considerable impact on an existing or proposed school.

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on a regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5, the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM)

Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database (“CalSites” Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the U.S. Environmental Protection Agency’s (EPA’s) Superfund CERCLIS database or the EPA’s National Priorities List (NPL). Additionally, the proposed project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill; is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash); is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS); does not contain a leaking Underground Storage Tank; and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station, or vehicle repair shop. Therefore, the proposed project would not create a significant hazard to the public or environment.

The County of San Diego DEH maintains the SAM list of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions. The project site does not contain any sites listed in the DEH SAM Case Listing for Cleanup Program Site.

Therefore, the proposed project would not create a significant hazard to the public or the environment and would not contribute to a cumulatively considerable impact related to hazardous materials sites.

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- Potentially Significant Impact
- Less Than Significant With Mitigation
- Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the proposed project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area, and would not result in a cumulatively considerable impact related to such a safety hazard.

e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact
- Less Than Significant With Mitigation
- Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

The following sections summarize the proposed project’s consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, provides hazard profiles, and includes vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County of San Diego, including all cities and unincorporated areas. The proposed project would not interfere with the Operational Area Emergency Plan or the Multi-Jurisdictional Hazard Mitigation Plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out, and because it would not exacerbate existing geologic conditions or increase the risk of hazardous conditions or increase the risk of wildfire.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered with by the proposed project given the project location and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County, and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element would not be interfered with because the proposed project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the proposed project does not involve altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**Less Than Significant Impact:** The proposed project site is within the dam inundation zone for the San Vicente Dam. However, the proposed project is not a unique institution that would be difficult to safely evacuate in the event of a dam failure. Therefore, the proposed project would not interfere with the Dam Evacuation Plan for the San Vicente Dam. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheatres, or a similar use. The proposed project would involve temporary equestrian events that would expose people to the risk of dam inundation. However, the proposed equestrian facility would only allow for temporary day and occasional night use, and would not be permanently occupied with structures intended for human habitation. Additionally, event attendance would be limited to a maximum of

300 people or less, which is significantly less than the number of people exposed at unique institutions such as stadiums, arenas, amphitheaters, or a similar use. Therefore, the proposed project would not impair implementation of or physically interfere with the implementation of an emergency response plan, and impacts would be less than significant.

f) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires because the proposed project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3, and Appendix II-A of the Uniform Fire Code. The proposed project is also required to comply with the County of San Diego Fire Service Conditions stipulated by the County Fire Services staff (i.e., County Fire Marshall) upon review and approval of the proposed project.

In addition, the proposed project is required to develop a Site Evacuation Plan (SEP) to ensure that County staff, visitors, and customers of the equestrian facility can safely and quickly evacuate in an emergency. The purpose of the SEP is to assist staff during a building evacuation. The SEP will include the following:

- Facility contact list
  - Contains the names, responsibilities, and contact numbers of key building contacts.
- Building and site map
  - Evacuation map outlining the evacuation route(s) and assembly area(s) for the facility. A copy of this map is provided to emergency responders.
  - Plan for fire vehicle access routes and water tank locations.
- Exit routes for the equestrian facility
- Personnel roster description
  - Used to take attendance at the assembly area following an evacuation.
- Site evacuation team
  - Responsible for complete evacuation of, and accounting for all employees, visitors, and customers in their area of responsibility.
- Checklist for the facility evacuation coordinator
  - Ensures consistency and completeness during an emergency.
- Checklist for the floor warden

- Ensures consistency and completeness during an emergency.
- Evacuation/fire drill observation form
- Voluntary individual site evacuation plan
  - Designed to assist any employee with limitations or disabilities to evacuate in an emergency; created by the individual employee; is voluntary; and not a confidential document.
- Fire Safety Plan overview
  - Establishes procedures for identifying fire hazards and preventing fires.

Therefore, based on compliance with the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3, and Appendix II-A of the Uniform Fire Code, through compliance with the County of San Diego Fire Service conditions, and through development of the SEP, the proposed project is not anticipated to expose people or structures to a significant risk of loss, injury, or death involving hazardous wildland fires. Moreover, the proposed project would not contribute to a cumulatively considerable impact because the facility is not located in the Very High Fire Hazard Severity Zone and would not introduce permanent housing. Additionally, because the proposed project is required to comply with regulations, it would not contribute to a cumulatively considerable impact.

g) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident’s exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact With Mitigation Incorporated:** The proposed project involves development of an equestrian facility, which would include a small-scale, covered manure composting area in the northeast corner of the project site. The equestrian facility may produce or collect animal waste, which would potentially increase equestrian site user exposure to vectors, including mosquitoes, rats, or flies. The proposed project is for day use and occasional night use and does not propose permanent residences or permanent horse stalls, so it will not expose existing or future residents to vectors. The proposed project site would have several covered trash containers dispersed throughout the site for disposal of trash. The site has been designed to drain so that water does not remain on site more than 72 hours, reducing the potential for mosquitoes. In addition, as part of future lease/operation agreements, third-party operators/lessees would be required to prepare and implement a Vector Management Plan and Facility Manure Management Plan (as provided in **MM-AQ-1**), which will contain design measures and procedures to reduce potential vectors that are specific to the site. The Vector Management Plan will be reviewed by the County Department of Environmental Health, Vector Surveillance Program. The plan must contain measures intended to reduce the potential exposure of visitors or nearby residences to flies from manure caused by the equestrian uses.

**MM-AQ-1** would reduce potential project-related impacts from construction and operation to a level less than significant.

The proposed project would not expose existing or future residents to vectors, would be designed to drain water from the site, and would include covered manure composting facilities as well as numerous covered trash containers. The proposed project would not substantially increase current or future exposure to vectors, including mosquitoes, rats, or flies or create a cumulatively considerable impact because no proposed uses on site or in the surrounding area would produce significant sources of vectors.

**X. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any waste discharge requirements or otherwise substantially degrade surface or ground water quality?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project involves construction of an equestrian facility that consists of two arenas (one outside and one covered), bleachers, restroom-showers-concession-meeting building, corral, volunteer pad, maintenance-storage building, public staging area with a shade pavilion, picnic tables, hitching posts, temporary irrigation and drought-tolerant landscape, and a decomposed granite parking area, which would include activities that would disturb surface soils, such as grading, leveling, and trenching. During construction, exposed soils have the potential to temporarily increase the amount of sediment in runoff from the project site during a storm event. The proposed project would disturb over 1 acre of land; therefore, it would be required to obtain from State Water Resource Control Board (SWRCB) a National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Construction Permit). The General Construction Permit was adopted by SWRCB as Water Quality Order 2012-0006-DWQ and became effective on July 17, 2012. Compliance with the General Construction Permit would require the preparation a Storm Water Pollution Prevention Plan (SWPPP) for the project site, which would identify potential pollutants, and outline the BMPs that would be implemented during construction activities to prevent those pollutants from entering nearby water bodies.

In addition, the proposed project would be covered under the County's existing regional Waste Discharge Requirement Permit. Under the regional permit, the project site would be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff that would be consistent with the County of San Diego Jurisdictional Runoff Management Plan (JRMP) and the *Best Management Practice (BMP) Design Manual* (BMPDM).

Because runoff from the project site would discharge to an earthen channel prior to entering an exempt water body, the County's hydromodification requirements apply to the site. BMPs are sized to comply with pollutant controls as well as hydromodification requirements. Partial

infiltration is considered feasible due to a low infiltration rate for the project site and lack of geotechnical hazards. As discussed in the proposed project's draft SQMP dated September 5, 2018, partial biofiltration basins would be located on the eastern, southeastern, and southwestern sides of the site. All biofiltration basins would consist of a 15-inch rock section (33% voids), and 18-inch soil media layer (38% voids), and 12 inches of available surface ponding (100% voids). The basins would be fitted with perforated sub-drains and would not be lined. The sub-drains, as well as overflow pipes from the basins, would discharge into the proposed grass-lined swale. These measures would enable the proposed project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (San Diego RWQCB Order No. R9-2013-0001), as implemented by the JRMP and BMPDM.

Finally, the proposed project's conformance to the waste discharge requirements listed above would ensure the proposed project does not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the proposed project would conform to Countywide watershed standards in the JRMP and BMPDM, derived from State regulation to address human health and water quality concerns. Therefore, the proposed project would not contribute to a cumulatively considerable impact on water quality from waste discharges.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project lies in the Lower San Diego hydrologic subarea, within the San Diego hydrologic unit. Runoff from the project site is conveyed from a box culvert located at the corner of Moreno Avenue and Willow Road to a small natural channel that ultimately discharges to San Vicente Creek. From this location, runoff is conveyed to the south until it flows into the San Diego River. As discussed in the proposed project's draft SQMP dated September 5, 2018, the Clean Water Act Section 303(d) lists the San Diego River (Lower) as impaired for pollutants such as fecal coliform, enterococcus, nitrogen, manganese, phosphorus, total dissolved solids, low dissolved oxygen, and toxicity (Kleinfelder 2018).

Construction activities associated with all components of the proposed project may include the use of construction equipment that may be the source of potential pollutants. However, the proposed project would be required to prepare a SWPPP as part of obtaining the General Construction Permit. The SWPPP would include BMPs designed to control stormwater runoff quality during construction activities. Compliance with the General Construction Permit would reduce potential pollution of impaired water bodies due to construction activities.

Operation of the proposed project involves the following activities that are associated with potential pollutants: livestock corrals, arenas, manure composting area, parking spots for vehicles (potential source for mechanical fluids), and parking spots for equestrian trailers, which may create a source for manure. The SQMP prepared for the proposed project would comply

with the requirements of the BMPDM, which is a guidance manual for the compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-001, as amended by Order No. R9-2015-001 and Order No. R9-2015-0100) requirements for stormwater management. The site design measures, source control BMPs, and treatment control BMPs employed on site would serve to reduce any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. As discussed in threshold X.a, the partial offsite biofiltration basins are proposed to ensure runoff would be conveyed around the site via a proposed grass-lined channel running along the eastern and southern boundaries of the project site. Examples of BMPs that may be implemented on site are protect outdoor material storage areas or trash storage areas from rainfall, run-on, runoff, and wind dispersal; minimize impervious areas; and minimize disturbance of natural areas, soils, and vegetation.

Lastly, the BMPs in the SQMP are consistent with the regional surface water and stormwater planning and permitting process that has been established to improve the overall water quality in County watersheds. Therefore, the proposed project would not contribute to a cumulative impact on an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and stormwater permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2013-0001; County Watershed Protection Ordinance (WPO); Stormwater Management, and Discharge Control Ordinance; and the County BMPDM. The stated purposes of these ordinances are to protect the health, safety, and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of stormwater as a resource; and to ensure the County is compliant with applicable state and federal laws. The WPO has discharge prohibitions and requirements that vary depending on type of land use activity and location in the County. Each project subject to the WPO is required to prepare a SQMP that details a project’s pollutant discharge contribution to a given watershed and to propose BMPs or design measures to mitigate any impacts that may occur in the watershed. Therefore, project impacts would be less than significant.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The RWQCB has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The proposed project lies in the Lower San Diego hydrologic subarea, within the San Diego 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; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater

habitat; wildlife habitat; commercial and sport fishing; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The proposed project would require construction activities, such as grading, leveling, and trenching that may result in potential sources of pollution to receiving waters, including sediment and contaminated stormwater runoff. The SWPPP required for the proposed project would include BMPs designed to reduce potential impacts on stormwater quality related to these construction activities. The BMPs would include methods to control sedimentation and erosion control during ground-disturbing activities; for example, dewatering, soil covers, gravel bags, and fiber rolls.

Operation of the parking areas and equestrian facilities (arenas, corrals) proposed as part of the proposed project may be sources of polluted stormwater runoff that may result in the degradation of beneficial uses in the hydraulic unit. Operation of the equestrian facility would include collection of manure from horses, which would be deposited in the manure composting area located on site. Manure would also be removed and disposed of at an offsite collection area. The frequent removal of manure from the project site would reduce the potential of polluted runoff to contribute to degradation of water quality of nearby surface waters. The SQMP would contain site design measures and/or source control BMPs and/or treatment control BMPs that will be employed during operations to reduce potential pollutants in runoff to the maximum extent practicable such that the proposed project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

In addition, the proposed BMPs are consistent with the regional surface water, stormwater, and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the proposed project would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to threshold X.b, for more information on the regional surface water and stormwater planning and permitting process.

d) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project would obtain its water supply from the Lakeside Water District, which obtains water from surface reservoirs or other imported water sources. The proposed project would not use any groundwater for any purpose, including irrigation, or domestic or commercial demands. In addition, the proposed project does not involve operations that would interfere substantially with groundwater recharge; for example, the proposed project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact on groundwater resources is anticipated.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project involves construction of an equestrian facility that consists of two arenas (one outside and one covered), bleachers, restroom-showers-concession-meeting building, corral, volunteer pad, maintenance-storage building, public staging area with a shade pavilion, picnic tables, hitching posts, temporary irrigation and drought-tolerant landscape, and a decomposed granite parking area. As previously discussed, a SQMP would be prepared for the proposed equestrian facility, which would contain site-specific design measures, and source control and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering stormwater runoff. These would include permeable pavement and biofiltration basins with partial retention along the easterly, southwesterly, and southeasterly boundaries as well as grading to direct runoff via sheet flow to the basins, which would direct runoff into the proposed grass-lined swale running along the eastern and southern boundaries of the project site. These measures would control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (San Diego RWQCB Order No. R9-2013-0001), as implemented by the JRMP and BMPDM. The SQMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the SQMP is implemented, as proposed, by the County Department of Parks and Recreation. Due to these factors, it has been found that the proposed project would not result in significantly increased erosion or sedimentation potential and would not alter any drainage patterns of the site or area on- or off site. In addition, because erosion and sedimentation would be controlled within the project boundaries, the proposed project would not contribute to a cumulatively considerable impact. For further information on soil erosion refer to Section VII, *Geology and Soils*, under item (b).

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Drainage swales, which are mapped on a FEMA floodplain map or a County Floodplain Map, or have a watershed greater than 25 acres, were identified on the

project site. A Letter of Map Revision (LOMR) is FEMA’s modification to an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), which are based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway. Approximately one-quarter of the project site in the northern side is within the 100-year floodplain. However, the proposed project would not place structures with a potential for human occupation within these areas and would not place access roads or other improvements that would limit access during flood events or affect downstream properties.

Construction of the proposed project would involve activities that may temporary alter drainage patterns, such as grading and trenching. However, these are temporary activities, and construction BMPs would be implemented as part of the proposed project’s SWPPP, in order to reduce potential impacts on drainage patterns.

Operation of the proposed project would include self-mitigating drainage areas for the impervious areas. There is an existing drainage course running through the project site that mainly conveys offsite runoff through the site to an existing box culvert located on the southwest corner of Willow Road and Moreno Avenue. The offsite runoff would be conveyed around the site via a proposed grass-lined channel running along the eastern and southern boundaries of the project site. The proposed project would not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a drainage study in the draft SQMP prepared by Kleinfelder, Inc. on September 5, 2018:

- Drainage would be conveyed to either natural drainage channels or approved drainage facilities.
- The proposed project would not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by 2/10 of a foot or more in height.
- The proposed project would not increase surface runoff exiting the project site equal to or greater than 1 cubic foot/second.
- The proposed project would not involve grading that would substantially modify existing landforms or create significant changes in the existing drainage patterns in the project area that would result in flooding on- or off site.

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

iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, and stormwater runoff can be adequately transported off site by the existing or proposed stormwater drainage facilities or systems. Moreover, the proposed project would not contribute to cumulatively considerable additional sources of polluted runoff, because the proposed project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, and would not have the potential for cumulatively considerable impacts.

iv. Impede or redirect flood flows?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site contains drainage swales, which are identified as being 100-year flood hazard areas. However, the proposed project would not place structures, access roads, or other improvements that would impede or redirect flood flows in these areas. Therefore, the proposed project would not include features that would result in a significant impact, or potentially cumulatively considerable impact, on flood flows.

vi. Expose people or structures to a significant risk of loss, injury or death involving flooding?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site lies within a special flood hazard area as identified on the FIRM panel 06073C1393G (FEMA 2012). The proposed project includes facilities that would allow for temporary day and night use, but would not be permanently occupied structures intended for human habitation (e.g., housing). The facility would be evacuated and closed before flooding occurs, therein precluding people and animals from the site and protecting them from risk of injury or death during a flood.

Construction of the facility would comply with County of San Diego Ordinance No. 8334 Flood Damage Prevention, which identifies specific construction standards for structures built in a special flood hazard area. These construction standards include:

- Anchoring structures to prevent flotation, collapse, or lateral movement.
- Using construction materials and practices to minimize flood damage.
- Designing and locating service facilities (electrical, heating, plumbing, etc.) so as to prevent water from entering and accumulating during base flood conditions.
- Building structures with adequate drainage paths for floodwaters.

- Utilizing elevation and flood proofing.
- Building structures with adequate flood openings.

Compliance with the San Diego County Ordinance 8334 would ensure the structures developed within the special flood hazard area would not result in the risk of loss, injury or death related to potential flood hazards.

f) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site lies within a mapped dam inundation area for a major dam/reservoir within San Diego County: San Vicente Dam. The proposed project would include the construction of “unique institutions,” as defined by Office of Emergency Services. “Unique institutions” include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. While the proposed project would contain arenas that would be used for equestrian events, large events are only anticipated to take place a few times each year, and arenas are not designed for permanent human occupancy. In addition, the proposed project would comply with the County of San Diego Flood Damage Prevention Ordinance, which identifies specific construction standards for structures built in a special flood hazard area. These construction standards include:

- Anchoring structures to prevent flotation, collapse, or lateral movement.
- Using construction materials and practices to minimize flood damage.
- Designing and locating service facilities (electrical, heating, plumbing, etc.) so as to prevent water from entering and accumulating during base flood conditions.
- Building structures with adequate drainage paths for floodwaters.
- Utilizing elevation and flood proofing techniques.
- Building structures with adequate flood openings.

Although the proposed project does not propose a unique institution in a dam inundation zone, it would comply with the County of San Diego Flood Damage Prevention Ordinance. Therefore, the proposed project would not result in a significant impact related to exposure of people or structures to the risk of loss, injury, or death from dam failure.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, it could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, it would not be inundated.

iii. MUDFLOW

**Less Than Significant Impact:** Mudflow is type of landslide. The site is located within a moderate to high landslide susceptibility zone. However, the project site is located on flat terrain and the County would implement the recommendations in a Soils Engineering Report as part of the Building Permit process. The report would need to provide a determination that the area does not show evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity or exposed soils. That report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement as well as a Site Evacuation Plan, impacts due to mudflow would be less than significant. Therefore, with the implementation of the recommendations in a Soils Engineering Report, the proposed project would have a less than significant impact related to exposure of people or property to inundation due to a mudflow.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The San Diego County JURMP is the countywide water quality management plans that apply to the proposed project. As discussed under threshold X.a, the proposed project would be covered under the County’s existing regional Waste Discharge Requirement Permit, which would require the proposed project implement site design measures and BMPs to reduce or prevent runoff pollution that would be consistent with the JURMP. Therefore, the proposed project would not be in conflict with, or obstruct implementation of, the applicable water quality management plans for the region. In addition, the proposed project’s conformance with the site design measures and BMPs of the required permit would ensure the

proposed project would not have the potential for cumulatively considerable impacts regarding potential conflict or obstruct implementation of applicable plans.

**XI. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project includes the development of an equestrian facility that consists of two arenas (one outside and one covered), bleachers, restroom-showers-concession-meeting building, corral, volunteer pad, maintenance-storage building, public staging area with a shade pavilion, picnic tables, hitching posts, temporary irrigation and drought-tolerant landscape, and a decomposed granite parking area. The proposed project is located in the northern portion of the community of Lakeside and would be consistent with the surrounding uses. The area surrounding the equestrian facility is a rural residential community consisting of housing and equestrian or agricultural-related facilities. The proposed project would not introduce new infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the proposed project would not significantly disrupt or divide the established community of Lakeside. In addition, because the proposed project would not disrupt or divide an established community, the proposed project would not have the potential for cumulatively considerable impacts on an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project site is owned by the County of San Diego. It is subject to the County’s General Plan and contains lands with the Open Space-Recreation (OS-R) Land Use Designation. The property is zoned S80, which permits community recreation uses such as an equestrian center. Uses permitted within the Open Space-Recreation (OS-R) Land Use Designation relate to areas where the County or some other agency controls land under County jurisdiction to provide public facilities, or to serve recreational needs. The proposed project is consistent with the General Plan because an equestrian facility is anticipated by the Open Space-Recreation Land Use Designation that provides for Civic Use Types such as Community Recreation. The current zone is S80, which requires a net minimum lot size of 1 acre. The proposed project is consistent with the Zoning Ordinance requirements for minimum

lot size. The equestrian facility would serve as a recreational facility, which is consistent with the General Plan and the County of San Diego zoning designation for the project site.

The proposed project would also be consistent with the County of San Diego Parks and Recreation Strategic Plan 2012–2017, the Community Trails Master Plan and Trail Construction Guidelines, and the 5-year forecast, which is referred to as the “Parks Capital Improvement Plan” designed to present a long-range plan for the development and management of parks and recreational spaces in the County (County of San Diego 2016).

The proposed project is located within the Lakeside Community Plan. The Lakeside Community Plan requires that floodplains are utilized for recreation, open space, agriculture, and planned extraction of natural resources. The Lakeside Community Plan also intends to design the use of floodways where public access is available so that all modes of recreational transportation will have an opportunity to enjoy this space. Additionally, the Lakeside Community Plan requires that a high level of recreational programs and services appropriate to Lakeside is maintained to obtain maximum benefit from parks and recreational facilities. The proposed project is consistent with the policies of the Lakeside Community Plan.

The proposed project would also be consistent with the County of San Diego Parks Capital Improvement Plan, Parks and Recreation Strategic Plan 2012–2017, Trails Master Plan, Trails Construction Guidelines, and Parks Master Plan (Parks Master Plan), which combines the goals and policies of several regional land use planning documents, including the General Plan, the Park Lands Dedication Ordinance, the MSCP, the Trails Program and Community Trails Master Plan, the Parks and Recreation Watershed Master Plans, the Bicycle Master Plan, and the County policies and ordinances, to present a long-range plan for the development and management of parks and recreational spaces in the County (County of San Diego 2016).

The past, present, and future projects in the vicinity are land use projects that do not conflict with the applicable land use policies and plans; thus, they would not result in a cumulatively considerable impact. The proposed project would not result in a potential cumulative impact related to an environmental effect due to a conflict with an applicable plan, and there would not be a cumulative impact in the communities in which the cumulative projects are located.

**XII. MINERAL RESOURCES.** Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site has been classified by the California Department of Conservation – Division of Mines and Geology (1997) as an area of “Identified Mineral Resource Significance” (MRZ-2).

However, the project site is surrounded by developed land uses including rural residential and rural industrial that are incompatible to future extraction of mineral resources on the project site

(County of San Diego 2016, 2017). A future mining operation at the project site would likely create a significant impact on neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts as a result of operational activities of an active mine. The proposed project site is zoned Open Space and mining is not a permitted use in this zone.

The development of the proposed project would not change the zoning and thus would not result in the loss of mineral resources that were previously available. Therefore, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value because the mineral resource has already been lost due to incompatible land uses. Moreover, because the project site is not compatible for mining, the proposed project would not contribute to a potentially significant cumulative impact.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located in an area that has MRZ-2 designated lands. However, the proposed project would not result in the loss of locally important mineral resources because the project site is zoned S80 (Open Space), which is not considered to be an Extractive Use Zone (S82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element 2000). The placement of the proposed use on the project site would not result in a loss of mineral resources because the feasibility of future mining at the site is already impacted by existing land use incompatibilities. Based on current land use conditions, a future mining operation at the project site would likely create a significant impact on noise, air quality, traffic, and possibly other impacts, thereby reducing the feasibility of future mining operations occurring, regardless of the proposed project.

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan, or other land use plan would result from project implementation. The proposed project would not result in a loss of a known mineral resource; thus, it would not contribute to the cumulative loss of a mineral resource.

**XIII. NOISE** -- Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is an equestrian facility with two arenas that would be used by local residents, equestrian owners, and visitors. Based on site visits completed by ICF on March 17 and 20, 2017, and February 23, 2019, the proposed project site is surrounded by low-density residential land uses. The following discussion of potential project noise impacts is based on the *Lakeside Equestrian Center, Noise Impact Analysis* (Noise Impact Analysis) prepared by ICF and dated April 5, 2019 (Appendix D) and hereby incorporated by reference. The proposed project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego Guidelines for Determining Significance for Noise, County of San Diego Noise Ordinance, and other applicable standards as detailed below:

*County of San Diego Guidelines for Determining Significance for Noise*

For the potential impact of airborne noise on noise sensitive land uses (NSLU), the CEQA thresholds provided by the *County of San Diego Guidelines for Determining Significance for Noise* are based largely on the County's Noise Element. The Guidelines define a NSLU as "[a]ny residence, hospital, school, hotel, resort, library, or similar facility where quiet is an important attribute of the environment". The Guidelines state that a significant impact would occur if project implementation would result in the exposure of any on- or off-site existing or reasonably foreseeable future NSLU to exterior or interior noise in excess of any of the following:

A. Exterior Locations:

- i. 60 dB community noise equivalent level (CNEL)
- ii. An increase of 10 dB (CNEL) over pre-existing noise

B. Interior Locations:

45 dB (CNEL) except for the following cases:

- i. For rooms that are usually occupied only a part of the day (schools, libraries, or similar facilities), the interior 1-hour average sound level due to noise outside should not exceed 50 dBA.
- ii. Corridors, hallways, stairwells, closets, bathrooms, or any room with a volume less than 490 cubic feet.

The project does not propose any new NSLUs. The project would generate new vehicle trips that would add to traffic on surrounding streets and change the associated traffic noise. Based on a noise analysis using the traffic volume data provided by the *Lakeside Equestrian Facility Transportation Impact Analysis*, the Noise Impact Analysis determined that the proposed project would not increase traffic noise levels from below 60 dB CNEL to above 60 dB CNEL at any existing NSLU along the affected roadways. The project also would not cause any traffic noise increase of 10 dB or more. The predicted traffic noise increases of 0 to 0.8 dB would generally be considered imperceptible. Therefore, the impact of project traffic noise on the surrounding community would not be significant.

*Noise Ordinance – Section 36.404*

Based on the Noise Impact Analysis, non-transportation noise generated by the proposed project would not exceed the standards of the County of San Diego Noise Ordinance (Section 36.404). The zoning of the project site and the surrounding uses is a mix of S-80 (open space),

R-R (rural residential), and A-70 (limited agricultural use). The applicable base sound level limits (before any corrections for ambient noise levels) are 50 dBA 1-hour  $L_{eq}$  between 7 a.m. and 10 p.m. and 45 dBA 1-hour  $L_{eq}$  between 10 p.m. and 7 p.m. However, as noted in the municipal code, the limits would be increased where existing daytime ambient noise levels exceed 50 dBA or existing nighttime ambient noise levels exceed 45 dBA. Adjusting for measured ambient noise levels at the adjacent NSLUs, the applicable sound level limits are 55 dBA at the residences to the north and east, 59 dBA at the residences to the south, and 58 dBA at the residences to the west. The Noise Impact Analysis analyzed a range of events that are anticipated to occur at the proposed project, including an equestrian event, a wedding ceremony, and a wedding reception. The results of the analysis indicate that noise levels would range from approximately 37 to 47 dBA 1-hour  $L_{eq}$  at the closest NSLU to the north, from approximately 44 to 51 dBA 1-hour  $L_{eq}$  at the closest NSLU to the east, from approximately 44 to 45 dBA 1-hour  $L_{eq}$  at the closest NSLU to the south, and from approximately 42 to 50 dBA 1-hour  $L_{eq}$  at the closest NSLU to the west. As a result, the impact would be less than significant.

#### *Noise Ordinance – Section 36.409*

Based on the Noise Impact Analysis, the project would not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction would occur only during permitted hours of 7 a.m. to 7 p.m., pursuant to Section 36.409. Also, the predicted construction noise levels at all of the closest NSLUs comply with the County's 8-hour  $L_{eq}$  construction noise standard of 75 dBA. As a result, the impact would be less than significant.

Finally, the proposed project's conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the proposed project would not create cumulatively considerable noise impacts, because the proposed project would not exceed the local noise standards for NSLUs, derived from State regulation to address human health and quality of life concerns. Therefore, the proposed project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

Although the Noise Impact Analysis did not identify any significant impacts, a number of best practices and operational controls would be in place during the operation of the Lakeside Equestrian Center and were assumed as part of the analysis. These are based on typical rules and regulations enforced at existing County parks and community centers, as well as controls observed during the representative noise source measurements obtained as part of the Noise Impact Analysis. To ensure these best practices and controls are incorporated into the proposed project, Mitigation Measures **MM-NOI-1** and **MM-NOI-2** would be required to reduce onsite operational noise impacts to less than significant.

**MM-NOI-1: Standard Rules and Regulations.** Enforce all applicable standard rules and regulations for DPR facilities including, but not limited to:

- Quiet Hours are from 10:00 p.m. to 7:00 a.m.
- Dogs must be licensed and restrained on a leash not longer than 6 feet and attended at all times. (This restriction will not apply to dogs while participating in any authorized dog show at the proposed project.)

- No person shall disturb the peace and quiet of a County park by any loud or unusual noise, or by the sounding of automobile horns or noise-making devices, or by the use of profane, obscene, or abusive language or gestures.
- No person shall use, transport, carry, fire, or discharge any fireworks, firearm, weapon, air gun, archery device, slingshot, or explosive of any kind across, in, or into a County park.
- The applicable requirements of DPR Policy Number C-06, Noise Regulation in County Parks will be enforced.

**MM-NOI-2: Operational Limits and Restrictions.** Except for occasional special events conducted pursuant to a specific permit (conditional use permit, special event permit, etc.), enforce the following operational restrictions:

- Limit the maximum number of overnight RVs on site to five.
- Prohibit the use of noise-generating equipment (noise-makers, bullhorns, air horns, amplified stereos/radios, etc.) by spectators. The only exception is for official use of the announcer’s PA systems or other devices required for proper operation of the intended and approved activities.
- For weddings, parties, and other events at the meeting room, restrict outdoor noise to low level sources such as unamplified music. Where amplified sound is required at the patio, such as for voice amplification or recorded music playback during a wedding ceremony, the levels will not exceed those necessary for audibility at the patio area.
- Keep all exterior meeting room doors and windows closed when amplified music is being played inside the building.
- End all on site events no later than 10:00 p.m.
- Limit all event sizes so as not to exceed the onsite parking capacity of the proposed project. For any events that are anticipated to exceed this limit, require the organizers to provide off-site parking and shuttle service.

b) Generation of excessive groundborne vibration or groundborne noise levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** There are two types of potential groundborne vibration impacts: building damage and human annoyance. Heavy equipment used onsite during project construction would generate groundborne vibration that could affect nearby structures or residents. In accordance with the direction provided by the County’s CEQA Guidelines, the Noise Impact Analysis assessed groundborne vibration levels using criteria from the Federal Transit Administration’s *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018.) The results indicated that all construction vibration levels would be below the applicable thresholds for both building damage and human annoyance at all of the closest NSLUs. Therefore,

groundborne vibration or groundborne noise levels from project construction would not be excessive and the impact would be less than significant.

Once the proposed project is operational, there would be no substantial sources of groundborne vibration at the project site. It is possible that site maintenance would occasionally require mechanized equipment, but such equipment would be no larger than the equipment used in project construction. Noting that the construction vibration analysis found vibration levels to be well below adopted thresholds at all sensitive receptors, it is clear that offsite vibration from occasional site maintenance would be negligible. Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways, or major roadways or intensive extractive industry that could generate excessive groundborne vibration. There would be no vibration impacts due to onsite project operations.

Therefore, the proposed project would not expose persons to or generate excessive groundborne vibration or groundborne noise on a project or cumulative level.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** There are no private airstrips within the vicinity (i.e., within 1 mile) of the proposed project site. The closest airport is Gillespie Field, which is more than 4 miles to the southwest. At this distance the site is not exposed to substantial noise levels from aircraft operations. In addition, the proposed project would not change the operations at any airport or airstrip, and would not alter the aircraft noise exposure at any existing NSLUs. As such, the project would not expose people residing or working in the project area to excessive aircraft noise levels. Therefore, the impact is less than significant.

In addition, based on the list of past, present, and future projects discussed in Section XXI, there are no new or expanded public airport projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour. Therefore, the proposed project would not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

**XIV. POPULATION AND HOUSING.** Would the project:

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

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project involves the development of an equestrian facility that would not induce substantial population growth in an area because it does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to, the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations, or Local Agency Formation Commission (LAFCO) annexation actions. The proposed project involves the development of new equestrian facilities; however, this development is being conducted to provide additional recreational opportunities for the existing and planned population. Therefore, the proposed project would not induce substantial unplanned population growth in the project area, nor would it result in cumulative impacts related to unplanned population growth when considered in combination with the cumulative projects in the area.

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

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project would not displace a substantial number of people or any existing housing because the site is currently vacant and is used for recreational purposes. No existing housing is located within the project site and construction of replacement housing elsewhere would not be necessary.

**XV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project involves the construction of a new equestrian facility, which would mainly be used for equestrian purposes; however, project construction is not necessary to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services. Therefore, the proposed project would not have an adverse physical effect on the environment because the proposed project does not require new or significantly altered services or facilities to be constructed. The proposed project, in combination with cumulative projects in the vicinity, would not contribute to more demand on public services, and would not have the potential for cumulatively considerable adverse physical effects on the environment.

**XVI. RECREATION**

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

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project, which includes development of an equestrian facility, does not propose any residential use, including, but not limited to, a residential subdivision, mobile home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. The proposed project, in combination with cumulative projects in the vicinity, would provide more access to recreational facilities; therefore, it would not result in a cumulatively considerable impact.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project involves expanding recreational opportunities through development of new equestrian facilities. The facilities include two arenas

(one outside and one covered), bleachers, restroom-showers-concession-meeting building, corral, volunteer pad, maintenance-storage building, public staging area with a shade pavilion, picnic tables, hitching posts, temporary irrigation and drought-tolerant landscape, and a decomposed granite parking area. However, as outlined in this Initial Study, the expanded facilities would not result in adverse physical effect on the environment because all related impacts from the proposed recreation facilities have been mitigated to a level below significance. Additionally, because the proposed project would not result in significant adverse physical effects to the environment, and because it would increase access to recreational facilities, the proposed project would not result in a cumulatively considerable impact.

**XVII. TRANSPORTATION** -- Would the project:

a) Conflict with a program plan, ordinance or policy addressing the performance of the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program, and the Congestion Management Program.

A Transportation Impact Analysis (TIA) dated March 29, 2019, was prepared by Chen Ryan for the proposed project. The detailed technical report can be found in Appendix E. The TIA was performed in accordance with the County of San Diego Traffic Impact Guidelines and CEQA. County Guidelines require that the project study area includes all County Mobility Element roadways and intersections where the proposed project is projected to add 25 or more peak hour trips in addition to 200 or more ADT.

**Less Than Significant Impact:** The TIA identified that the proposed project would generate an additional 266 ADT. However, the proposed project would not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County’s Guidelines for Determining Significance for impacts related to transportation. As identified in the County’s Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the proposed project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian, or bicycle facilities. Therefore, the proposed project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system, and no mitigation is required.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 Subdivision (b)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the proposed project’s impacts on CMP system roadways, their associated costs, and appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

**Less Than Significant Impact:** The proposed project would result in an increase of 266 ADTs, which would not exceed the 2,400 trips (or 200 peak hour trips) required for study under the region’s CMP. The additional access or support structures would not generate ADTs on a daily basis. Therefore, the proposed project would not conflict with travel demand measures or other standards of the congestion management agency.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project includes the installation of a three-way stop at the corner of Willow Road and Moreno Avenue to ensure the safety of patrons and users of the perimeter trails. However, the proposed project would not alter traffic patterns, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes, or walls that impede adequate site distance on a road. Therefore, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses.

d) Result in inadequate emergency access?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project would not result in inadequate emergency access. The proposed project can be easily accessed from SR-67 and is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code; therefore, the proposed project has adequate emergency access. Additionally, roads used to access the proposed project site are up to County standards.

**XVIII. TRIBAL CULTURAL RESOURCES** -- Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less Than Significant with Mitigation Incorporated:** Pursuant to AB-52, consultation was initiated with culturally affiliated tribes. Although Tribal Cultural Resources were not identified during consultation, mitigation in the form of archaeological and Native American monitoring was agreed upon during consultation with Lipay Nation of Santa Ysabel and Barona Band of Mission Indians. Per the requests of the tribes, Native American monitoring will be conducted during project construction through implementation of Mitigation Measure **MM-TCR-1**, which would reduce impacts to less than significant.

**MM-TCR-1: Native American Monitoring.** DPR will retain a Kumeyaay tribal member to monitor all project-related ground disturbance.

Because the proposed project will implement mitigation measure **MM-TCR-1** during project construction, impacts on Tribal Cultural Resources would be less than significant. Therefore, the proposed project would not contribute to a potentially cumulative impact on Tribal Cultural Resources.

**XIX. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project does not include new or expanded water or wastewater treatment facilities. In addition, the proposed project does not require the construction or expansion of water or wastewater treatment facilities. The proposed project’s water line would connect to the existing onsite water line, which is located along Moreno Avenue. Adequate water supplies and wastewater treatment facilities are available to the proposed project from the following agencies/districts: Lakeside Water District and San Diego County Sanitation District. Therefore, the proposed project would not require any construction of new or expanded facilities, which could cause significant environmental effects, nor would it result in related cumulatively considerable impacts.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project requires water service from the Lakeside Water District (LWD). Construction of the proposed project would require minimal water use to suppress dust. Once operational, the proposed project would use water for wash racks, restrooms, concession stand, RV Pad hookups, showers, drinking fountains, and fire hydrants. According to the LWD’s 2015 Urban Water Management Plan (UWMP), the LWD delivered a total of 2,492 acre-feet. The projected water delivery for the year 2020 is 2,821 acre-feet per year (LWD 2015). The 2015 UWMP concluded supply would meet demand for normal, single dry, and multiple dry years through the year 2035. The County will consult with the LWD during the design and implementation phase of the proposed project. Therefore, the proposed project would have sufficient water supplies available and would not result in related cumulatively considerable impacts.

- c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project requires wastewater service from the San Diego County Sanitation District. Wastewater from Lakeside is conveyed through a network of collector pipes, trunk lines, and pump stations to the City of San Diego’s Point Loma Treatment Plant for treatment and disposal. According to the Alpine and Lakeside Sewer Service Areas Sewer Master Plan, the County has capacity to handle 17.5 million gallons per day (MGD) of wastewater. The proposed project is projected to generate 0.0036 MGD, which is about 0.0000002% of the plant’s capacity. Therefore, the proposed project would not interfere with any wastewater treatment provider’s service capacity and would not result in related cumulatively considerable impacts.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Implementation of the proposed project would generate solid waste. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity.

The proposed project would generate approximately 40 cubic feet (about 1.5 cubic yards) of solid waste per week (78 cubic yards per year) once operational, depending on the number of animals, frequency of events, and types of stall beddings used. This waste would be disposed of at the Sycamore Landfill at 8514 Mast Boulevard in Santee, California. The Sycamore Landfill has a maximum permitted capacity of 147,908,000 cubic yards with approximately 113,972,637 cubic yards remaining (CalRecycle 2017). The proposed project’s annual solid waste generation would be approximately 0.00000068% of the current remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the proposed project’s solid waste disposal needs and the proposed project would not result in related cumulatively considerable impacts.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Implementation of the proposed project would generate solid waste. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the CIWMB under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.).

The Sycamore Landfill permit was issued on September 11, 2017, and the facilities are inspected monthly (CalRecycle 2017). Because the proposed project would deposit all solid waste at this permitted solid waste facility, it would comply with federal, state, and local statutes and regulations related to solid waste and would not result in related cumulatively considerable impacts.

**XX. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evaluation plan?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The proposed project is located within the Non-Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2009) and as discussed in Section IX, *Hazards*, item (e), the proposed project would not conflict with the Operational Area Emergency Plan, the Multi-Jurisdictional Hazard Mitigation Plan, the San Diego County Nuclear Power Station Emergency Response Plan, the Oil Spill Contingency Element, the Emergency Water Contingencies Annex and Energy Shortage Response Plan, or the Dam Evacuation Plan. Therefore, because the proposed project is in the Non-VHFHSZ and it would not conflict with emergency response plans, impacts would be less than significant and would not result in related cumulatively considerable impacts.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- Potentially Significant Impact
- Less Than Significant With Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** Development within or adjacent to areas designated as VHFHSZ and/or wildland urban interface (WUI) areas has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires and make it more difficult to contain wildfires. Because the project site is located within the Non-VHFHSZ, it would not change existing conditions or introduce new conditions to the project site that would exacerbate the existing high fire threat. Preparation of emergency evacuation plans would ensure that County staff and visitors can safely and quickly evacuate in an emergency. No impact would occur and would not result in related cumulatively considerable impacts.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project would involve the construction of a paved fire lane within the facility to accommodate emergency vehicles and a water truck/fire emergency vehicle fill-up station east of the warm up track fence. These project elements are improvements on the infrastructure that would potentially reduce fire risk at the project site. The proposed project would not include any activities related to fire suppression infrastructure that would result in temporary or ongoing impacts on the environment and would result in a less than significant impact. The proposed project would not result in related cumulatively considerable impacts.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project site is in a climate and topography that is prone to wildfires, and has natural habitats of vegetation that could be a fuel source for wildfires, especially during droughts or dry periods. Wildfire risk tends to be high in locations where dense vegetation occurs on a steep slope. Post-wildfire risks associated with slopes, including mudflow or landslides, could occur because, after wildfire burns the vegetation that anchors soils to the hillside, chances increase that a mudflow or landslide could occur in the event of heavy rains (CAL FIRE 2018). The project site is at risk for this situation to occur; however, the proposed project does not include features that would alter or exacerbate existing conditions on the project site. The proposed project would increase the number of visitors and staff at the project site; therefore, the proposed project would expose more people

to the risk of post-wildfire hazards, including mudflow, landslide, or other forms of slope instability. However, facilities would only allow for temporary day and night use, and would not be permanently occupied structures intended for human habitation (e.g., housing). The facility would be evacuated and closed if safety risks associated with mudflows, landslides, or other post-fire hazards are identified at the project site. The proposed project would not result in related cumulatively considerable impacts.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

- a) Does the project have the potential to substantially 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, substantially 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?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, 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 were considered in the response to each question in Sections IV, V, and XX of this form. In addition to project-specific impacts, this evaluation considered the proposed project’s potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the proposed project, particularly air quality, biological resources, cultural resources, greenhouse gas emissions, noise, and tribal cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes **MM-AQ-1** to reduce potential odor impacts; **MM-BIO-1** through **MM-BIO-4** to reduce potential impacts on sensitive species; **MM-CUL-1** and **MM-CUL-2** to minimize disturbance of subsurface archaeological deposits and human remains; **MM-GHG-1** and **MM-GHG-2** to reduce potential greenhouse gas emissions; **MM-NOI-1** and **MM-NOI-2** to minimize potential noise impacts; and **MM-TCR-1** to reduce impacts related to tribal cultural resources. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) 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)?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input type="checkbox"/>            | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact                    |

Discussion/Explanation:

| <b>PROJECT NAME</b>               | <b>PERMIT/MAP NUMBER</b> |
|-----------------------------------|--------------------------|
| Lake Jennings Marketplace         | TM 5590                  |
| Foothills Christian School        | MUP 72-650               |
| Ashwood I and II Condo conversion | TM 5376 and TM 5356      |
| Greenhills Ranch                  | TM 5140, TM 5563         |
| Adlai Ranch Estates               | TM 5186                  |
| Rios Canyon Ranch                 | TM 5218                  |
| Crest/Dehesa-Lakeside Ranch       | TM 5317                  |
| Settler's Point                   | TM 5423                  |
| Carroll                           | TMP 20530                |
| 7-11 Inc.                         | SP00-003                 |
| Currier                           | SP03-031                 |
| Payton Hardware                   | SP98-011                 |
| Lakeside Tractor Supply Co.       | MUP 14-015               |
| P&P Saksa                         | TPM 20128                |
| Crestlake                         | TM5082                   |
| Lakeside Burger King              | SP 97-041                |
| Ortega Construction               | SP 98-031                |
| Glenview Glass and Screen         | SP 98-019                |
| Rieken                            | SP 99-035                |
| Magnolia Courts                   | TM 5541                  |
| High Meadow Ranch                 | TM 3702                  |
| TM 5286                           | TM 5286                  |
| TM 5191                           | TM 5191                  |
| Blossom Valley Ranch              | TM 5197                  |
| TM 5539                           | TM 5539                  |
| Oakmont II                        | TM 5470                  |
| Flinn Springs Estates             | TM 5470                  |
| Oak Creek RV                      | MUP 85-079               |
| Sunny Ridge Estates               | TM 5436                  |
| Eniss Sand Mine                   |                          |
| Turner Sand Mine                  |                          |
| Fanita Ranch                      |                          |
| Braverman Drive Residential       |                          |

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XX of this form. In addition to project-specific impacts, this evaluation considered the proposed project's potential for incremental effects that are cumulatively considerable. As a

result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/>            | Potentially Significant Impact                     | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact                    |

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts on human beings were considered in the responses to certain questions in the following sections: I. Aesthetics, III. Air Quality, VII. Geology and Soils, IX. Hazards and Hazardous Materials, X Hydrology and Water Quality XIII. Noise, XIV. Population and Housing, and XVII. Transportation. As a result of this evaluation, there were determined to be potentially significant effects on human beings related to air quality, hazards and hazardous materials, and noise. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes **MM-AQ-1, MM-GHG-1, MM-GHG-2, MM-NOI-1, and MM-NOI-2**. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

**XXII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State, and local regulations are available on the Internet. For Federal regulations refer to <http://www4.law.cornell.edu/uscode/>. For State regulations refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulations refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

**AESTHETICS**

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

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County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

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US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

#### AGRICULTURE AND FORESTRY RESOURCES

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California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. ([www.consrv.ca.gov](http://www.consrv.ca.gov))

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