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Addendum to an Environmental Impact Report for the Meadowood Water Pipeline Infrastructure Project: Rice Canyon Transmission Pipeline San Diego County, California

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1.0 Introduction

California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) for the project.

CEQA Guidelines Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or ND; or
    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted ND or previously certified EIR; or
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted ND may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

2.0 Project Description

2.1 Project Location

The Meadowood Water Pipeline Infrastructure Project: Rice Canyon Transmission Line (project) is associated with the previously approved Meadowood Specific Plan (Meadowood project) located in northern San Diego County within the community of Fallbrook, approximately 45 miles north of downtown San Diego, 20 miles east of the Pacific Ocean and five miles south of Riverside County line (Figure 1). The Meadowood project area is generally located east of Interstate 15 (I-15) and north of State Route 76 (SR-76)/Pala Road and the San Luis Rey River (Figure 2). The proposed pipeline infrastructure extends north from the Meadowood project site within a Rainbow Municipal Water District (RMWD) easement and connecting to an existing RMWD water tank approximately 2,030 feet north of the Meadowood Project boundary.

2.2 Environmental Setting and Surrounding Land Uses

The proposed water pipeline would be located within the Fallbrook community planning area (CPA) within unincorporated San Diego County. The proposed water pipeline is proposed to follow the path of the existing disturbed road, Pala Mesa Heights Drive, within an undeveloped area comprised of steep slopes. The ground surface of the alignment includes some paved areas; areas with, broken, dilapidated paving; and bare dirt. The existing environment surrounding the proposed water pipeline generally consists of steep slopes, and low-density rural agricultural land uses, and preserved land. To the south and southeast are a predominance of estate residential development associated with the Campus Park project and active grading associated with development of the Meadowood residential development. Surrounding land use designations as identified in the Fallbrook Community Plan Land Use Maps consist of Specific Plan Areas, Rural Residential Lands, Public/Semi-Public Facilities, and Open Space areas (Figure 3).

2.3 Project Background

An EIR for the Meadowood project, San Diego County document numbers GPA04-002; SP04-001; R04-004; TM5354; S04-005, S04-006, S04-007; P08-023 and Log No. ER 04-02-004 (2012 Final EIR) was certified by the County of San Diego (County) Board of Supervisors on January 11, 2012. The primary goal of the Meadowood project is to accommodate housing demand based on projected population increases while retaining the existing rural atmosphere in the area. Overall, the Meadowood project seeks to balance population and housing needs with open space, agricultural land use, and the development of infrastructure for the community.

The original Meadowood project evaluated in the 2012 EIR entailed the development of a residential community of up to 844 units with an overall density of 2.3 dwelling units per

acre (du/ac). Residential density within the planning areas ranged from 2.7 du/ac for the single-family units, to 13.5 du/ac for a portion of the multi-family units. Higher density planning areas were clustered in the flatter, western portions of the property, adjacent to the more urban uses proposed in the Campus Park and Campus Park West projects. Single-family residences were proposed in the higher elevations below the surrounding agricultural orchards and open space to the east.

Development of the Meadowood project was anticipated to be phased over several years and would be coordinated with the availability of water, sewer, fire protection, and school services. The 2012 EIR assessed impacts associated with water utility lines as proposed for the original Meadowood project, a discussion of which follows.

Water Service

The original Meadowood project proposed water service infrastructure consisting of two 2.5-million-gallon circular steel water storage tanks, located on the southern portion of the eastern ridgeline of the Meadowood site. On-site water infrastructure improvements were to include access roads, water storage tanks, and a recycled water tank. Off-site water improvements were to include a new aqueduct connection and pipeline extensions. The preferred aqueduct connection analyzed in the 2012 FEIR would have required a 22,000-foot-long pipeline construction located to the west of the Second Aqueduct system of the San Diego County Water Authority, within right-of-way of Reche Road, Stewart Canyon Road, and Pankey Road/Horse Ranch Creek Road. This alignment was considered the preferred alignment based on capacity availability and right-of- way available for the pipeline.

The original Meadowood project included an assessment of potential water service and infrastructure for two water service provider possibilities: Valley Center Municipal Water District/San Luis Rey Municipal Water District and Rainbow Municipal Water District.

Valley Center Municipal Water District and San Luis Rey Municipal Water District

Facilities analyzed for service provided by Valley Center Municipal Water District (VCMWD) and San Luis Rey Municipal Water District (SLRMWD) consisted of a new turnout and flow control facility along the San Diego County Water Authority aqueduct system, transmission pipeline from the aqueduct to the Meadowood project site, on-site water storage tanks, and appurtenant facilities. Based on projected demands and phasing considerations, the water supply facilities for the VCMWD and SLRMWD were anticipated to include:

- a 2.5 cubic feet per second (cfs) flow control facility;
- a 12-inch diameter water transmission pipeline from an aqueduct;
- 5 million gallons of treated potable tank storage on-site; and
- on-site pressure reducing stations.

The treated water storage tank was to be sited at sufficient elevation to allow gravity service from the water storage tank to the zones served without need for pumping.

Rainbow Municipal Water District

Facilities analyzed for service provided by Rainbow Municipal Water District (RMWD) consisted of new transmission pipelines connecting to existing transmission pipelines, and included the same water storage tanks on the project site as for the other two districts. Service supplied by the RMWD would not require new connections to the first or second aqueducts. Instead, water would be supplied to the development from existing RMWD facilities, including existing aqueduct connections. The recommended water supply facilities included:

- a 12-inch-diameter water supply pipeline connected to the existing RMWD water system;
- 5 million gallons of potable on-site tank storage;
- off-site pressure reducing station, if necessary; and
- on-site pressure reducing stations.

The 2012 FEIR also discussed recycled water use for the Meadowood project site. The 2012 EIR assessed impacts based on the construction of recycled water production and distribution facilities for irrigation of common area landscaping, slopes, parks, school fields, and as the primary method for irrigation of the retained groves, thereby reducing the need for imported water. Wastewater would be treated to recycled water quality standards at the on-site wastewater treatment plant (WWTP), which was planned to be located at the southern end of Planning Area 1, adjacent to SR-76. The recycled water infrastructure was to consist of a conveyance pump station located at the WWTP site, a transmission pipeline, a recycled water storage tank, and recycled water distribution pipelines.

Since adoption of the 2012 EIR, the proposed plan for providing water service to the project has been further refined. The water service provider is proposed to be the RMWD instead of the VCMWD. The result of this change is a reduction in the required construction of off-site water pipelines to serve the project. The 2012 FEIR analyzed construction of 22,000 linear feet of off-site water pipeline improvements to allow VCMWD to serve the project. With the change to RMWD as the service provider, the project would construct 4,500 linear feet of off-site water line improvements resulting in a reduction of 17,500 linear feet of pipeline construction. The proposed RMWD water line would connect to water line facilities located within the Meadowood development footprint. All on-site impacts associated with water service are adequately evaluated in the 2012 FEIR; thus, this analysis focuses on the new off-site water line component. While the linear feet of water line would be reduced with this change in water service providers, the new off-site water pipeline alignment north of the Meadowood project site requires additional environmental analysis. This Addendum evaluates the potential changes in the environmental analysis as it relates to the proposed RMWD off-site water line alignment.

Additional changes to the project related to water and sewer service include the removal of the on-site WWTP and the on-site water storage tanks. These changes were addressed through a separate addendum to the previously certified EIR for the Meadowood Specific Plan and Vesting Tentative Map approved by the County of San Diego on October 15, 2019

(Reference project numbers PDS2004 3810-04-001, PDS2004-VTM-5354RPL4, PDS2004-VSTP-04-006; PDS2016-LDGRMJ-30100, PDS2016-LDMJIP-50028).

2.4 Project Characteristics

The project consists of the construction of 4,500 linear feet of 18-inch water main pipeline within an existing RMWD easement. The water main would connect proposed RMWD facilities within the Meadowood project footprint north along Monserate Mountain generally west of Rice Canyon to an existing RMWD water tank. The water line would follow an existing disturbed paved and dirt road within the RMWD easement (see Figure 3).

RMWD currently owns and operates the Rice Canyon Water Tank located approximately 2,000 feet north of the Meadowood project boundary. The proposed Rice Canyon Transmission Pipeline would deliver water from the Rice Canyon Water Tank to the southwest portion of the RMWD. Design and construction of this line was included on the RMWD Capital Improvement Program (CIP) list in the 2016 Water and Wastewater Master Plan Update. While the facilities and service to Meadowood would be provided by RMWD, the proposed project is located within both RMWD and VCMWD. Ultimately, a Local Agency Formation Commission reorganization is proposed so that the entire project would be within RMWD.

Installation of the water pipeline will involve a maximum 30-foot limit of disturbance through the RMWD easement. Minimal grading will be completed to achieve a flat work area for installation of pipeline within this disturbance limit. Staging, pipe laydown, and storage would occur within the previously disturbed area associated with the Meadowood grading operation, at disturbed areas at the Rice Canyon Water Tank, and along the disturbed areas associated with pipeline construction.

The pipeline would be pressurized and consist of 4,500 linear feet of 18-inch pipe. Pipeline materials to be used would include polyvinyl chloride (PVC) pipe and ductile iron pipe (DIP). The DIP would be used at the Meadowood end of the project, if needed, due to the internal pressure of the pipe.

2.5 Project Construction

Construction activities associated with pipeline installation are proposed to start in 2021 and last for up to 3 months. The project's construction phases include:

- Vegetation Clearing
- Minor grading to create flat work area
- Trenching
- Pipeline Installation
- Backfill
- Paving

Construction would proceed at approximately 100 feet per day. The following pieces of equipment would be anticipated to be utilized during construction:

- Dump truck
- Backhoe or Excavator
- Small Handheld Trench Compactor
- Semi-truck (to deliver the pipe material to the installation site)
- Fork Lift or Loader (to move the pipe off the semi-truck)

3.0 Environmental Checklist for Projects with Previously Approved Environmental Documents

1. **Project Title:** Meadowood Water Pipeline Infrastructure Project: Rice Canyon Transmission Pipeline

2. **Lead Agency Name and Address:**

Rainbow Municipal Water District
3707 Old Highway 395
Fallbrook, CA 92028

3. **Contact Person and Phone Number:**

Steve Strapac, PE, PLS, District Engineer
Rainbow Municipal Water District
(760) 728-1178 x199
sstrapac@rainbowmwd.com

4. **Project Location:**

The proposed water pipeline is located within APNs 108122080, 1081221500, 1084210600, 1084211300, 1084211400, 1084211500, 1084211800, and 1084211900 within the community of Fallbrook, east of Interstate 15 and north of State Route 76 (see Figure 1) within Township 09 South Range 03 West of the U.S. Geological Survey (USGS) 7.5-minute topographic map, Bonsall quadrangle (see Figure 2). The water pipeline alignment is located at the north end of the Meadowood Specific Plan Area; within an existing RMWD easement extending approximately 2,030 feet north of the Meadowood development footprint along Pala Mesa Heights Road to an existing RMWD water tank (see Figure 3).

5. **Project Sponsors Name and Address:**

Pardee Homes
13400 Sabre Springs Parkway, Suite 200
San Diego, CA 92128
(858) 794-2571

6. General Plan Designation:

Specific Plan (Meadowood project); Rural Lands-20; Public/Semi-Public Facilities (RMWD water tank)

7. Zoning:

Special Purpose (S-80); Limited Agricultural Use (A-70)

8. Background on the Previously Certified EIR:

An EIR for the Meadowood project, GPA04-002; SP04-001; R04-004; TM5354; S04-005, S04-006, S04-007; P08-023 and Log No. ER 04-02-004 (2012 FEIR) was certified by the County Board of Supervisors on January 11, 2012. The certified EIR found significant effects to air quality (construction), biology, cultural resources, noise, and geology. These effects were determined to be mitigated or avoided to a level below significance. The 2012 FEIR also determined that significant impacts to aesthetics, air quality (operational), and traffic would remain significant and unavoidable. A Statement of Overriding Considerations pursuant to CEQA Guidelines Section the CEQA Guidelines Section 15091 (a)(3) was adopted.

9. Description of Project: Please see Section 2.0 for project description.

10. Surrounding Land Use(s) and Project Setting: Please see Section 2.0 for information on surrounding land uses and setting.

11. Other Required Agency Approvals or Permits Required:

County of San Diego: Grading Plan, Improvement Plan

12. Subject Areas Determined to have New or Substantially More Severe Significant Environmental Effects Compared to those Identified in the Previous EIR:

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages:

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology and Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Paleontological Resources	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation/Traffic	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION:

On the basis of this analysis, the Lead Agency has determined that:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously certified EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

_____ _____

Signature Date

_____ _____

Printed Name Title

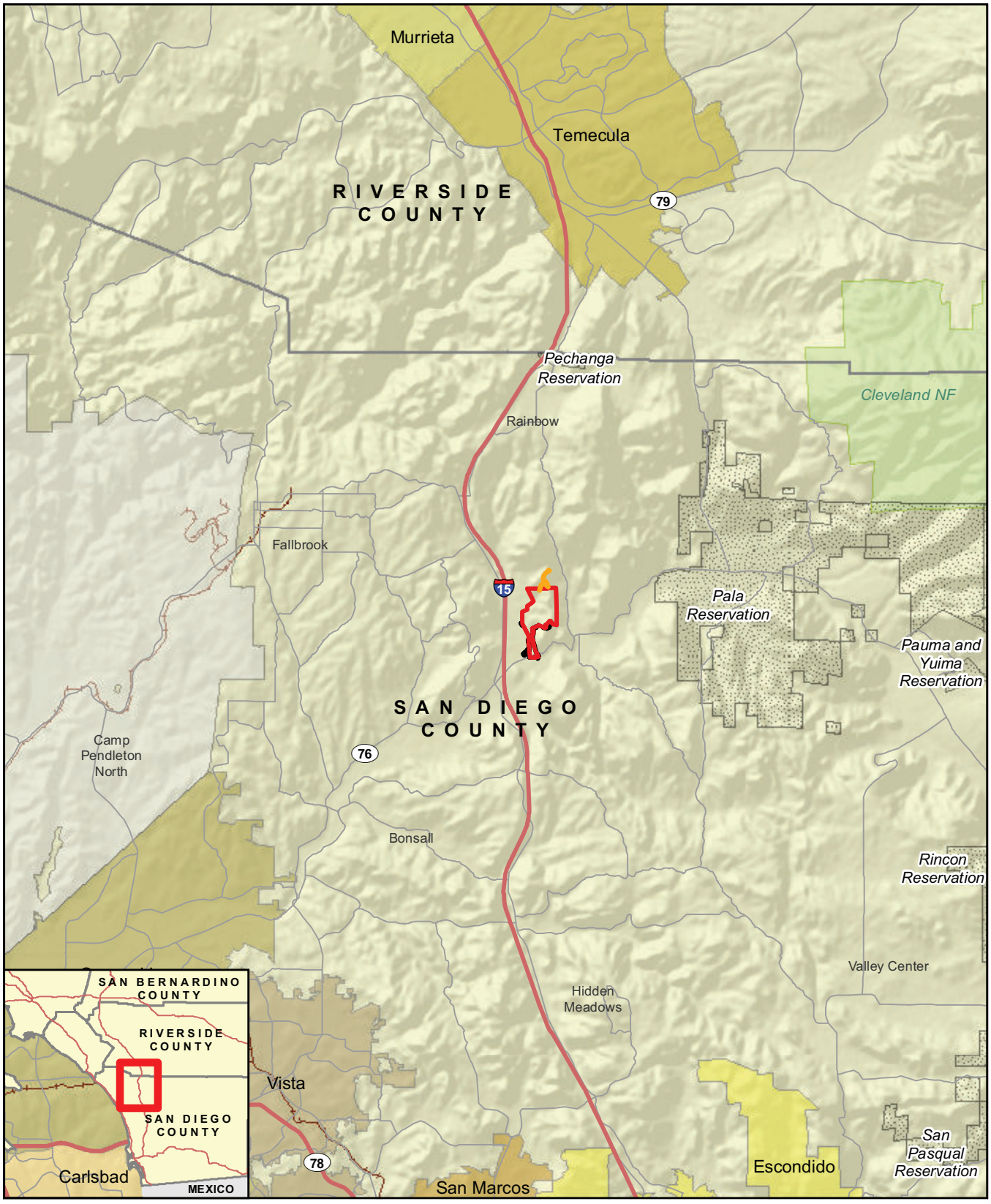

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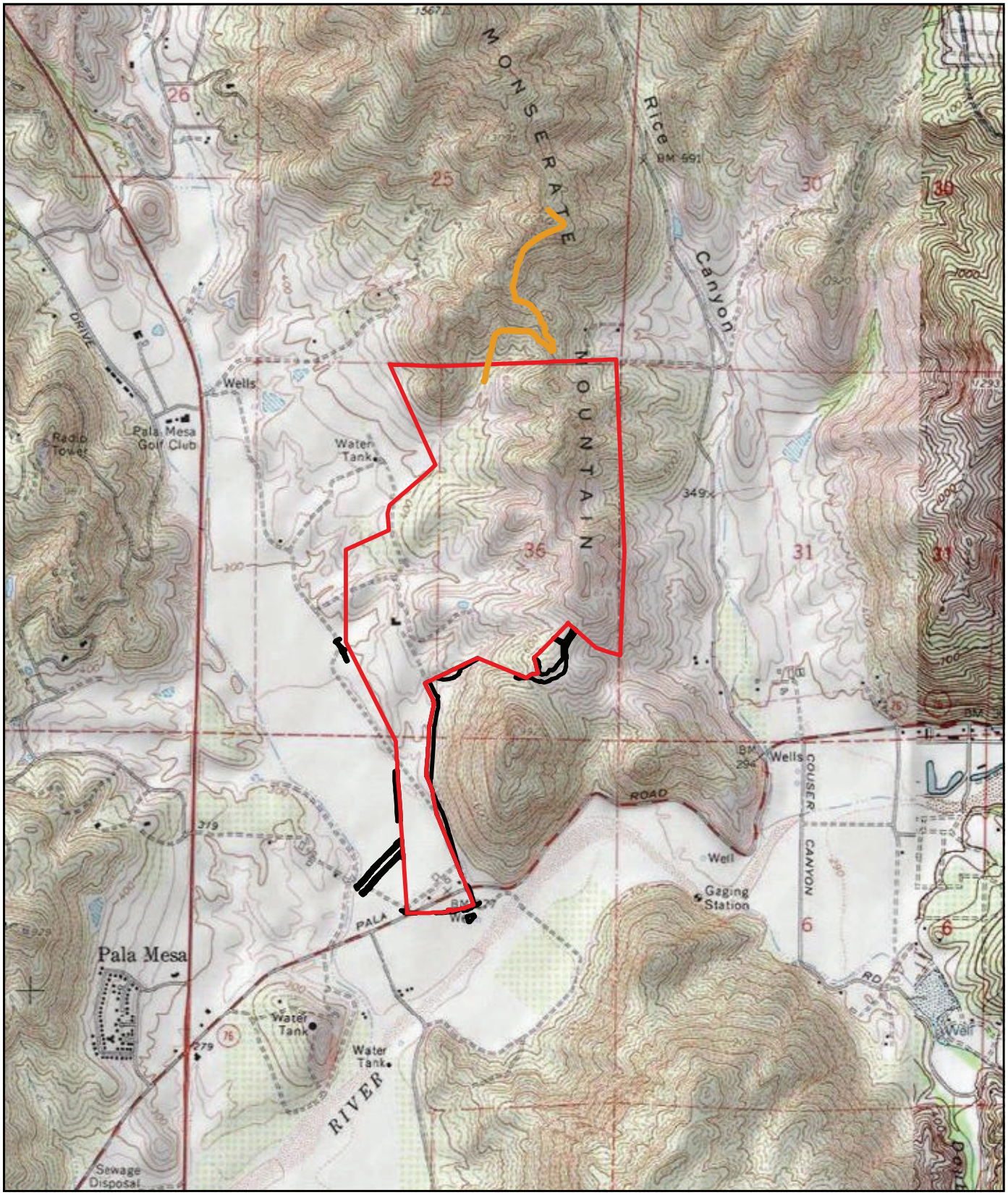
FIGURE 1

Regional Location

Map Source: USGS 7.5 minute topographic map series, BONSALL quadrangle, T09S R03W



Meadowood Project Boundary

Meadowood Off-site Features

Water Pipeline Limits of Disturbance

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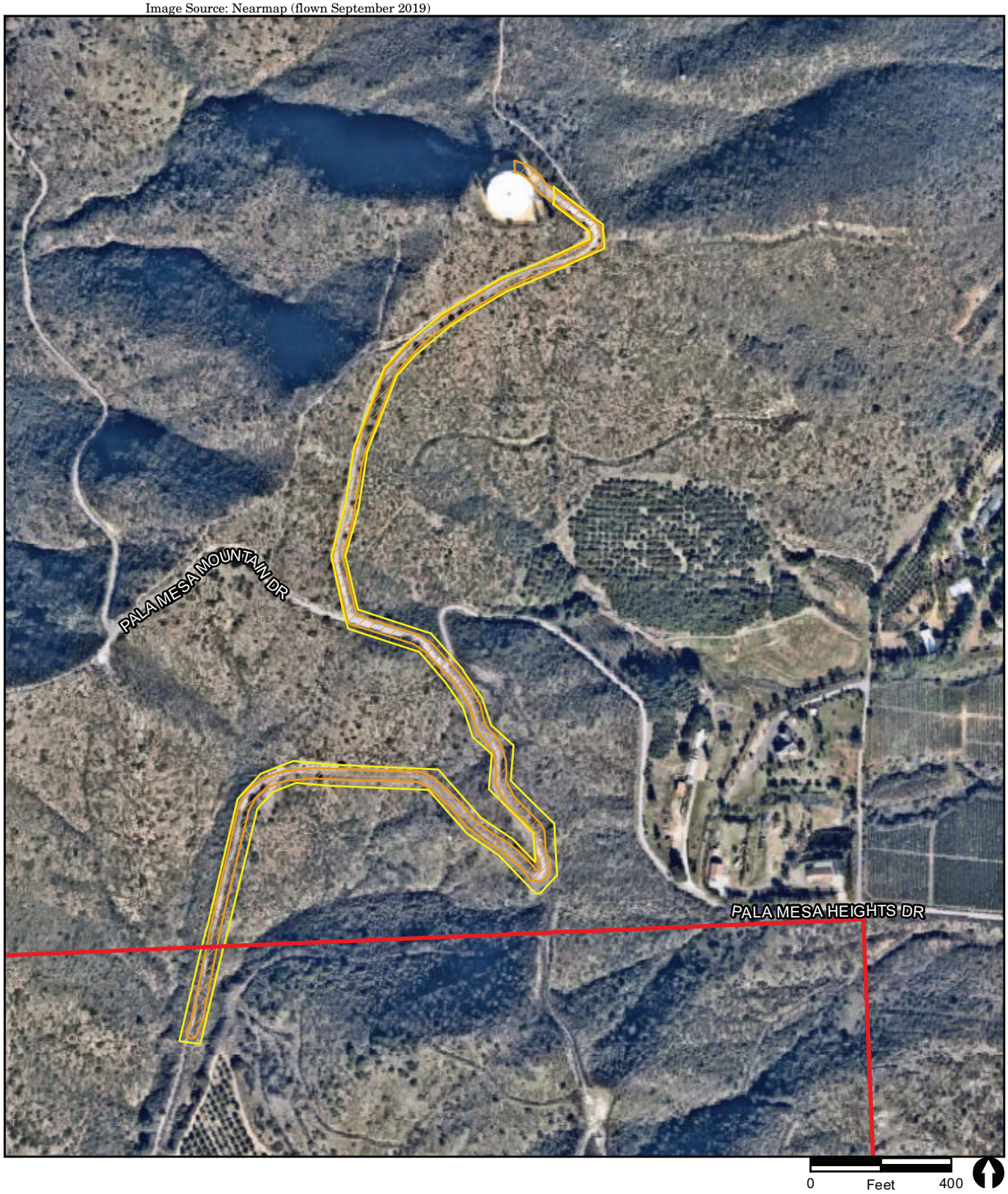
FIGURE 2

Project Location on USGS Map

Image Source: Nearmap (flown September 2019)



Meadowood Project Boundary

Water Pipeline Limits of Disturbance

RMWD Easement

FIGURE 3

Proposed Project

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4.0 Impact Analysis

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIR relative to the project. Table 1 below provides a summary of the impacts assessed in this addendum in comparison to the impacts assessed in the 2012 FEIR.

Table 1
Impact Assessment Summary

Environmental Issues	2012 FEIR Finding	2020 Addendum Finding
Aesthetics	Significant and Unmitigated	No new impacts
Agricultural Resources	Less than Significant	No new impacts
Air Quality	Significant and Unmitigated	No new impacts
Biological Resources	Less than Significant with Mitigation	Less than Significant with Mitigation
Cultural Resources	Less than Significant with Mitigation	Less than Significant
Geology and Soils	Less than Significant with Mitigation	No new impacts
Greenhouse Gas Emissions	Less than Significant	No new impacts
Hazards and Hazardous Materials	Less than Significant with Mitigation	No new impacts
Hydrology and Water Quality	Less than Significant	No new impacts
Land Use and Planning	Less than Significant	No new impacts
Mineral Resources	Less than Significant	No new impacts
Noise	Less than Significant with Mitigation	Less than Significant
Population and Housing	Less than Significant	No new impacts
Public Services	Less than Significant	No new impacts
Recreation	Less than Significant	No new impacts
Transportation/Traffic	Significant and Unmitigated	No new impacts
Utilities and Service Systems	Less than Significant	No new impacts

I. AESTHETICS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES	NO
☐	☒

Section 2.1.3 of the 2012 FEIR provides an analysis of visual impacts associated with the approved project.

Change in Visual Patterns (Issue 1): The 2012 FEIR determines that while the proposed patterns of development would contrast with the existing agricultural and rural setting surrounding the project site, the approved project would result in less than significant visual impacts through implementation of the Community Design Guidelines included in the Meadowood Specific Plan Amendment. Specifically, the Specific Plan includes site planning, architectural guidelines, and a landscape plan, the implementation of which would reduce potential significant impacts associated with the visual inconsistency of the built-out project site compared to surrounding lands. Visual quality impacts associated with buildout of the project were, therefore, determined to be less than significant. Impacts associated with short-term construction of the project were found to be significant (Impact A-1). While the approved project incorporates features to enhance the visual quality of development and avoid inconsistency with the existing visual character of the project area, the 2012 FEIR determines that there is no mitigation available to lessen the short-term effects of project construction and impacts would remain significant and unmitigable.

Change in Visual Quality (Issue 2): The 2012 FEIR determines that due to the conservation of 122.4 acres of existing natural habitat as permanent open space, sensitive grading, clustering of homes, conservation of major drainages, and retention of 49.3 acres of existing groves, project impacts to the quality of the existing visual resources would be less than significant.

Change in Visual Environment of Scenic Highway/Vista (Issue 3): The 2012 FEIR includes a visual assessment of Key Observation Points to determine whether construction of the project would degrade views of I-15 (County designated Third Priority Scenic Route and a State “Eligible” Scenic Highway), and other public roadways and trails. As reflected in visual simulations (2012 FEIR Figures 2.1-20 through 2.1-26) public views would not be adversely affected due to implementation of the architectural and design guidelines contained within the Specific Plan.

Light and Glare (Issues 4 and 5): The project site is located within Zone B, as it is outside of a 15-mile radius of the Palomar Observatory and the Mount Laguna Observatory. The 2012 FEIR determines that through project compliance with County regulations (Light Pollution

Code) and design guidelines contained within the Specific Plan, lighting impacts would be less than significant.

Conformance with Regulations (Issue 6): The 2012 FEIR determines that the project would comply with all applicable visual goals and policies, including the applicable state and County Scenic Highway policies, the Fallbrook Community Plan and Community Beautification and Design Goals, the I-15 Corridor Scenic Preservation Guidelines, and the County Resource Protection Ordinance (RPO) requirements. Table 2.1-1 of the 2012 FEIR outlines the proposed project's conformance with the I-15 Corridor Scenic Preservation Guidelines. Through such conformance, impacts associated with noncompliance would be less than significant.

Cumulative Impacts: The cumulative study area for aesthetic impacts is comprised of the project site's viewshed, which was determined through the analysis of aerial photographs and topographic maps. Details of the project viewshed are discussed in the 2012 FEIR subsection 2.1.4. Overall, the 2012 FEIR determines that the construction of the project along with other known cumulative projects within the cumulative project area would result in the introduction of a suburban element into the primarily agricultural area. This change in the composition of the project area would result in significant cumulative impact (Impact A-2). Additionally, the cumulative effects of the proposed project along with the other identified cumulative project would result in a significant impact to views from public trails (Impact A-3). While the approved project incorporates features to enhance the visual quality of development and avoid inconsistency with the existing visual character of the project area, the 2012 FEIR determines that there is no mitigation available to lessen the cumulative effects of project construction and impacts would remain significant and unmitigable.

Meadowood Water Pipeline Infrastructure

The proposed water pipeline would be installed underground, and would not add any permanent features to the visual landscape. The presence of construction equipment may disrupt views from private property locations as well as along roadways; however, this disruption would be temporary and not substantially different than what was analyzed in the 2012 FEIR. Impacts associated with a change in visual patterns associated with the water pipeline would be less than significant. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The project involves the installation of a water pipeline within existing dirt paths surrounded by native vegetation, while some vegetation clearing and grading would be required to create a stable, flat surface for installation, the clearing would be a minor expansion of the existing disturbance along the roadway. The maximum width of disturbance would be 30 feet along the water pipeline alignment. After construction, the pipeline would not be visible. The additional graded area would expand the width of the current road; however, due to the steep terrain and surrounding topography the additional disturbance along the RMWD easement would be minimally visible. The dominant view around the project area would remain native habitat, as in the existing condition.

Therefore, the installation of the water pipeline would not substantially degrade the visual character or quality of the site and its surroundings, resulting in a less than significant impact.

The proposed water pipeline is not be located within a state scenic highway, per the Caltrans State Scenic Highway Program, and would therefore not damage scenic resources within a state scenic highway, resulting in no impact. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The project does not propose the construction, operation, or use of infrastructure that would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. There would be no operational lighting resulting from the underground water pipeline. Any potential project-related nighttime construction lighting would be temporary and would not represent a permanent new source of substantial light or glare, resulting in no impact. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Therefore, there would be no overall increase in the severity of impacts to aesthetics beyond that previously discussed in the 2012 FEIR. No new mitigation would be required

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code (PRC) Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES	NO
☐	☒

Section 4.7.3 of the 2012 FEIR provides an analysis of agricultural and forestry resources associated with the approved project.

Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Issue 1): Although impacts to agricultural resources were identified as potentially significant during the Initial Study or Notice of Preparation process, it was concluded after further analysis that no impacts to agricultural resources would result. Specifically, the Land Evaluation and Site Assessment Model analysis prepared for the project resulted in a score that indicates that the project site does not represent a significant agricultural resource, and impacts were determined to be less than significant.

Conflict with existing zoning for agricultural use or a Williamson Act Contract (Issue 2): the 2012 FEIR determined that the proposed rezoning of the entire site to the S-88 Specific Planning Area Use Regulation would not represent a significant impact to agriculture

because it would not result in a conflict with zoning for agricultural use, as agriculture is allowed in any zone within the county. In addition, there were no Williamson Act Contract lands within or adjacent to the project site. Impacts were determined to be less than significant.

Involve other changes in the existing environment (Issue 3): The 2012 FEIR determined that while the project could result in "edge effect" impacts to adjacent agriculture, these impacts are reduced through the implementation of project design measures, including the creation of a buffer composed of both agricultural and biological open space. Impacts were determined to be less than significant.

Conflict with an applicable plan, policy, or regulation (Issue 4): The 2012 FEIR determined that the project would not conflict with any applicable plans. Polices, or regulations pertaining to agricultural resources, including the Williamson Act, the San Diego County General Plan Policies, San Diego County General Plan, Regional Land Use Element, Conservation Element, Open Space Element, the San Diego County Agricultural Enterprises and Consumer Information Ordinance, and Local Agency Formation Commission Policy L-101.

Cumulative Impacts

The 2012 FEIR determined that, since the project site would not have a direct impact on significant cultural resources, it would not have the potential to contribute to a cumulative impact.

Meadowood Water Pipeline Infrastructure

The water pipeline would be installed within an existing RMWD easement surrounded by undeveloped natural habitat. The project would not affect any existing agricultural resources as none are present in the location of the water pipeline alignment. The impact area is mostly identified as Other Land according to the Farmland Mapping and Monitoring Program except the first 100 feet of impact area in the southern end is identified as Grazing Land. Other land includes low density rural developments and areas not suitable for livestock grazing. The 100-foot portion mapped as grazing land has not been used for grazing or other agricultural use.

The project would not conflict with existing zoning, as the project does not propose a change in zoning for this parcel. The project area is not under a Williamson Act Contract, and the project would therefore not conflict with a Williamson Act Contract. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

No components of the project would be located on forest lands as defined in PRC Section 12220(g). There are no existing forest lands, timberlands, or timberland zoned for timberland production within the water pipeline alignment, or within the immediate vicinity. The project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the project would not conflict with existing zoning of forest land

or cause the rezoning of any forest land, nor would it result in the loss of forest land or conversion of forest land to non-forest use.

Therefore, there would be no overall increase in the severity of impacts to agricultural resources beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

III. AIR QUALITY – Since the previous EIR was certified or previous Negative Declaration was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES	NO
☐	☒

Section 2.2 of the 2012 FEIR provides an analysis of air quality impacts associated with the approved project.

RAQS/SIP Impacts (Issue 1): The 2012 FEIR determined that the project would conflict with the RAQS for the San Diego Air Basin, as the densities included in the project were not consistent with the adopted County General Plan or Fallbrook Community Plan, and the project was not considered in the development of the RAQS for the San Diego Air Basin. Thus, impacts associated with conflicts with the RAQS and SIP were determined to be significant (AQ-1). The 2012 FEIR determined that there were no feasible mitigation measures to mitigate this impact, and impacts would be significant and unmitigable.

Air Quality Standards (Issue 2): The 2012 FEIR analyzed air quality impacts and concluded that operational impacts would occur from traffic and on-site source emissions (Impact AQ-3), requiring adoption of Mitigation Measure M-AQ-3. However, even with implementation of this mitigation measure, impacts were determined to remain significant and unmitigable. Additionally, temporary significant impacts would occur as a result of project construction; however, these significant impacts would be reduced to less than significant levels through project design features and mitigation measures.

As shown in the 2012 FEIR Table 2.2-7, the project's incorporation of standard construction measures would assure that maximum daily construction emissions of nitrogen oxide (NO_X), carbon monoxide (CO), particulate matter less than or equal to 2.5 microns ($PM_{2.5}$), particulate matter less than or equal to 10 microns (PM_{10}), and reactive organic gases (ROG) would be less than significant. The standard construction measures are listed in the 2012 FEIR Section 2.2.3 and Table 1-5. The implementation of these project design

measures is a condition of project approval. With respect to construction related emissions of volatile organic compounds, project impacts were found to be significant requiring adoption of Mitigation Measure M-AQ-2. Implementation of mitigation measures, as conditions of project approval, would reduce significant impacts to less than significant. Overall, the 2012 FEIR determined that all identified construction-related impacts would be avoided through design measures or reduced to less than significant through implementation of mitigation measures.

Sensitive Receptors (Issue 3): The 2012 FEIR assessed small-scale, localized concentrations of CO for the project site. As shown in the 2012 FEIR Table 2.2-9, the estimated of one-hour CO concentrations at the intersections within the project area would range from 6.5 to 7.2 parts per million and the eight-hour CO concentrations would range from 4.6 to 5.0 parts per million. These estimated concentrations were below the state and national standards, and impacts were determined to be less than significant. In addition, the 2012 FEIR determined that impacts associated with toxic air emissions would be less than significant, as the project site lies outside of the land use avoidance guidelines established by California Air Resources Board.

In regards to diesel particulate matter (DPM), the 2012 FEIR included a health risk evaluation in order to determine whether DPM emissions presented a health risk to sensitive receptors. The 2012 FEIR determined that a cancer risk of 7.7 in one million for children and 5.1 in one million for adults would result with implementation of the project, which is less than the applied threshold of 10 in one million. However, the 2012 FEIR concluded that should the construction fleet not meet the required California Air Resources Board regulations regarding emissions from in-use heavy-duty diesel equipment, impacts associated with exposure to toxic air contaminants would be significant (AQ-4), requiring adoption of Mitigation Measure M-AQ-4. Implementation of mitigation measures, as conditions of project approval, would reduce significant impacts to less than significant.

Odors (Issue 4): The 2012 FEIR determined that impacts associated with odors would be less than significant, as odor control would be provided to reduce any potential impacts to the surrounding area associated with use of the WWTP located on-site. In addition, it was determined that the use of recycled water to irrigate the agricultural land within the project site would not result in significant impacts, as recycled water is commonly used throughout San Diego County and is not associated with odor impacts.

Cumulative Impacts: The 2012 FEIR determined that significant cumulative air quality impacts would result from implementation of the project. Significant cumulative air quality impacts were identified for conflicts with the RAQS/SIP (AQ-5), DPM emissions (AQ-6), on-site operation and area source emissions (AQ-7). The 2012 FEIR included Mitigation Measures M-AQ-5, M-AQ-6, and M-AQ-7. It was determined that even with adoption of M-AQ-5 and M-AQ-7, these cumulative impacts would remain significant and unavoidable, while adoption of M-AQ-6 would reduce this cumulative impact to a less than significant level. All other issue areas regarding cumulative air quality impacts were determined to be less than significant.

Meadowood Water Pipeline Infrastructure

The project would not change the General Plan land uses in the vicinity of the proposed water pipeline. The project would not result in an increase in growth projections as anticipated by the San Diego Association of Governments. Additionally, the water line alignment would not result in operational emissions. All impacts associated with on-site and off-site facility improvements were addressed as part of the original project as a whole in the Air Quality section of the 2012 FEIR. As such, the construction of the proposed water pipeline would not result in the release of emissions beyond what was anticipated or analyzed in the 2012 FEIR. As detailed in Section 2.3, the proposed project would result in a reduction of approximately 17,500 linear feet of water pipeline construction compared to what was analyzed in the 2012 FEIR, which would reduce construction emissions associated with off-site water line construction. The project would not obstruct or conflict with implementation of the San Diego RAQS. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to air quality standards, emissions due to construction of the project were quantified and compared to the County's significance thresholds by RECON Environmental, Inc. (Appendix A). Construction emissions were calculated using the Sacramento Metropolitan Air Quality Management District's (SMAQMD) Road Construction Emissions Model, Version 8.1.0 (SMAQMD 2016). The Road Construction Emissions Model calculates fugitive particulate matter (PM) dust, exhaust, and off-gas emissions from grubbing/land clearing, grading/excavation, and drainage/utilities/sub-grade, and paving activities associated with construction projects that are linear in nature (e.g., road or levee construction, pipeline installation, transmission lines).

As shown in Table 2, air emissions associated with project construction would not exceed the County's thresholds of significance. Therefore, project construction would not result in regional emissions that would exceed the National Ambient Air Quality Standards or California Ambient Air Quality Standards or contribute to existing violations, and construction-related air quality impacts would be less than significant. Once construction is complete, the project would not be a source of operational emissions. No impacts from operational emissions would occur. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Table 2
Summary of Worst-case Construction Emissions
(pounds per day)

	Pollutant					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	2	19	18	1	2	0
Significance Threshold	*75*	*250*	*550*	*250*	*100*	*55*

SOURCE: Appendix A.
ROG = reactive organic gas; NO_X = oxides of nitrogen; CO = carbon monoxide; SO_X = oxides of sulfur; PM_{10} = 10-micron particulate matter; $PM_{2.5}$ = 2.5-micron particulate matter

The region is classified as attainment for all criterion pollutants except ozone, PM_{10}, and $PM_{2.5}$.

As discussed above, emissions of ozone precursors (ROG and NO_X), 10-micron (PM_{10}), and 2.5-micron ($PM_{2.5}$) from construction would be below the County's thresholds of significance. Therefore, the project would not result in a cumulatively considerable net increase in emissions of ozone, PM_{10}, or $PM_{2.5}$. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Construction of the project is expected to occur over a 3-month period and would result in the generation of diesel-exhaust DPM emissions from the use of off-road diesel equipment required for site grading and excavation, and other construction activities and on-road diesel equipment used to bring materials to and from the project site. However, DPM generated by project construction is not expected to create conditions that expose sensitive receptors to substantial pollutant concentration over an extended period of time. In addition, once construction is complete, the project would not be a source of emissions and would, therefore, not expose sensitive receptors to substantial pollutant concentrations. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Construction activity could generate airborne odors from exhaust emissions. However, odors generated from vehicles and/or equipment exhaust during construction would be temporary, localized, and occur at levels that would not affect a substantial number of people. Operation of the water pipeline would not create objectionable odors. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Therefore, there would be no overall increase in the severity of impacts associated with air quality beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

IV. BIOLOGICAL RESOURCES – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES	NO
☐	☒

Section 3.1 of the 2012 FEIR provides an analysis of biological resource impacts associated with the approved project.

Special Status Species (Issues 1 through 10): The 2012 FEIR analyzed biological impacts and concluded that development of the 389.5-acre project site would result in significant direct and indirect impacts to a number of special status species, including the arroyo toad (*Anaxyrus californicus*) (Impact BR-1), California gnatcatcher (*Polioptila californica*) (Impacts BR-2 and BR-3), least Bell's vireo (*Vireo bellii pusillus*) (Impacts BR-4 and BR-5), and southwestern willow flycatcher (*Empidonax traillii extimus*) (Impacts BR-6 and BR-7), requiring adoption of Mitigation Measures M-BR-1, M-BR-2, M-BR-3a, M-BR-3b, M-BR-4, M-BR-5a, M-BR-5b, M-BR-6, and M-BR-7a, and M-BR-7b. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Special Status Wildlife Species Issues 2, 3, and 6): The 2012 FEIR analyzed biological impacts and concluded that development of the 389.5-acre project site would result in significant impacts to a number of special status wildlife species, including raptors (Impact BR-8), the western spadefoot toad (Impact BR-9), and vegetation communities including coastal sage scrub, southern mixed chaparral, non-native grasslands and pastureland, and southern arroyo willow riparian forest, willow/mule fat scrub and southern willow scrub (Impact BR-10), requiring adoption of Mitigation Measures M-BR-8, M-BR-9, and M-BR-10. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Nesting Birds (Issue 10): The 2012 FEIR analyzed biological impacts and concluded that development of the 389.5-acre project site would result in a significant impact to a nesting birds (Impact BR-11), requiring adoption of Mitigation Measure M-BR-11. Implementation of the measure, as conditions of project approval, would reduce significant impacts to less than significant.

General Indirect Impacts (Issue 7): The 2012 FEIR analyzed biological impacts and concluded that development of the 389.5-acre project site would result in a significant impact due to lighting near the edge of open space (Impact BR-12), requiring adoption of Mitigation Measure M-BR-12. In addition, the 2012 FEIR determined that development of the project site would result in a significant impact due to increased noise levels near breeding and nesting least Bell's vireo (Impact BR-5), requiring adoption of Mitigation Measure M-BR-5. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Riparian Habitat and Sensitive Natural Communities (Issues 10-15): The 2012 FEIR analyzed biological impacts and concluded that development of the 389.5-acre project site would result in a significant impact to coastal sage scrub and disturbed coastal sage scrub (Impact BR-13), southern mixed chaparral (Impact BR-14), coast live oak woodland (Impact BR-15), non-native grassland (Impact BR-16), pastureland (Impact BR-17), wetland habitat (Impact BR-18), requiring adoption of Mitigation Measures M-BR-13, M-BR-14, M-BR-15, M-BR-16, M-BR-17 and M-BR-18. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant. All other impacts associated with impacts to riparian habitat and sensitive natural communities were determined to be less than significant.

Jurisdictional Waters including Wetlands (Issues 11 through 15): The 2012 FEIR analyzed biological impacts and concluded that development of the 389.5-acre project site would result in a significant impact to jurisdictional areas totaling a maximum of 0.93 on-site acre, 2.29 off-site acres, and temporary off-site impacts to 2.04 acres, for a total of 3.22 permanently impacted acres (Impact BR-19) and a total of 2.04 temporary impact acres (Impact BR-20) requiring adoption of Mitigation Measures M-BR-19 and M-BR-20. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Wildlife Movement Corridors (Issues 16 through 21): The 2012 FEIR determined that impacts to wildlife movement corridors would be less than significant, as the project would not prevent wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction, and was designed to avoid the three mapped wildlife movement corridors in the area.

Local Policies, Ordinances, and Adopted Plans (Issues 22 through 33): The 2012 FEIR determined that the project would result in a less than significant impact associated with conflicts to the Natural Community Conservation Plan (NCCP), the Habitat Loss Permit, the Resource Protection Ordinance, to other local ordinances, and to eagles. A significant impact was identified in regards to conflicts with the Multiple Species Conservation Plan (MSCP), as identified in Impacts BR-1, BR-2, BR-3, BR-4, BR-5, BR-6, and BR-7. A significant impact was identified for conflicts with the Migratory Bird Treaty Act, as identified by Impact BR-11, requiring adoption of Mitigation Measures M-BR-1, M-BR-2, M-BR-3, M-BR-4, M-BR-5, M-BR-6, and M-BR-7. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Cumulative Impacts: The 2012 FEIR analyzed cumulative biological impacts associated with the impact areas identified above, and concluded that cumulative impacts would be less than significant.

Meadowood Water Pipeline Infrastructure

RECON conducted a field survey and prepared a project-specific biological report dated April 3, 2020 (Appendix B). The survey area included a 30-foot buffer to each side of the centerline of the proposed water pipeline for a total of a 60-foot-wide area. Biological resources are identified within Figure 4. The following discussion is based on the findings of this report.

Habitats

Two sensitive vegetation communities were identified within the survey area. These include coastal sage scrub and southern mixed chaparral. Implementation of the project would result in direct impacts to 1.55 acres of coastal sage scrub and 0.08 acre of southern mixed chaparral.

Image Source: Nearmap (flown September 2019)

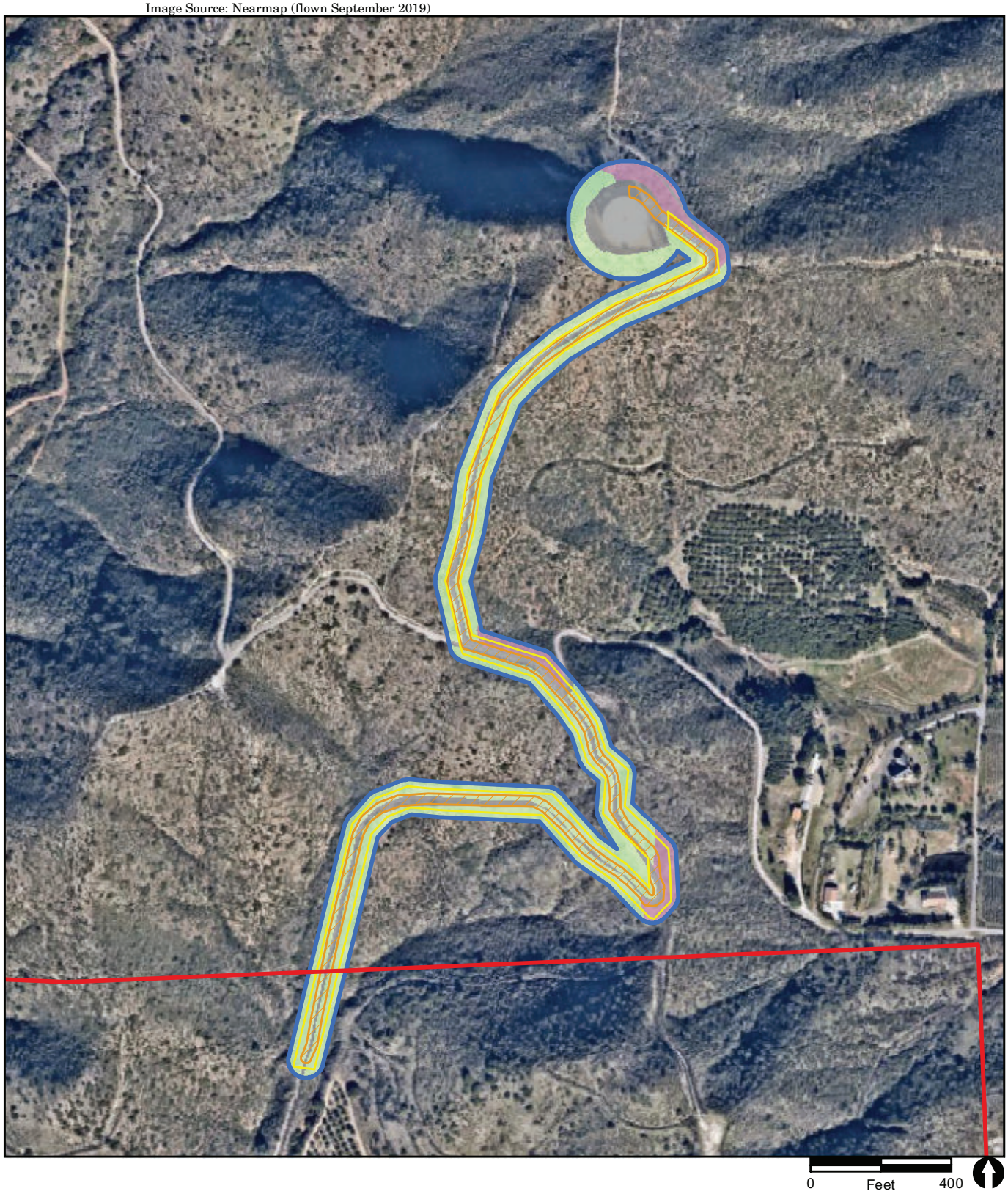

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FIGURE 4
Biological Resources

The 2012 FEIR addressed habitat impacts associated with implementation of the preferred water alignment that will no longer be implemented. Table 3.1-3 of the 2012 FEIR identifies permanent off-site vegetation community impacts associated with the 2nd CWA Pipeline Preferred to include 0.31 acre of coastal sage scrub and zero acres of impact to southern mixed chaparral. As this pipeline alignment would not be constructed, the 0.31 acre of coastal sage scrub impact would not occur. Thus, the 1.55 acres of coastal sage scrub impact under the proposed project is reduced by the 0.31 acre of coastal sage scrub impact identified in the 2012 FEIR for proposed off-site water pipeline alignments. Compared to the 2012 FEIR, the proposed project would result in an additional impact of 1.24 acres of coastal sage scrub and 0.08 acre of southern mixed chaparral.

Mitigation for impacts to coastal sage scrub and southern mixed chaparral were accomplished through on-site preservation within the Meadowood project's biological open space. The project has dedicated 74.5 acres of coastal sage scrub and 17.5 acres of southern mixed chaparral into a biological open space, although only 29 acres of coastal sage scrub and 1.1 acres of southern mixed chaparral were required (Natural Resource Consultants 2009). The excess 45.5 acres of coastal sage scrub and 16.4 acres of southern mixed chaparral allow the current project impacts to be mitigated through the preservation of sensitive habitats within the biological open space. These excess preserved habitats would mitigate for the additional 1.24 acres of coastal sage scrub and 0.08 acre of southern mixed chaparral associated with installation of the water pipeline. An Open Space Easement for the preservation of this habitat was recorded on October 30, 2014 (Appendix C).

While the project would result in a small increase in the amount of sensitive vegetation that would be disturbed, no new vegetation communities would be impacted and similar impacts were anticipated associated with off-site water pipeline construction in the 2012 FEIR. Therefore, there would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Sensitive Species

No sensitive plant species were observed within the survey area. No state listed or federally listed species occur within the survey area. Therefore, no direct impacts to sensitive plant species are anticipated to result from project implementation.

One sensitive wildlife species, red diamond rattlesnake, was detected at the time of the survey. Four sensitive wildlife species have moderate potential to occur due the presence of suitable coastal sage scrub and southern mixed chaparral habitat: coast horned lizard (*Phrynosoma blainvillii*), Coronado skink (*Eumeces skiltonianus interparietalis*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), coastal whiptail (*Aspidoscelis tigris stejnegeri*).One sensitive wildlife species, Cooper's hawk (*Accipiter cooperii*), has moderate potential to nest in the non-native pine trees adjacent to the Rice Canyon Water Tank. One sensitive wildlife species, coastal California gnatcatcher, has high potential to occur due to the presence of suitable coastal sage scrub.

Potential indirect impacts to coastal California gnatcatcher may occur from noise generated from construction activities. These potential impacts would have a substantial adverse

effect on these sensitive wildlife species and would be considered significant without mitigation. In addition, there are potential impacts related to nesting birds, as there is potential for raptors and migratory birds to nest in the trees and low-lying vegetation within the survey area. There is potential for direct impacts to migratory or nesting birds should vegetation clearing activities occur during the raptor breeding season (January 15 to September 15) or typical bird breeding season (February 1 to September 15), resulting in a potentially significant impact. These impacts were also identified in the 2012 FEIR.

Significant impacts to these sensitive wildlife species would be reduced through conformance with existing breeding season avoidance and/or pre- construction surveys as detailed in Mitigation Measures M-BR-11, M-BR-3b, M-BR-5b, and M-BR-7b of the 2012 EIR and included in Section 5.0 below. With implementation of these mitigation measures, impacts would be reduced to a less than significant level.

No construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 A-weighted decibels hourly average [dB(A) L_{eq}] at the edge of occupied gnatcatcher habitat during the breeding seasons listed above. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the RMWD at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist.

At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) may also be implemented to ensure that noise levels resulting from construction activities would not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher (if species is present or presence is assumed). Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring[1] shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding seasons.

[1] Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the County staff, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

Jurisdictional Waters

No jurisdictional waters of the United States and California, including wetlands, are present within the project area. No impact would occur.

Wildlife Movement Corridors

The proposed work would be temporary and would be completed within a maximum 3-month timeframe. After construction, the project area would be returned to substantially its original condition and not result in barriers to wildlife. Therefore, the project would not 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. Impacts would be less than significant. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Local Policies, Ordinances, and Adopted Plans

The project site is located within the draft North County MSCP (County of San Diego 2009). Once adopted, this plan would serve as a multiple species Habitat Conservation Plan pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act, as well as a NCCP under the California NCCP Act of 1991. The overall MSCP goal is to maintain and enhance biological diversity in the region and conserve populations of endangered, threatened, and key sensitive species and their habitats. Although not adopted, the draft North County MSCP designates the project area as Preserve Area and Pre-Approved Mitigation Area (PAMA).

Although the project site located within the Draft North County MSCP Preserve and PAMA, the construction of the pipelines would occur within an existing RMWD easement that allows for installation and maintenance of RMWD facilities. The pipelines would be installed following the alignment of an existing road/disturbed trail to minimize vegetation impacts. Additionally, the Meadowood project addressed consistency with the Draft North County MSCP within the Meadowood project site through implementation of Mitigation Measures M-BR-1 through M-BR-20, as identified in the 2012 FEIR, thereby ensuring any construction occurring within the Meadowood project boundary would not result in significant impacts associated with conflicts with the North County MSCP. As such, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, NCCP, or other approved local, regional, or state habitat conservation plan.

While additional vegetation impacts would occur with the proposed project, these impacts would be mitigated within the Biological Open Space Preserve within the Meadowood project site, and no new impacts beyond those anticipated in the 2012 FEIR would occur. Impacts would be reduced to less than significant levels. Therefore, there would be no overall increase in the severity of impacts to biological resources beyond that previously discussed in the 2012 FEIR.

V. CULTURAL RESOURCES – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES	NO
☐	☒

Section 3.3 of the 2012 FEIR provides an analysis of cultural resource impacts associated with the approved project.

Historic Resources (Issue 1): The 2012 FEIR analyzed impacts to historic resources, specifically the Rancho Monserrate Adobe, and determined that the Monserrate Adobe could be a significant historical resource. The 2012 FEIR concluded that implementation of the project could impact subsurface deposits associated with the adobe, resulting in a significant impact (Impact CR-1), requiring adoption of Mitigation Measure M-CR-1. Implementation of this mitigation measure reduced this impact to less than significant.

Archeological Resources and Human Remains (Issues 2, 3, and 4): The 2012 FEIR analyzed impacts to archaeological resources and concluded that development of the project site could result in potentially significant impacts as follows: the loss of a known archaeological site (CA-SDI-682) and/or the loss of previously unrecorded archaeological resources or human remains (Impacts CR-2, CR-3, CR-4, and CR-5). The 2012 FEIR required adoption of Mitigation Measures M-CR-1 through M-CR-4. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Cumulative Impacts: The 2012 FEIR determined that cumulative impacts to cultural resources would be less than significant. The 2012 FEIR concluded that because the project and the impacts associated with the cumulative impact area were examined for their significance, there would be no cumulative loss of information associated with their development. Additionally, if new resources are discovered during development within the cumulative impact area, site-specific measures necessary to evaluate and collect relevant information would occur. Cumulative impacts were therefore determined to be less than significant.

Meadowood Water Pipeline Infrastructure

RECON conducted a Cultural Resource Survey for the project and documented the findings in a letter report dated April 6, 2020 (Appendix D). A record search with a 1-mile-radius buffer was completed from the South Coastal Information Center at San Diego State University. The record search results are contained within Appendix D, Confidential Attachment 1.

No historic or archaeological resources were identified during the field survey of the water pipeline alignment. Based on the information derived from the records search and field surveys, the installation of the water pipeline would not significantly impact known historical or archaeological resources or result in substantial changes to historical or archaeological resources, thereby ensuring there would be no overall increase in the severity of impacts to historical or archaeological resources beyond that previously discussed in the 2012 FEIR.

No cemeteries, formal or informal, have been identified within the proposed water alignment. There is a very low possibility of encountering human remains during subsequent project construction activities, as the alignment would be located within disturbed areas and/or on steep slopes. However, all grading activities would be required to comply with state regulations that are intended to preclude impacts to human remains. Per CEQA Section 15064.5(e), the California PRC (Section 5097.98) and Health and Safety Code (Section 7050.5), if human remains are discovered during construction, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and other authorities as required.

While the 2012 FEIR identified the need for archaeological monitoring during project construction, the project area is too steep to lend itself to having the potential to encounter significant historical resources and no mitigation measures are recommended.

Overall, impacts to cultural resources would not be increased by the proposed water pipeline as no resources exist in the area and the likelihood of encountering significant buried resources would not be considered low due to the steep terrain. Therefore, there would be no overall increase in the severity of impacts to cultural resources beyond that previously discussed in the 2012 FEIR.

VI. GEOLOGY AND SOILS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having 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?

YES	NO
☐	☒

Section 3.2 of the 2012 FEIR provides an analysis of geology and soil impacts associated with the approved project.

Faults and Liquefaction (Issue 1): The 2012 FEIR analyzed impacts associated with faults and liquefaction and concluded that since there are no known active faults on the project site, and that development of the project would be required to conform to the Uniform Building Code, California Building Code, and the County Zoning Ordinance, as well as the recommendations provided for in the geotechnical study prepared for the project, impacts associated with faults would be less than significant. In addition, the 2012 FEIR determined that impacts associated with liquefaction would be significant, as there are areas within the project site that could be subject to liquefaction in the southwestern and western areas of the project site (Impact GE-1), thereby requiring adoption of mitigation measure M-GE-1, as conditions of approval, which would reduce this significant impact to less than significant.

Rockfall (Issue 2): The 2012 FEIR analyzed impacts associated with rockfall hazards and concluded that potential exists on the project site for rockfall from the west-facing slope of Rosemary's Mountain due to seismic or erosional events (Impact GE-2), resulting in a significant impact. The 2012 FEIR required adoption of Mitigation Measure M-GE-2, as conditions of approval, which would reduce this significant impact to less than significant.

Erodibility (Issue 3): The 2012 FEIR analyzed impacts associated with erodibility and concluded that since the project included erosion control measures and a landscaping plan that complied with current San Diego County and Fallbrook community rules and regulations, impacts associated with erosion would be less than significant.

Expansive Soils (Issue 4): The 2012 FEIR analyzed impacts associated with expansive soils and concluded that since the project would implement specific design measures to reduce potential for hazards associated with both cut and fill slopes and seepage and perched water, impacts associated with expansive soils would be less than significant.

Meadowood Water Pipeline Infrastructure

The project is located in a seismically active area, but there are no known active faults that the proposed water pipelines would be constructed within. In addition, the water pipeline is not located in or immediately adjacent to an Alquist-Priolo (A-P) Earthquake Fault Zone. The potential for liquefaction and seismically induced settlement occurring along the water is considered to be high, as portions of the pipeline alignment is within "Potential Liquefaction Areas" per the County General Plan Update EIR Figure 2.6-3. Portions of the alignment are located within hillsides with slopes that are greater than 25 percent, as well as within gabbroic soils within a slope greater than 15 percent, which the County identifies as slide-prone potential, as identified in Figure 2.6-4 of the County General Plan EIR. Therefore, the portions of the water pipelines located within these areas could be subject to risk of loss due to landslides. The project would not result in a significant impact to soil erosion because best management practices (BMPs) including erosion control practices would be implemented throughout construction of the water pipeline, as required under the 2012 FEIR.

The RMWD would require preparation of a Geotechnical Report prior to grading, which would require all pipelines to be constructed with proper engineering design and standard

construction practices in order to ensure impacts associated with geology and soils are less than significant. Therefore, there would be no overall increase in the severity of impacts to geology and soils beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

VII. GREENHOUSE GAS EMISSIONS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas (GHG) emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES	NO
☐	☒

Section 4.7.3 of the 2012 FEIR provides an analysis of GHG emission impacts associated with the approved project.

The 2012 FEIR analyzed impacts related to GHG emissions. Emissions were analyzed based on the project's consistency with Assembly Bill (AB) 32, which requires the state to reduce GHG emissions to 1990 levels by 2020. GHG emissions were calculated for business as usual (BAU) conditions and for conditions with implementation of GHG emission reduction measures proposed by the project. With respect to construction emissions, the 2012 FEIR calculated that the project would result in 16,526 metric tons (MT) of carbon dioxide equivalent (CO_2E) per year, which would be 34 percent reduction from the BAU condition. Because the project would achieve greater than a 33 percent reduction from the BAU condition, the project would meet the County's goal of achieving a 33 percent reduction in BAU GHG emissions by 2020 and thereby support the state's ability to achieve 2020 reduction goals identified by AB 32. The 2012 FEIR concluded that climate change impacts would be less than significant.

Meadowood Water Pipeline Infrastructure

Construction emission calculations are included in Appendix A. Construction is anticipated to occur over a 3-month period. As calculated, over the 3-month construction period, the project would emit 129 MT CO_2E. Once construction activities are complete, GHG emissions would cease and the project would not be an operational source of emissions. For comparison to the 900 MT CO_2E annual screening threshold, construction emissions were amortized over a 20-year lifetime of a project. When amortized over 20 years, the project would result in a total of 25 MT CO_2E annually. This is less than the identified 900 MT CO_2E per year screening threshold used by the County in the 2012 FEIR. Additionally, emissions associated with construction of the new pipeline would be substantially less than the construction emissions associated with the originally contemplated off-site water pipelines. identified in the 2012 FEIR. As the project would not exceed the 900 MT CO_2E screening threshold for GHG emissions, GHG impacts associated with the project would be less than significant. Therefore, there would be no change in the

severity of climate change impacts beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES	NO
☐	☒

Section 3.5 of the 2012 FEIR provides an analysis of hazards and hazardous material impacts associated with the approved project.

Dam Inundation (Issue 1): The 2012 FEIR determined that the proposed school site would be located outside of any dam inundation zone. Impacts were determined to be less than significant.

Emergency Air Support (Issue 2): The 2012 FEIR determined that since no structure would be 100 feet or greater in height, there would be no interference with emergency response missions utilizing low flying aircraft. Impacts were determined to be less than significant.

Hazardous Substance Use (Impact 3): The 2012 FEIR determined that since the project would not include the handling of hazardous substances as part of a business subject to hazardous material regulations, and that the proposed land uses would not result in the transport, emission, or disposal of hazardous materials, generate hazardous waste, or store hazardous waste, and would comply with the California Health and Safety Code, impacts would be less than significant.

Hazardous Substances within One-Quarter Mile of a School/Day Care Facility (Issue 4): The 2012 FEIR determined that the project would not include any potential for facilities that handle regulated substances, resulting in a less than significant impact. In addition,

the EIR concluded that while the project could include a school site, it would be located farther than one-quarter mile away from any potential future commercial uses associated with the Campus Park development and from the on-site WWTP. Impacts were determined to be less than significant.

Hazardous Materials Site/Site Subject to Release of Hazardous Substances (Issue 5): Potentially significant impacts associated with hazards were identified in the 2012 FEIR as a result of two irrigation ponds and smudge pots located on-site, as well as potential release of asbestos from proposed demolition of existing buildings (Impact HZ-1, HZ-2, and HZ-3). The 2012 FEIR required adoption of Mitigation Measures M-HZ-1 through M-HZ-3. Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Hazardous Site Location (Issues 6 and 7): The 2012 FEIR determined that since the project site is not located within 1,000 feet of a landfill or within 250 feet of a burn site, impacts would be less than significant.

Fire Hazard (Issues 8 and 9): The 2012 FEIR determined that with implementation of a Fire Protection Plan, along with project design features related to fuel modification zones, the use of ignition resistant building materials, road design requirements, construction of fire hydrants, and provision of fire access would ensure impacts associated with fire hazards would be less than significant.

Emergency Response (Issue 10): The 2012 FEIR determined that the furthest dwelling unit from the nearest fire station could be reached within five minutes, which was determined to comply with the General Plan fire response time. Thus, the 2012 FEIR concluded that the project would meet emergency response objectives and impacts associated with emergency response time would be less than significant.

Vectors (Issues 11 through 13): The 2012 FEIR determined that since the storm water system within the project site would be designed to ensure that existing vectors are excluded from storm water facilities and that habitat for vector breeding would be minimized, along with appropriate pond design and application of larvicides within the WWTP wet weather ponds would ensure impacts associated with vectors would be less than significant.

Cumulative Impacts: The 2012 FEIR determined that there would be no cumulative impacts associated with hazards and hazardous materials as a result on implementing the project.

Meadowood Water Pipeline Infrastructure

Construction activities typically involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment at the site. Materials hazardous to humans, wildlife, and sensitive environments would be present during construction activities associated with the project. These materials may include diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, and lubricant oils. However,

project operation would not involve the routine transport, use, or disposal of hazardous materials. The project would comply with all applicable hazardous materials regulations during project construction and operation, thereby ensuring there would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

According to the California Department of Toxic Substances Control EnviroStor Database, State Water Board GeoTracker database, and other resources compiled pursuant to Government Code Section 65962.5, no record of leaking Underground Storage Tank cleanup sites, permitted Underground Storage Tank, or other hazardous sites were identified on the project site. However, the potential exists for direct impacts to human health and the environment from accidental spills of small amounts of hazardous materials during construction activities associated with the project. If construction activities encounter underground contamination, or accidental spills of small amounts of hazardous materials during construction activities occur, existing federal and state standards are in place for the handling storage, and transport of these materials. Since compliance with these standards is required through federal, state, and local regulations, no significant impacts are anticipated due to the accidental spill and release of hazardous materials, thereby ensuring there would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The closest proposed school is planned within the Meadowood project site. There are no other schools within one-quarter mile from the proposed water pipeline. Operation of the water pipeline would not involve the routine transport, use, or disposal of hazardous materials. In addition, the project would comply with all applicable hazardous materials regulations during project construction and operation, thereby ensuring there would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The proposed water pipeline is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area, thereby ensuring there would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The County currently has an Operational Area Recovery Plan and an Operational Area Evacuation Plan. These plans have been established to outline the appropriate actions to respond to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. During installation of the pipelines, emergency access would be provided at all times during construction and no extensive changes to the existing circulation system are anticipated. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The water pipeline would be located within or adjacent to areas identified as High and Very High Fire Hazard Severity Zones, per the County of San Diego General Plan EIR Figure 2.7-5. As such, the project has the potential to expose construction workers and the pipeline

structures to a risk of loss, injury, or death involving wildfires. However, construction of the pipelines would be temporary, and the pipelines would be installed underground primarily within existing dirt paths. No habitable structures are proposed, and the risk of loss, injury, or death is considered less than significant. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

IX. HYDROLOGY AND WATER QUALITY – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES	NO
☐	☒

Section 3.5 of the 2012 FEIR provides an analysis of hazards and hazardous material impacts associated with the approved project.

Local Surface and Ground Water Quality (Issue 1, 2 and 3): Although hydrology and water quality were identified as potentially significant impacts during the Initial Study or Notice of Preparation process, it was concluded after further analysis that no impacts would result. Specifically, the Storm Water Management Plan and Drainage and Hydromodification Study (Appendices L-1 and L-3 of the 2012 FEIR) prepared in accordance with County regulations concluded that the project would not significantly alter overall drainage patterns associated with the surrounding area. With respect to construction activities, the project would include BMPs that would be put in place as part of the project design to protect water quality. Specific construction BMPs are identified in 2012 FEIR Section 4.2.4.

Flooding (Issue 4): The 2012 FEIR assessed impacts associated with flooding, concluding that the project would not result in significant impacts. The 2012 FEIR determined that portions of PA1 and Street R were located within the Horse Ranch Creek floodplain, but that improvements would be designed along Street R so that flow would not be impeded

and would be conveyed downstream, thereby not resulting in an adverse impact to the floodplain. The 2012 FEIR determined that with the implementation of the improvements associated with Street R and the grading of PA1, impacts associated with flooding would be less than significant.

Runoff and Drainage (Issues 5 and 6): The 2012 FEIR analyzed impacts associated with runoff and drainage and concluded that the project would not increase runoff velocities resulting in erosion or siltation on or off-site. Post-project runoff would be detained to pre-project levels with the inclusion of detention basins and an underground vault, in addition to hydromodification management incorporated into these detention basins and the underground vault. Impacts were determined to be less than significant.

Regarding storm drain capacities, the project would include design measures, including appropriate erosion control measures at discharge points and construction of storm drain facilities that would result in placement of outfalls consistent with pre-project discharge locations. Impacts associated with exceeding the existing of planned storm water facilities was determined to be less than significant.

Groundwater (Issue 7): The 2012 FEIR analyzed impacts associated with groundwater levels and concluded that the proposed use of 140.2 acre-feet of groundwater per year would result in a reduction of approximately 77 percent of groundwater use for the project area when compared to the existing condition. Impacts were determined to be less than significant.

Cumulative Impacts: The 2012 FEIR determined that since the project would incorporate on-site detention facilities and BMPs to managing flood control, hydro modification, and water quality, the project would have a less than significant impact to local drainage patterns, runoff volumes and velocities. In addition, the 2012 FEIR determined that cumulative impacts would be less than significant in regards to runoff and drainage, as all identified project-level water quality impacts would be reduced to below a level of significance through site and project specific design features and conformance with existing regulatory requirements. All applicable past, present and future developments within the watershed are subject to water quality standards identified in the noted National Pollutant Discharge Elimination System Permit, with those requirements implemented through the County regulations. Additionally, since the project would result in a substantial overall net decrease in the amount of groundwater pumped from the project site, cumulative impacts to groundwater resources would be less than significant.

Meadowood Water Pipeline Infrastructure

The project would not violate any water quality standards or waste discharge requirements. No new sources of point discharge water pollution would result from the project. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared prior to project grading, as required by the NPDES regulations as part of Section 402 of the Clean Water Act. The SWPPP would implement BMPs to control and abate the discharge of pollutants in storm water discharges during construction and operational phases. Storm water discharges from construction activities would be controlled with applicable construction BMPs outlined in

the SWPPP prepared under the Construction General Permit. Implementation of SWPPP requirements would ensure hydrology and water quality impacts were less than significant. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to flooding, the project would not involve the construction of new or the redevelopment of housing, and would therefore not place housing within a 100-year flood hazard area. Based on the Federal Emergency Management Agency Flood Insurance Rate Map Number 06073C0485G, none of the project area is located within a 100-year flood hazards area. The project area is also not located within a Dam Inundation Zone, per Figure S-6 of the County General Plan. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to runoff and drainage issues, the proposed water pipeline would be installed primarily within existing dirt pathways. Following construction, all trenches would be backfilled and required erosion control measures implemented to ensure soil stabilization. Thus, construction activity impacts would be temporary, minimal, and would not substantially alter the existing drainage patterns within the construction footprint. In addition, no component of the project would alter the course of a stream or river, as the existing topography and drainage conditions of the site would be the same as the existing condition after construction is complete. Construction activities would be subject to the BMPs outlined in the project Storm Water Quality Management Plan. As a result, implementation of the project would not change the absorption rates, drainage patterns, or the rate and amount of surface water runoff from existing conditions. During construction, BMPs would minimize potential temporary impacts related to erosion, flooding, or runoff. Therefore, impacts would be less than significant. There would be no overall increase in severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to groundwater supplies, the project would not require groundwater supplies. Additionally, the project does not result in the addition of impermeable surfaces to the existing environment, as all pipelines would be installed underground. As such, the project would not deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer or a lowering of the local groundwater table level, resulting in a less than significant impact. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Therefore, the project would not result in an overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

X. LAND USE AND PLANNING – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES	NO
☐	☒

Section 4.1 of the 2012 FEIR provides an analysis of land use and planning impacts associated with the approved project.

Inconsistencies with Land Use Plans, Policies and Regulations (Issue 1): The 2012 FEIR analyzed impacts associated with conflicts with land use plans and concluded that impacts associated with inconsistencies with the County General Plan, County Zoning Ordinance, Fallbrook Community Plan, the I-15 Corridor Subregional Plan, the I-15/SR-76 Master Specific Plan, the County Subdivision Ordinance, the Resource Protection Ordinance, and the Natural Community Conservation Plan would be less than significant. In addition, the County General Plan was updated and approved on August 3, 2011. The project was approved on January 11, 2012, which was after the General Plan adoption. The project was "pipelined," based on the August 6, 2003, Board of Supervisors Pipeline Policy. Therefore, the project may be processed as approved within the framework of the pre-2011 General Plan.

Community Division (Issue 2): The 2012 FEIR determined that because there is not an established community within the project area that would be subject to division, and no impact would occur.

Meadowood Water Pipeline Infrastructure

The project would not conflict with any applicable land use plans, policies, or regulations. No land use or zoning change is proposed as part of the project. The installation of the water pipeline would not physically divide an established community. Improvements would be installed underground within existing dirt pathways and/or paved road. Because the pipelines would be installed underground, there would be no change in the severity of land use impacts beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

XI. MINERAL RESOURCES – Since the previous EIR was certified, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES	NO
☐	☒

Section 4.5 of the 2012 FEIR provides an analysis of mineral resource impacts associated with the approved project.

On-site Impacts from Proposed On-Site Land Uses (Issue 1): The 2012 FEIR determined that the entire 39 acres of on-site floodplain deposits are located on or within 1,300 feet of existing residential properties on the project site and as a result are already lost to future mining. Therefore, implementation of the project would not result in any additional impacts to these resources: on-site impacts would be less than significant.

On-site Impacts from Off-site Land Uses (Issue 2): The 2012 FEIR determined that since all on-site mineral resources were determined to be incompatible or lost to future mining due to the presence of existing residences on the project site, impacts would be less than significant.

Off-site MRZ-2 Impacts from Proposed On-site Land Uses (Issue 3): The 2012 FEIR determined that the project would impact approximately 13 acres of off-site MRZ-2 designated land on Rosemary's Mountain. However, the proposed quarry on Rosemary's Mountain would conduct all mining activities on the east-facing slope of the mountain, which shields it from the project site. Therefore, the 2012 FEIR determined impacts to the permitted mining activities on Rosemary's Mountain would be less than significant.

Marketability and Minimum Dollar Value (Issue 4): The 2012 FEIR determined that the entire 39 acres of the project site mapped as Qa and off-site MRZ-2 designated land is located on or within 1,300 feet of existing residential properties on the project site. Therefore, it was considered incompatible or lost to future mining. Implementation of the project would not result in any additional impacts to these resources. As such, there would be no economic impact to mineral resources; impacts would be less than significant.

Meadowood Water Pipeline Infrastructure

The project area has not been mapped for mineral resources according to the County General Plan Figure C-4. However, the pipeline improvement would be installed within existing dirt and paved road, in areas that are not in use for mineral resource extraction. Therefore, the project would not result in the loss of mineral resources, and there would be no overall increase in the severity of impacts to mineral resources beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

XII. NOISE – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES	NO
☐	☒

Section 3.4 of the 2012 FEIR provides an analysis of noise impacts associated with the approved project.

Traffic Generated Noise (Issue 1): The 2012 FEIR analyzed impacts associated with traffic-generated noise and concluded that exterior noise levels adjacent to the major roadways were projected to exceed the County's standard of 60 community noise equivalent level (CNEL), resulting in a significant impact (Impact N-1). In addition, interior noise levels at the multi-family units were projected to exceed 60 CNEL, and exterior noise levels on second-floor balconies were projected to exceed 60 CNEL, resulting in a significant impact (Impact N-2). The 2012 FEIR required adoption of Mitigation Measures M-N-1 and M-N-2, as conditions of approval for the project, which would mitigate these impacts to less than significant. All other areas were not projected to be subject to noise levels in excess of County standards.

Stationary Noise (Issue 2): The 2012 FEIR analyzed impacts related to on-site land use noise compatibility, construction noise, and noise generated at Rosemary's Mountain Rock Quarry and the then proposed wastewater treatment plant. Noise impacts associated with Rosemary's Mountain Rock Quarry, and construction noise were found to be less than significant. Additionally, Mitigation Measure M-N-3 requiring the construction of a noise barrier was required to reduce noise levels associated with the proposed wastewater treatment plant.

As far as on-site land use noise compatibility, the 2012 FEIR included mitigation measures requiring noise barriers (Mitigation Measure M-N-1) and interior noise analyses (Mitigation Measure M-N-2) for uses that would be exposed to noise levels in excess of the County's standards. Since certification of the 2012 FEIR, two subsequent noise analyses were prepared. The noise analysis dated May 29, 2014 (2014 Noise Letter) re-evaluated future exterior noise levels based on updated General Plan Noise Element standards. The noise analysis dated October 28, 2017 (2017 Noise Letter) re-evaluated noise levels at Planning Area 1due to revisions to the proposed grading and site plans. The 2014 Noise

Letter found that noise levels at the multi-family residential, park, and school uses would not exceed County compatibility standard of 65 CNEL, and mitigation at these uses would not be required. It was also found that barriers ranging from 3 to 4 feet would be required to reduce noise levels to the single-family residential compatibility standard of 60 CNEL for several single family lots located at the western edge of Planning Area 5. Construction of these barriers would reduce future noise levels to 60 CNEL or less, and impacts would be mitigated to a level less than significant. The 2017 Noise Letter found that an 8-foot-high barrier would be required on the eastern edge of Planning Area 1 to reduce future noise levels to 65 CNEL at the multi-family uses.

Meadowood Water Pipeline Infrastructure

Regarding traffic-generated noise, the project, as a utility line construction project, would not generate additional roadway traffic associated with an increase in population. As such, the project would not generate traffic related noise impacts that would exceed the County's standard of 60 CNEL, for exterior or interior noise levels, resulting in a less than significant impact. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to stationary noise associated with construction of the project, construction noise levels were estimated based on anticipated equipment and construction activity for pipeline installation. Construction of the pipeline would require the equipment discussed in Section 2.5. As discussed in the 2012 FEIR, ground-clearing activities generally generate the greatest average construction noise levels. These activities are estimated to generate average noise levels of 83 to 84 dB(A) L_{eq} 50 feet from the site of construction. The nearest residential uses are located 400 feet east of the alignment and 1,200 feet to the west of the alignment. A construction noise level of 84 dB(A) L_{eq} at 50 feet would attenuate to 66 dB(A) L_{eq} at 400 feet and 56 dB(A) L_{eq} at 1,200 feet. Noise levels would not exceed 75 dB(A) L_{eq}. Impacts would be less than significant. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The project may require blasting in certain locations along the alignment. However, noise levels due to blasting are not anticipated to exceed the construction noise level limit of 75 dB(A) L_{eq} at the adjacent residential receivers. Additionally, as the total time for a blast would be less than a minute and only one blasting event would occur on any given day, impulsive noise levels would not exceed the limit of 25 percent or more of an hour; thus, impulsive noise would not exceed the County's threshold. In addition, blasting operations would be consistent with the limitations for "Minor Blasting" in accordance with the County Consolidated Fire Code, Section 96.1.3301.2 (County of San Diego 2011), and blasting operations would be limited to the hours between 7:00 a.m. and 6:00 p.m., or one-half hour before sunset, whichever occurs first, per County regulations. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to vibration impacts, construction operations have the potential to result in varying degrees of temporary ground vibration. Vibration perception would occur at structures, as people do not perceive vibrations without vibrating structures. According to the Federal Transit Administration, vibration levels due to typical heavy construction equipment would be 0.089 inch per second peak particle velocity at 25 feet. The nearest

residences are located more than 25 feet from the proposed water pipeline alignment, with the nearest residence located 400 feet to the east of the alignment. As construction vibration levels associated with typical construction equipment would be below the distinctly perceptible threshold, groundborne vibration and noise impacts from construction equipment would be less than significant. For blasting, given the distances between residential structures and the water line alignment, blasting vibration would not generate substantial groundborne vibration or noise impacts. Once construction is complete, the water pipeline would not be a source of groundborne vibration or groundborne noise levels. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

In regards to operation of the project, the water pipeline is not expected to generate a substantial amount of operational noise, as all pipelines would be located underground. There would be no overall increase in the severity of noise levels beyond that previously discussed in the 2012 FEIR.

XIII. POPULATION AND HOUSING – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES	NO
☐	☒

The 2012 FEIR analyzed population and housing impacts and concluded that the San Diego County General Plan, Fallbrook Community Plan, and the Meadowood Specific Plan Amendment acknowledge the Campus Park, Campus Park West, and Palomar College developments in conjunction with the project. All of this development is addressed in these planning documents, which consider the population growth and housing concerns in relation to development proposed by the project. As the project would provide 886 single- and multi-family housing units, and would not displace any housing, impacts to population and housing were determined to be less than significant. Likewise, the 2012 FEIR determined that the cumulative introduction of housing proposed by the Campus Park and Campus Park West projects would be less than significant.

Meadowood Water Pipeline Infrastructure

The project would construct a water pipeline alignment that would facilitate delivery of water from the Rice Canyon Water Tank to the southwest portion of the RMWD. Design and construction of this line was included on the RMWD CIP list in the 2016 Water and Wastewater Master Plan Update. This pipeline extension does not increase water service to any unserved areas, rather it improves water delivery efficiencies by RMWD. As such, the installation of the pipelines would not induce substantial population growth directly or indirectly.

The water pipeline would be installed within an undeveloped area along a disturbed road. No housing exists within the proposed alignment and no people reside within the project footprint. Therefore, the project would not displace substantial numbers of people or existing housing. Therefore, there would be no overall increase in the severity of impacts to mineral resources beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

XIV. PUBLIC SERVICES – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES	NO
☐	☒

Public Services (Issue 1): The 2012 FEIR analyzed impacts related to the project's effect on schools, fire and police protection, and solid waste services. The 2012 FEIR concluded that the project would not add demands on public safety and service providers requiring the construction or alteration of existing facilities. Specifically, all school districts that serve the project site have indicated that they would be able to serve the projected student population associated with the project. In addition, the project includes 12.7 acres designated as a school site to serve the projected increase in student population within the Bonsall Union Elementary School District. Likewise, fire protection and law enforcement services are adequate to serve the proposed build-out of the project. With respect to solid waste, the 2012 FEIR concluded that there would be sufficient existing permitted solid waste service capacity to accommodate the project's needs for solid waste disposal.

Meadowood Water Pipeline Infrastructure

The project would not include the addition of housing, schools, or other community facilities that might require additional public services. Construction of the water line would not affect fire or police protection response times, as the pipeline is not located within a road that would be used for emergency response. As such, the project would not require any new or additional fire or police protection facilities. In addition, the project would not result in population growth, and therefore would not induce the need for additional school or park space, or other public facilities. Therefore, there would be no overall increase in the severity of demands on public services beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

XV. RECREATION – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES	NO
☐	☒

The 2012 FEIR evaluated whether the project would meet all General Plan or other County requirements for parks. As detailed in the San Diego County General Plan Compliance Report for the Proposed Project (Appendix K of the 2012 FEIR) the project would be consistent with all recreational goals and policies contained within the Fallbrook Community Plan, I-15/SR-76 Master Specific Plan, and County General Plan.

Meadowood Water Pipeline Infrastructure

Development of housing is not proposed as part of the project. The project would not increase population or generate an increase in demand on existing public or private parks or other recreational facilities that would result in or increase physical deterioration of the existing facilities. The project does not include the construction of recreational facilities, nor would it require the expansion of existing recreational facilities, as the project does not include the development of residential or other land uses that would result in an increase in population. Therefore, there would no change to the conclusions in the 2012 FEIR associated with recreation. No new mitigation would be required.

XVI. TRANSPORTATION/TRAFFIC – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES	NO
☐	☒

Section 2.3 of the 2012 FEIR provides an analysis of transportation/traffic impacts associated with the approved project.

The 2012 FEIR identified that the project would generate a worst-case scenario of 8,740 average daily traffic (ADT). As a result of increased trips, operation of the project was determined to result in direct traffic-related impacts at one intersection at Old Highway 395/Reche Road, and along two segments of SR-76 from Via Monserate to Gird Road and

SR-76 from the I-15 southbound ramp to the I-15 northbound ramp. The project required adoption of Mitigation Measure M-TR-1, which reduced the intersection impact to a less than significant level. In addition, the 2012 FEIR required adoption of Mitigation Measure M-TR-2, which identifies that the Caltrans SR-76 project includes the construction of an additional lane of travel on the SR-76 that would alleviate the impact. Additionally, it was noted that the Caltrans SR-76 project included the widening of this segment of SR-76. However, because the County has no control over the timing of these improvements, the 2012 FEIR determined that traffic impacts along these two road segments would remain significant and unmitigable. As discussed in Chapter 1 and Section 2.3 of the 2012 FEIR, construction-related trips would be managed in a TCP that is required to be approved by the County Department of Public Works prior to the start of grading activity. The approval of a TCP would assure that construction-related traffic impacts would be less than significant.

Cumulative Impacts: The 2012 FEIR determined that cumulative traffic impacts would result at 19 intersections and 14 roadway segments. The 2012 FEIR determined that payment of traffic impact fees would mitigate these cumulative impacts to the 19 intersections and 14 roadway segments to less than significant. However, the 2012 FEIR determined that since multiple projects are proposing development that would change the existing land usages to urban land usage, there would be an increase in traffic related impacts. Although each project would provide design measures, like the project, both direct and cumulative impacts within the region would be unavoidable. Therefore, significant direct and cumulative impacts would remain, and a Statement of Overriding Considerations was required to be adopted to address this significant and unmitigated impact.

Meadowood Water Pipeline Infrastructure

As the project involves construction of a water pipeline, it would not result in additional population growth and any associated increase in ADT levels beyond that anticipated by the 2012 FEIR. As such, operation of the project would not result in direct traffic-related impacts to any roadway segments or intersections, and impacts would be less than significant. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Regarding construction-related traffic impacts, the location of construction activities are remote and would not affect roadways in the surrounding area. The addition of temporary construction-related traffic would not cause a substantial increase in traffic in relation to existing traffic. These trips would be temporary and short-term during project construction. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The project is not located within an airport land use plan or within two miles of a public airport or public use airport, and would not result in a change in air traffic patterns or cause substantial safety risks.

The project does not propose changes to the project area's circulation system that could substantially increase traffic hazards, resulting in a less than significant impact.

The project would not result in an increase in ADT or any unanticipated construction activity beyond that previously discussed in the 2012 FEIR. No new impacts associated with transportation/traffic would occur, and no new mitigation would be required.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES	NO
☐	☒

Since the EIR for the Meadowood Specific Plan (PDS2004-3800-04-002 [GPA], PDS2004-3810-04-001 [SP], PDS2004-3600-04-004 [REZ], PDS2004-3100-5354 [TM], PDS2008-3300-08-023 (MUP), PDS2004-3500-04-005 [STP], PDS2004-3500-04-006 [STP], PDS2004-3500-04-007 [STP], PDS2004-3910-04-02-004 [ER]) was certified, there has been a change in circumstances. AB 52 became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources and tribal consultation has occurred. As the proposed off-site water line would not increase the severity of impacts to tribal cultural resources, additional consultation is not required.

Section 3.3 of the 2012 FEIR provides an analysis of cultural resource impacts associated with the approved project.

Archeological Resources and Human Remains (Issues 2, 3, and 4): The 2012 FEIR analyzed impacts to archaeological resources and concluded that development of the project site could result in potentially significant impacts as follows: the loss of a known archaeological site (CA-SDI-682) and/or the loss of previously unrecorded archaeological resources or human remains (Impacts CR-2, CR-3, CR-4, and CR-5). The 2012 FEIR required adoption of Mitigation Measures M-CR-1 through M-CR-4 (capping, temporary fencing, and archaeological monitoring). Implementation of the measures, as conditions of project approval, would reduce significant impacts to less than significant.

Cumulative Impacts: The 2012 FEIR determined that cumulative impacts to cultural resources would be less than significant. The 2012 FEIR concluded that because the project and the impacts associated with the cumulative impact area were examined for their significance, there would be no cumulative loss of information associated with their development. Additionally, if new resources are discovered during development within the cumulative impact area, site-specific measures necessary to evaluate and collect relevant information would occur. Cumulative impacts were therefore determined to be less than significant.

Post approval, site CA-SDI-682 was identified as a TCR. However, as discussed above, AB 52 consultation does not apply to the project. Section 106 consultation was conducted as part of the 404 permit process. Additional measures as part of the 404 permit are required to address the site as a TCR.

Meadowood Water Pipeline Infrastructure

As the project would not result in the potential to increase the severity of impacts to tribal cultural resources, no further consultation is required. The project would not increase the severity of impacts to tribal cultural resources beyond that previously discussed in the 2012 FEIR.

XVIII. UTILITIES AND SERVICE SYSTEMS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; 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; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES	NO
☐	☒

Section 4.6 of the 2012 FEIR provides an analysis of utilities associated with the approved project.

Public Utilities (Issue 1): The previously certified 2012 FEIR analyzed impacts related to the project's effect on the provision of water and wastewater services required for project development, as well as service providers and facilities needed to meet this demand. The 2012 FEIR concluded that the project would not add demands on public utilities requiring the construction or alteration of existing facilities. Specifically, the Water Supply and Verification Report, and Wastewater Service Alternative Study prepared for the project (Appendices N-2 and N-3 of the 2012 FEIR) determined there would be adequate water supply and wastewater services to support the project.

Meadowood Water Pipeline Infrastructure

The project includes the construction of a water pipeline No additional off-site facilities are proposed to serve the Meadowood development that would result in additional significant environmental effects. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The project is not anticipated to generate a significant increase in the amount of runoff water as no new impervious surfaces are proposed. The pipelines would be installed underground, and all disturbed areas would be returned to their existing condition. Water would continue to percolate into the ground and therefore, the project would not require additional storm drain

facilities. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

The project would require minimal water for dust control during construction, and does not include any landscaping. Therefore, no new or expanded entitlement would be needed. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

No additional demand would be placed on solid waste facilities compared to that anticipated under the 2012 FEIR. Construction and demolition waste would be deposited at a permitted waste facility in compliance with federal, state, and local statutes and regulations related to 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, as the Local Enforcement Agency, issues solid waste facility permits with concurrence from the California Integrated Waste Management Board under the authority of the PRC (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.). There are four permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs. There would be no overall increase in the severity of impacts beyond that previously discussed in the 2012 FEIR.

Therefore, there would not be an overall increase in the severity of demands on public services beyond that previously discussed in the 2012 FEIR. No new mitigation would be required.

5.0 Mitigation, Monitoring, and Reporting Program Incorporated into the Project

The Meadowood Water Pipeline Infrastructure Project: Rice Canyon Transmission Line shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified EIR (EIR No. 04-02-004; SCH No. 2004051028). The following MMRP identifies measures that specifically apply to this project. Where measures are shown with strikeout, those portions of the original mitigation measure are not applicable either because they were already implemented or not applicable to installation of the water pipeline.

Biological Resources

M-BR-3b: Direct impacts on the California gnatcatcher shall be mitigated by the following measures to be implemented by the project applicant:

~~a. Direct impacts to California gnatcatcher shall be mitigated in accordance with M-BR-2.~~

~~b. A qualified biologist shall supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading plans. The location and design for fencing shall be recommended and subsequently installed by a qualified biologist.~~

c. To avoid impacts to nesting gnatcatchers, vegetation clearing and grubbing within 500 feet of coastal sage scrub shall no occur in potential nesting habitat during the breeding season from February 15 through August 31. If project construction (other than clearing and grubbing of sensitive habitats) is necessary adjacent to preserved on and off-site habitat during the gnatcatcher breeding (or sooner if a Wildlife Agency-approved biologist demonstrates to the satisfaction of the Wildlife Agencies that all nesting is complete), a Wildlife Agency approved biologist shall conduct pre-construction surveys in the adjacent habitat to determine the location of any active gnatcatcher nests in the area. The survey shall begin not more than three days~~.~~ prior to the beginning of construction activities. The Agencies shall be notified if any nesting gnatcatchers are found. During construction, no activity shall occur within 500 feet (152.4 meters) of active gnatcatcher nesting territories, unless measures are implemented to minimize the noise and disturbance to those adjacent birds. Exceptions to this measure include cases where surveys confirm that adjacent habitat is not occupied or where noise studies confirm that construction noise levels are below 60 A-weighted decibels hourly noise level [dB(A) L_{eq}] along the edge of adjacent habitat. If construction activities are not completed prior to the breeding season and noise levels exceed this threshold, noise barriers shall be erected to reduce noise impacts to occupied habitat to below 60 dBA hourly Leq and/or the culpable activities will be suspended.

M-BR-11: Impacts to nesting birds shall be mitigated through the following measures:

a. Native and naturalized vegetation clearing shall not occur during the breeding season from -February 15 to -September 15; However, Project construction activities may occur within this period with written concurrence from the RMWD ~~Director of the Department of Planning and Land Use (DPLU)~~, the USFWS, and the CDFW that nesting birds would be avoided. If vegetation removal is to take place during the nesting season, a biologist shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided.

b. To avoid impacts to nesting raptors, any vegetation clearing or grubbing within 500 feet of trees suitable for raptor nesting shall not occur from February 1 to July 15. However, Project construction activities may occur within this period with written concurrence from the RMWD ~~the Director of the Department of Planning and Land Use (DPLU)~~, the USFWS, and the CDFW that nesting birds would be avoided. A RMWD ~~County~~ -approved biologist shall conduct pre-construction surveys in the adjacent habitat to determine the location of any active raptor nests in the area. The survey shall begin not more than ten days prior to the beginning of construction activities. During construction, no activity shall occur within 500 feet (152.4 meters) of active raptor nests, unless measures are implemented to minimize the noise and disturbance to those adjacent birds. The project proponent may seek approval from the RMWD ~~Director of DPLU~~ if nesting activities cease prior to July 15.

~~c. Potential impacts to nesting California gnatcatcher, least Bell's vireo, and southern willow flycatcher will be implemented through agency permitting and with M-BR-3b(c), M-BR-5b(c), and M-BR-7b(c).~~

6.0 Sources Consulted

California Air Pollution Control Officers (CAPCOA)
2008 CEQA & Climate Change. Accessed February 26, 2020 at: http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf.

California Department of Resources Recycling and Recovery
2017 SWIS Facility/Site Search. Accessed February 26, 2020 at: http://www.calrecycle.ca.gov/swfacilities/directory/search.aspx.

Natural Resource Consultants (NRC)
2009 Biological Technical Report – Meadowood, San Diego, San Diego County, California. July.

Office of Environmental Health Hazard Assessment (OEHHA)
2015 Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual). Accessed February 26, 2020 at: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf.

Sacramento Metropolitan Air Quality Management District (SMAQMD)
2016 Road Construction Emissions Model, Version 9.0.

San Diego, County of
2009 Multiple Species Conservation Program, North County Plan. Accessed March 26, 2020 at: https://www.sandiegocounty.gov/content/sdc/pds/mscp/nc.html.

2011 County of San Diego 2011 Consolidated Fire Code, 6th Edition. Accessed February 26, 2020 at: http://www.sandiegocounty.gov/pds/docs/cosd-fire-code.pdf.

2014 Farmland Mapping and Monitoring Program, Important Farmland Mapping Series GIS Data.

U.S. Fish and Wildlife Service (USFWS)
1997 Coastal California Gnatcatcher (*Polioptila californica californica*) Presence/Absence Survey Protocol. July 28.

APPENDICES

APPENDIX A

Air Quality

Road Construction Emissions Model, Version 9.0.0

Daily Emission Estimates for -> Rice Canyon Transmission Pipelie

Project Phases (Pounds)	ROG (lbs/day)	CO (lbs/day)	NOx (lbs/day)	Total PM10 (lbs/day)	Exhaust PM10 (lbs/day)	Fugitive Dust PM10 (lbs/day)	Total PM2.5 (lbs/day)	Exhaust PM2.5 (lbs/day)	Fugitive Dust PM2.5 (lbs/day)	SOx (lbs/day)	CO2 (lbs/day)	CH4 (lbs/day)	N2O (lbs/day)	CO2e (lbs/day)
Grubbing/Land Clearing	2.06	16.12	18.16	1.02	0.89	0.14	0.83	0.80	0.03	0.04	3,897.07	1.20	0.04	3,938.68
Grading/Excavation	2.17	17.80	18.52	1.09	0.96	0.14	0.86	0.83	0.03	0.05	4,469.04	1.21	0.07	4,520.28
Drainage/Utilities/Sub-Grade	2.12	17.00	18.24	1.06	0.92	0.14	0.84	0.81	0.03	0.04	4,139.35	1.20	0.05	4,183.16
Paving	2.09	16.67	18.21	0.91	0.91	0.00	0.81	0.81	0.00	0.04	4,048.50	1.20	0.04	4,091.48
Maximum (pounds/day)	2.17	17.80	18.52	1.09	0.96	0.14	0.86	0.83	0.03	0.05	4,469.04	1.21	0.07	4,520.28
Total (tons/construction project)	0.07	0.57	0.61	0.03	0.03	0.00	0.03	0.03	0.00	0.00	140.25	0.04	0.00	141.79

Notes:

Project Start Year ->	2021
Project Length (months) ->	3
Total Project Area (acres) ->	3
Maximum Area Disturbed/Day (acres) ->	0
Water Truck Used? ->	No

	Total Material Imported/Exported Volume (yd^3/day)		Daily VMT (miles/day)			
Phase	Soil	Asphalt	Soil Hauling	Asphalt Hauling	Worker Commute	Water Truck
Grubbing/Land Clearing	0	0	0	0	280	0
Grading/Excavation	20	0	30	0	880	0
Drainage/Utilities/Sub-Grade	0	0	0	0	600	0
Paving	0	0	0	0	480	0

PM10 and PM2.5 estimates assume 50% control of fugitive dust from watering and associated dust control measures if a minimum number of water trucks are specified.

Total PM10 emissions shown in column F are the sum of exhaust and fugitive dust emissions shown in columns G and H. Total PM2.5 emissions shown in Column I are the sum of exhaust and fugitive dust emissions shown in columns J and K.

CO2e emissions are estimated by multiplying mass emissions for each GHG by its global warming potential (GWP), 1 , 25 and 298 for CO2, CH4 and N2O, respectively. Total CO2e is then estimated by summing CO2e estimates over all GHGs.

Total Emission Estimates by Phase for -> Rice Canyon Transmission Pipelie

Project Phases (Tons for all except CO2e. Metric tonnes for CO2e)	ROG (tons/phase)	CO (tons/phase)	NOx (tons/phase)	Total PM10 (tons/phase)	Exhaust PM10 (tons/phase)	Fugitive Dust PM10 (tons/phase)	Total PM2.5 (tons/phase)	Exhaust PM2.5 (tons/phase)	Fugitive Dust PM2.5 (tons/phase)	SOx (tons/phase)	CO2 (tons/phase)	CH4 (tons/phase)	N2O (tons/phase)	CO2e (MT/phase)
Grubbing/Land Clearing	0.01	0.05	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.86	0.00	0.00	11.79
Grading/Excavation	0.03	0.26	0.28	0.02	0.01	0.00	0.01	0.01	0.00	0.00	66.37	0.02	0.00	60.90
Drainage/Utilities/Sub-Grade	0.02	0.17	0.18	0.01	0.01	0.00	0.01	0.01	0.00	0.00	40.98	0.01	0.00	37.57
Paving	0.01	0.08	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.04	0.01	0.00	18.37
Maximum (tons/phase)	0.03	0.26	0.28	0.02	0.01	0.00	0.01	0.01	0.00	0.00	66.37	0.02	0.00	60.90
Total (tons/construction project)	0.07	0.57	0.61	0.03	0.03	0.00	0.03	0.03	0.00	0.00	140.25	0.04	0.00	128.63

PM10 and PM2.5 estimates assume 50% control of fugitive dust from watering and associated dust control measures if a minimum number of water trucks are specified.

Total PM10 emissions shown in column F are the sum of exhaust and fugitive dust emissions shown in columns G and H. Total PM2.5 emissions shown in Column I are the sum of exhaust and fugitive dust emissions shown in columns J and K.

CO2e emissions are estimated by multiplying mass emissions for each GHG by its global warming potential (GWP), 1 , 25 and 298 for CO2, CH4 and N2O, respectively. Total CO2e is then estimated by summing CO2e estimates over all GHGs.

The CO2e emissions are reported as metric tons per phase.

Road Construction Emissions Model
Data Entry Worksheet

Version 9.0.0

Note: Required data input sections have a yellow background.
Optional data input sections have a blue background. Only areas with a yellow or blue background can be modified. Program defaults have a white background.
The user is required to enter information in cells D10 through D24, E28 through G35, and D38 through D41 for all project types.
Please use "Clear Data Input & User Overrides" button first before changing the Project Type or begin a new project.

To begin a new project, click this button to clear data previously entered. This button will only work if you opted not to disable macros when loading this spreadsheet.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

Input Type

Project Name	Rice Canyon Transmission Pipelie	
Construction Start Year	2021	Enter a Year between 2014 and 2040 (inclusive)
Project Type For 4: Other Linear Project Type, please provide project specific off-road equipment population and vehicle trip data	4	1) New Road Construction : Project to build a roadway from bare ground, which generally requires more site preparation than widening an existing roadway 2) Road Widening : Project to add a new lane to an existing roadway 3) Bridge/Overpass Construction : Project to build an elevated roadway, which generally requires some different equipment than a new roadway, such as a crane 4) Other Linear Project Type: Non-roadway project such as a pipeline, transmission line, or levee construction
Project Construction Time	3.00	months
Working Days per Month	22.00	days (assume 22 if unknown)
Predominant Soil/Site Type: Enter 1, 2, or 3 (for project within "Sacramento County", follow soil type selection instructions in cells E18 to E20 otherwise see instructions provided in cells J18 to J22)	2	1) Sand Gravel : Use for quaternary deposits (Delta/West County) 2) Weathered Rock-Earth : Use for Laguna formation (Jackson Highway area) or the Ione formation (Scott Road, Rancho Murieta) 3) Blasted Rock : Use for Salt Springs Slate or Copper Hill Volcanics (Folsom South of Highway 50, Rancho Murieta)
Project Length	0.85	miles
Total Project Area	3.10	acres
Maximum Area Disturbed/Day	0.01	acres
Water Trucks Used?	2	1. Yes 2. No

Please note that the soil type instructions provided in cells E18 to E20 are specific to Sacramento County. Maps available from the California Geologic Survey (see weblink below) can be used to determine soil type outside Sacramento County.

http://www.conservation.ca.gov/cgs/information/geologic_mapping/Pages/googlemaps.aspx#regionalseries

Material Hauling Quantity Input

Material Type	Phase	Haul Truck Capacity (yd^3) (assume 20 if unknown)	Import Volume (yd^3/day)	Export Volume (yd^3/day)
Soil	Grubbing/Land Clearing			
	Grading/Excavation	20.00		20.00
	Drainage/Utilities/Sub-Grade			
	Paving			
Asphalt	Grubbing/Land Clearing			
	Grading/Excavation			
	Drainage/Utilities/Sub-Grade			
	Paving			

Mitigation Options

On-road Fleet Emissions Mitigation		Select "2010 and Newer On-road Vehicles Fleet" option when the on-road heavy-duty truck fleet for the project will be limited to vehicles of model year 2010 or newer
Off-road Equipment Emissions Mitigation		Select "20% NOx and 45% Exhaust PM reduction" option if the project will be required to use a lower emitting off-road construction fleet. The SMAQMD Construction Mitigation Calculator can be used to confirm compliance with this mitigation measure (http://www.airquality.org/Businesses/CEQA-Land-Use-Planning/Mitigation). Select "Tier 4 Equipment" option if some or all off-road equipment used for the project meets CARB Tier 4 Standard

The remaining sections of this sheet contain areas that require modification when 'Other Project Type' is selected.

Note: The program's estimates of construction period phase length can be overridden in cells D50 through D53, and F50 through F53.

Construction Periods	User Override of Construction Months	Program Calculated Months	User Override of Phase Starting Date	Program Default Phase Starting Date
Grubbing/Land Clearing		0.30		1/1/2021
Grading/Excavation		1.35		1/11/2021
Drainage/Utilities/Sub-Grade		0.90		2/22/2021
Paving		0.45		3/22/2021
Totals (Months)	3			

Note: Soil Hauling emission default values can be overridden in cells D61 through D64, and F61 through F64.

Soil Hauling Emissions	User Override of	Program Estimate of	User Override of Truck	Default Values	Calculated
User Input	Miles/Round Trip	Miles/Round Trip	Round Trips/Day	Round Trips/Day	Daily VMT
Miles/round trip: Grubbing/Land Clearing	30.00			0	0.00
Miles/round trip: Grading/Excavation	30.00		1	1	30.00
Miles/round trip: Drainage/Utilities/Sub-Grade	30.00			0	0.00
Miles/round trip: Paving	30.00			0	0.00

Emission Rates	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Grubbing/Land Clearing (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Grading/Excavation (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Draining/Utilities/Sub-Grade (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Paving (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Grubbing/Land Clearing (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading/Excavation (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Draining/Utilities/Sub-Grade (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling Emissions	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Pounds per day - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Grading/Excavation	0.00	0.03	0.21	0.01	0.00	0.00	117.68	0.00	0.02	123.20
Tons per const. Period - Grading/Excavation	0.00	0.00	0.00	0.00	0.00	0.00	1.75	0.00	0.00	1.83
Pounds per day - Drainage/Utilities/Sub-Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Drainage/Utilities/Sub-Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total tons per construction project	0.00	0.00	0.00	0.00	0.00	0.00	1.75	0.00	0.00	1.83

Note: Asphalt Hauling emission default values can be overridden in cells D91 through D94, and F91 through F94.

Asphalt Hauling Emissions	User Override of	Program Estimate of	User Override of Truck	Default Values	Calculated
User Input	Miles/Round Trip	Miles/Round Trip	Round Trips/Day	Round Trips/Day	Daily VMT
Miles/round trip: Grubbing/Land Clearing				0	0.00
Miles/round trip: Grading/Excavation				0	0.00
Miles/round trip: Drainage/Utilities/Sub-Grade				0	0.00
Miles/round trip: Paving				0	0.00

Emission Rates	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Grubbing/Land Clearing (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Grading/Excavation (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Draining/Utilities/Sub-Grade (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Paving (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Grubbing/Land Clearing (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading/Excavation (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Draining/Utilities/Sub-Grade (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emissions	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Pounds per day - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Grading/Excavation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Grading/Excavation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Drainage/Utilities/Sub-Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Drainage/Utilities/Sub-Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total tons per construction project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Note: Worker commute default values can be overridden in cells D121 through D126.

Worker Commute Emissions	User Override of Worker			
User Input	Commute Default Values	Default Values		
Miles/ one-way trip	20		Calculated	Calculated
One-way trips/day	2		Daily Trips	Daily VMT
No. of employees: Grubbing/Land Clearing	7		14	280.00
No. of employees: Grading/Excavation	22		44	880.00
No. of employees: Drainage/Utilities/Sub-Grade	15		30	600.00
No. of employees: Paving	12		24	480.00

Emission Rates	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Grubbing/Land Clearing (grams/mile)	0.02	1.10	0.10	0.05	0.02	0.00	339.80	0.00	0.01	342.28
Grading/Excavation (grams/mile)	0.02	1.10	0.10	0.05	0.02	0.00	339.80	0.00	0.01	342.28
Draining/Utilities/Sub-Grade (grams/mile)	0.02	1.10	0.10	0.05	0.02	0.00	339.80	0.00	0.01	342.28
Paving (grams/mile)	0.02	1.10	0.10	0.05	0.02	0.00	339.80	0.00	0.01	342.28
Grubbing/Land Clearing (grams/trip)	1.18	2.95	0.34	0.00	0.00	0.00	72.81	0.08	0.04	85.39
Grading/Excavation (grams/trip)	1.18	2.95	0.34	0.00	0.00	0.00	72.81	0.08	0.04	85.39
Draining/Utilities/Sub-Grade (grams/trip)	1.18	2.95	0.34	0.00	0.00	0.00	72.81	0.08	0.04	85.39
Paving (grams/trip)	1.18	2.95	0.34	0.00	0.00	0.00	72.81	0.08	0.04	85.39
Emissions	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Pounds per day - Grubbing/Land Clearing	0.05	0.77	0.07	0.03	0.01	0.00	212.00	0.01	0.01	213.92
Tons per const. Period - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.00	0.00	0.71
Pounds per day - Grading/Excavation	0.15	2.42	0.22	0.09	0.04	0.01	666.29	0.02	0.02	672.33
Tons per const. Period - Grading/Excavation	0.00	0.04	0.00	0.00	0.00	0.00	9.89	0.00	0.00	9.98
Pounds per day - Drainage/Utilities/Sub-Grade	0.10	1.65	0.15	0.06	0.03	0.00	454.29	0.01	0.01	458.41
Tons per const. Period - Drainage/Utilities/Sub-Grade	0.00	0.02	0.00	0.00	0.00	0.00	4.50	0.00	0.00	4.54
Pounds per day - Paving	0.08	1.32	0.12	0.05	0.02	0.00	363.43	0.01	0.01	366.73
Tons per const. Period - Paving	0.00	0.01	0.00	0.00	0.00	0.00	1.80	0.00	0.00	1.82
Total tons per construction project	0.00	0.06	0.01	0.00	0.00	0.00	16.89	0.00	0.00	17.04

Note: Water Truck default values can be overridden in cells D153 through D156, I153 through I156, and F153 through F156.

Water Truck Emissions	User Override of	Program Estimate of	User Override of Truck	Default Values	Calculated	User Override of	Default Values	Calculated
User Input	Default # Water Trucks	Number of Water Trucks	Round Trips/Vehicle/Day	Round Trips/Vehicle/Day	Trips/day	Miles/Round Trip	Miles/Round Trip	Daily VMT
Grubbing/Land Clearing - Exhaust								0.00
Grading/Excavation - Exhaust								0.00
Drainage/Utilities/Subgrade								0.00
Paving								0.00

Emission Rates	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Grubbing/Land Clearing (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Grading/Excavation (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Draining/Utilities/Sub-Grade (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Paving (grams/mile)	0.04	0.42	3.06	0.11	0.05	0.02	1,779.29	0.00	0.28	1,862.69
Grubbing/Land Clearing (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading/Excavation (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Draining/Utilities/Sub-Grade (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving (grams/trip)	0.00	0.00	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emissions	**ROG**	**CO**	**NOx**	**PM10**	**PM2.5**	**SOx**	**CO2**	**CH4**	**N2O**	**CO2e**
Pounds per day - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Grubbing/Land Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Grading/Excavation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Grading/Excavation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Drainage/Utilities/Sub-Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Drainage/Utilities/Sub-Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pounds per day - Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tons per const. Period - Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total tons per construction project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Note: Fugitive dust default values can be overridden in cells D183 through D185.

Fugitive Dust	User Override of Max Acreage Disturbed/Day	Default Maximum Acreage/Day	PM10 pounds/day	PM10 tons/per period	PM2.5 pounds/day	PM2.5 tons/per period
Fugitive Dust - Grubbing/Land Clearing			0.14	0.00	0.03	0.00
Fugitive Dust - Grading/Excavation			0.14	0.00	0.03	0.00
Fugitive Dust - Drainage/Utilities/Subgrade			0.14	0.00	0.03	0.00

Values in cells D195 through D228, D246 through D279, D297 through D330, and D348 through D381 are required when 'Other Project Type' is selected.

Off-Road Equipment Emissions

Grubbing/Land Clearing	Default Number of Vehicles	Mitigation Option Override of	Default		ROG	CO	NOx	PM10	PM2.5	SOx	CO2	CH4	N2O	CO2e
Override of Default Number of Vehicles	*Program-estimate*	Default Equipment Tier (applicable only when "Tier 4 Mitigation" Option Selected)	Equipment Tier	Type	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day
			Model Default Tier	Aerial Lifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Air Compressors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Bore/Drill Rigs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cement and Mortar Mixers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Concrete/Industrial Saws	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cranes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crawler Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crushing/Proc. Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Excavators	0.23	3.27	2.15	0.10	0.10	0.01	500.19	0.16	0.00	505.59
			Model Default Tier	Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Generator Sets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Graders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Off-Highway Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00			Model Default Tier	Off-Highway Trucks	1.21	7.21	10.53	0.39	0.36	0.03	2,557.05	0.83	0.02	2,584.59
			Model Default Tier	Other Construction Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other General Industrial Equipn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other Material Handling Equipm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pavers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Paving Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Plate Compactors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pressure Washers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pumps	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rollers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rough Terrain Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Dozers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Scrapers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Signal Boards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Skid Steer Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Surfacing Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Sweepers/Scrubbers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Tractors/Loaders/Backhoes	0.19	2.26	1.90	0.11	0.10	0.00	300.90	0.10	0.00	304.14
1.00			Model Default Tier	Trenchers	0.38	2.61	3.51	0.25	0.23	0.00	326.92	0.11	0.00	330.44
			Model Default Tier	Welders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

User-Defined Off-road Equipment If non-default vehicles are used, please provide information in 'Non-default Off-road Equipment' tab

Number of Vehicles	Equipment Tier	Type		ROG	CO	NOx	PM10	PM2.5	SOx	CO2	CH4	N2O	CO2e
				pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day	pounds/day
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grubbing/Land Clearing		pounds per day		2.01	15.35	18.09	0.86	0.79	0.04	3,685.06	1.19	0.03	3,724.76
Grubbing/Land Clearing		tons per phase		0.01	0.05	0.06	0.00	0.00	0.00	12.16	0.00	0.00	12.29

Override of Default Number of Vehicles	Default Number of Vehicles Program-estimate	Mitigation Option Override of Default Equipment Tier (applicable only when "Tier 4 Mitigation" Option Selected)	Default Equipment Tier	Type	ROG pounds/day	CO pounds/day	NOx pounds/day	PM10 pounds/day	PM2.5 pounds/day	SOx pounds/day	CO2 pounds/day	CH4 pounds/day	N2O pounds/day	CO2e pounds/day
Grading/Excavation														
			Model Default Tier	Aerial Lifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Air Compressors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Bore/Drill Rigs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cement and Mortar Mixers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Concrete/Industrial Saws	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cranes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crawler Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crushing/Proc. Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Excavators	0.23	3.27	2.15	0.10	0.10	0.01	500.19	0.16	0.00	505.59
			Model Default Tier	Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Generator Sets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Graders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Off-Highway Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00			Model Default Tier	Off-Highway Trucks	1.21	7.21	10.53	0.39	0.36	0.03	2,557.05	0.83	0.02	2,584.59
			Model Default Tier	Other Construction Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other General Industrial Equipn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other Material Handling Equipn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pavers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Paving Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Plate Compactors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pressure Washers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pumps	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rollers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rough Terrain Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Dozers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Scrapers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Signal Boards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Skid Steer Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Surfacing Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Sweepers/Scrubbers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Tractors/Loaders/Backhoes	0.19	2.26	1.90	0.11	0.10	0.00	300.90	0.10	0.00	304.14
1.00			Model Default Tier	Trenchers	0.38	2.61	3.51	0.25	0.23	0.00	326.92	0.11	0.00	330.44
			Model Default Tier	Welders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

User-Defined Off-road Equipment — If non-default vehicles are used, please provide information in 'Non-default Off-road Equipment' tab

Number of Vehicles	Equipment Tier	Type	ROG pounds/day	CO pounds/day	NOx pounds/day	PM10 pounds/day	PM2.5 pounds/day	SOx pounds/day	CO2 pounds/day	CH4 pounds/day	N2O pounds/day	CO2e pounds/day
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

		ROG	CO	NOx	PM10	PM2.5	SOx	CO2	CH4	N2O	CO2e
Grading/Excavation	pounds per day	2.01	15.35	18.09	0.86	0.79	0.04	3,685.06	1.19	0.03	3,724.76
Grading/Excavation	tons per phase	0.03	0.23	0.27	0.01	0.01	0.00	54.72	0.02	0.00	55.31

Drainage/Utilities/Subgrade Override of Default Number of Vehicles	Default Number of Vehicles *Program-estimate*	Mitigation Option Override of Default Equipment Tier (applicable only when "Tier 4 Mitigation" Option Selected)	Default Equipment Tier		ROG pounds/day	CO pounds/day	NOx pounds/day	PM10 pounds/day	PM2.5 pounds/day	SOx pounds/day	CO2 pounds/day	CH4 pounds/day	N2O pounds/day	CO2e pounds/day
			Model Default Tier	Aerial Lifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Air Compressors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Bore/Drill Rigs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cement and Mortar Mixers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Concrete/Industrial Saws	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cranes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crawler Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crushing/Proc. Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Excavators	0.23	3.27	2.15	0.10	0.10	0.01	500.19	0.16	0.00	505.59
			Model Default Tier	Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Generator Sets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Graders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Off-Highway Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00			Model Default Tier	Off-Highway Trucks	1.21	7.21	10.53	0.39	0.36	0.03	2,557.05	0.83	0.02	2,584.59
			Model Default Tier	Other Construction Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other General Industrial Equipm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other Material Handling Equipm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pavers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Paving Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Plate Compactors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pressure Washers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pumps	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rollers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rough Terrain Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Dozers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Scrapers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Signal Boards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Skid Steer Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Surfacing Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Sweepers/Scrubbers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Tractors/Loaders/Backhoes	0.19	2.26	1.90	0.11	0.10	0.00	300.90	0.10	0.00	304.14
1.00			Model Default Tier	Trenchers	0.38	2.61	3.51	0.25	0.23	0.00	326.92	0.11	0.00	330.44
			Model Default Tier	Welders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

User-Defined Off-road Equipment If non-default vehicles are used, please provide information in 'Non-default Off-road Equipment' tab

Number of Vehicles	Equipment Tier	Type	ROG pounds/day	CO pounds/day	NOx pounds/day	PM10 pounds/day	PM2.5 pounds/day	SOx pounds/day	CO2 pounds/day	CH4 pounds/day	N2O pounds/day	CO2e pounds/day
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

		ROG	CO	NOx	PM10	PM2.5	SOx	CO2	CH4	N2O	CO2e
Drainage/Utilities/Sub-Grade	pounds per day	2.01	15.35	18.09	0.86	0.79	0.04	3,685.06	1.19	0.03	3,724.76
Drainage/Utilities/Sub-Grade	tons per phase	0.02	0.15	0.18	0.01	0.01	0.00	36.48	0.01	0.00	36.88

Paving Override of Default Number of Vehicles	Default Number of Vehicles *Program-estimate*	Mitigation Option Override of Default Equipment Tier (applicable only when "Tier 4 Mitigation" Option Selected)	Default Equipment Tier	Type	ROG pounds/day	CO pounds/day	NOx pounds/day	PM10 pounds/day	PM2.5 pounds/day	SOx pounds/day	CO2 pounds/day	CH4 pounds/day	N2O pounds/day	CO2e pounds/day
			Model Default Tier	Aerial Lifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Air Compressors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Bore/Drill Rigs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cement and Mortar Mixers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Concrete/Industrial Saws	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Cranes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crawler Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Crushing/Proc. Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Excavators	0.23	3.27	2.15	0.10	0.10	0.01	500.19	0.16	0.00	505.59
			Model Default Tier	Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Generator Sets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Graders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Off-Highway Tractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00			Model Default Tier	Off-Highway Trucks	1.21	7.21	10.53	0.39	0.36	0.03	2,557.05	0.83	0.02	2,584.59
			Model Default Tier	Other Construction Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other General Industrial Equipm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Other Material Handling Equipm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pavers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Paving Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Plate Compactors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pressure Washers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Pumps	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rollers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rough Terrain Forklifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Dozers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Rubber Tired Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Scrapers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Signal Boards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Skid Steer Loaders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Surfacing Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Model Default Tier	Sweepers/Scrubbers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00			Model Default Tier	Tractors/Loaders/Backhoes	0.19	2.26	1.90	0.11	0.10	0.00	300.90	0.10	0.00	304.14
1.00			Model Default Tier	Trenchers	0.38	2.61	3.51	0.25	0.23	0.00	326.92	0.11	0.00	330.44
			Model Default Tier	Welders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

User-Defined Off-road Equipment If non-default vehicles are used, please provide information in 'Non-default Off-road Equipment' tab

Number of Vehicles	Equipment Tier	Type	ROG pounds/day	CO pounds/day	NOx pounds/day	PM10 pounds/day	PM2.5 pounds/day	SOx pounds/day	CO2 pounds/day	CH4 pounds/day	N2O pounds/day	CO2e pounds/day
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

		ROG	CO	NOx	PM10	PM2.5	SOx	CO2	CH4	N2O	CO2e
Paving	pounds per day	2.01	15.35	18.09	0.86	0.79	0.04	3,685.06	1.19	0.03	3,724.76
Paving	tons per phase	0.01	0.08	0.09	0.00	0.00	0.00	18.24	0.01	0.00	18.44
Total Emissions all Phases (tons per construction period) =>		0.07	0.51	0.60	0.03	0.03	0.00	121.61	0.04	0.00	122.92

Equipment default values for horsepower and hours/day can be overridden in cells D403 through D436 and F403 through F436.

Equipment	User Override of Horsepower	Default Values Horsepower	User Override of Hours/day	Default Values Hours/day
Aerial Lifts		63		8
Air Compressors		78		8
Bore/Drill Rigs		221		8
Cement and Mortar Mixers		9		8
Concrete/Industrial Saws		81		8
Cranes		231		8
Crawler Tractors		212		8
Crushing/Proc. Equipment		85		8
Excavators		158		8
Forklifts		89		8
Generator Sets		84		8
Graders		187		8
Off-Highway Tractors		124		8
Off-Highway Trucks		402		8
Other Construction Equipment		172		8
Other General Industrial Equipment		88		8
Other Material Handling Equipment		168		8
Pavers		130		8
Paving Equipment		132		8
Plate Compactors		8		8
Pressure Washers		13		8
Pumps		84		8
Rollers		80		8
Rough Terrain Forklifts		100		8
Rubber Tired Dozers		247		8
Rubber Tired Loaders		203		8
Scrapers		367		8
Signal Boards		6		8
Skid Steer Loaders		65		8
Surfacing Equipment		263		8
Sweepers/Scrubbers		64		8
Tractors/Loaders/Backhoes		97		8
Trenchers		78		8
Welders		46		8

END OF DATA ENTRY SHEET

APPENDIX B

Biological Resources Report (Under Separate Cover)

APPENDIX C

Meadowood Project Open Space Easement

RECORDING REQUESTED BY DEPARTMENT OF GENERAL SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO PER GOVERNMENT CODE SECTION 27383

WHEN RECORDED, PLEASE RETURN THIS INSTRUMENT TO:

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON OCT 30, 2014
DOCUMENT NUMBER 2014-0472865
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 2:50 PM

SPACE ABOVE FOR RECORDER'S USE ONLY

OPEN SPACE EASEMENT

(Biological Resources)

NO TRANSFER TAX DUE
Assessor's Parcel No.: 108-120-52: 108-122-03, 08, 09, 15 & 19

Project: VTM 5354 RPL[4] Meadowood
W.O. No.: Manded 1018019-2014-0166
Parcel No.: 2014-0166-A
Log No.: E14-051

PARDEE HOMES, a California Corporation,

the undersigned, herein designated **GRANTOR**, owner of the hereinafter described lands, for a valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, its successors and assigns hereinafter designated **GRANTEE**, a perpetual open space easement for the protection of sensitive biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. The Property shall be maintained in its natural state that is not now and will not in the future be supplied water, including any water use for landscaping or irrigation purposes; Grantor represents that no water service has been provided and no water has been delivered by any public or private water purveyor for use on the Property; and that Grantor has no plans, intentions or expectations to obtain water service or delivery of water from a public water system, publicly or privately owned, for use on the Property (the "Water Use Prohibition"). Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.

The exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997 between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Activities conducted pursuant to a revegetation or habitat management plan approved in writing by the Director of Planning & Development Services or the Director of the Department of Parks and Recreation (related to Trails) or the Director of the Department of Public Works for the County of San Diego.

3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.

4. Construction, use and maintenance of multi-use, non-motorized trails, as shown on VTM 5354 RPL[4].

5. Activities for the maintenance and repairs of landscaping pursuant to the approved Landscaping Plan. Such activities shall be approved in advance by the Director of Planning & Development Services and the Director of Parks and Recreation.

6. Construction, use and maintenance of underground storm drainage facilities, underground utilities, those certain easements for right-of-way, and that certain easement for water tank and related water pipelines, appurtenant to the adjacent property as reserved to Pankey Ranch, L.P. per document recorded October 19, 2007 as document no. 2007-0673087, of official records of San Diego County.

None of the exceptions set forth in 1 through 6 above if and when implemented shall allow, or be construed to allow, the use of water as described in the "Water Use Prohibition" set forth herein, within any portion of the Property.

The real Property referred to herein and made subject to said easement by this grant is situated in the County of San Diego, State of California, and is more particularly described as follows:

Parcel No. 2014-0166-A (10/01/2014) (ENG:ERL:tgh)

PARCEL 1:
That portion of Fractional Section 36, Township 9 South, Range 3 West, San Bernardino Base and Meridian, according to the official plat thereof, together with a portion of Rancho Monserate, according to Map thereof recorded in Book 1, Page 108 of Patents, in the Office of the County Recorder of San Diego County, all as described in Grant Deed to Pardee Homes in Document No. 2007-0673087, recorded October 19, 2007 in the Office of the County Recorder of San Diego County, in the County of San Diego, State of California more particularly described as follows:

Beginning at a 2" iron pipe with disc stamped "SD CO ENG" per Record of Survey No. 8832, recorded October 22, 1981 in the Office of said County Recorder, said pipe marking the East Quarter corner of said fractional Section 36 and bearing North 02°12'41" East 2612.25 feet (North 02°12'13" East 2612.29 feet per said Record of Survey) from a 2" iron pipe with disc stamped "SD CO ENG" marking Corner No. 1 as shown on the Map of a portion of Rancho Monserate, according to Map thereof No. 827, on file in the Office of said County Recorder, also being the Southeast corner of said Fractional Section 36;

Thence along the East line thereof North 02°17'19" West 2777.66 feet to a 1" iron pipe with plastic plug per said Record of Survey No. 8832, said pipe marking the Northeast Corner of said Fractional Section 36;

Thence along the North line thereof South 87°38'24" West 2591.99 feet to a 2" iron pipe with disc stamped "SD CO ENG" per said Record of Survey No. 8832, said pipe marking the Northwest corner of said Fractional Section 36 and also being the Southeast corner of Parcel 3 of Parcel Map No. 21006, recorded September 26th, 2012 in the Office of said County Recorder;

Thence along the South line of said Parcel 3 North 87°27'47" West 486.42 feet;

Thence leaving said line South 12°09'19" East 139.19 feet;

Thence South 28°13'00" East 36.39 feet;

Thence South 22°26'00" East 193.04 feet;

Thence South 41°21'02" East 115.58 feet;

Thence South 36°24'13" East 64.64 feet;

Thence South 01°11'40" East 74.26 feet;

Thence South 12°08'24" East 122.86 feet;

Thence South 23°13'00" East 37.66 feet;

Thence South 25°14'00" East 207.66 feet;

Thence North 60°55'02" East 512.21 feet;

Thence North 10°05'56" East 213.82 feet;

Thence North 54°29'09" East 39.16 feet;

Thence North 13°57'35" East 226.16 feet;

Thence South 81°00'42" East 303.80 feet;

Thence South 43°25'25" East 193.72 feet;

Thence South 08°45'22" West 181.43 feet;

Thence South 51°37'59" East 130.99 feet;

Thence South 06°33'25" East 262.63 feet;

Thence South 18°50'50" West 224.92 feet;

Thence South 37°43'08" West 144.41 feet;

Thence South 04°58'13" West 230.68 feet;

Thence South 19°37'26" East 182.35 feet;

Thence South 39°57'08" East 150.28 feet;

Thence South 74°23'36" East 360.77 feet;

Thence South 39°27'16" East 105.76 feet;

Thence North 47°44'19" East 156.00 feet;

Thence North 81°10'49" East 27.63 feet;

Thence South 06°43'43" East 234.80 feet;

Thence North 87°09'58" East 100.90 feet;

Thence South 03°53'00" East 442.41 feet;

Thence South 81°23'50" East 200.20 feet;

Thence South 01°42'24" East 157.33 feet;

Thence North 89°59'54" East 125.94 feet;

Thence North 89°59'54" East 243.50 feet;

Thence South 08°06'39" East 541.42 feet;

Thence South 19°22'25" East 390.20 feet;

Thence South 80°23'37" East 207.85 feet to a point on the East line of said Fractional Section 36;

Thence along said East line North 02°12'41" East 929.62 feet to the **Point of Beginning**.

Said parcel contains 5,102,245 square feet or 117.131 acre, more or less.

As shown on exhibit 'A' attached hereto for reference only.

PARCEL 2:
That portion of Fractional Section 36, Township 9 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to official plat thereof, as described in Grant Deed to Pardee Homes in Document No. 2007-0673087, recorded October 19, 2007 in the Office of said County Recorder, more particularly described as follows:

Commencing at a 2 inch iron pipe with disc stamped "SD CO ENG" per Record of Survey No. 8832, recorded October 22, 1981 in the Office of said County Recorder, said pipe marking the East Quarter Corner of said Section 36 and bearing North 02°12'41" East, 2612.25 feet (North 02°12'13" East, 2612.29 feet per said Record of Survey) from a 2 inch iron pipe with disc stamped "SD CO ENG" marking Corner No. 1 as shown on Map of a portion of Rancho Monserate, according to Map thereof No. 827 on file in the Office of said County Recorder, also being the Southeast Corner of said Fractional Section 36;

Thence along the East line thereof South 02°12'41" West 929.62 feet;

Thence leaving said East line and along the following courses:

North 80°23'37" West 207.84 feet;

Thence North 19°22'25" West 390.20 feet;

Thence North 08°06'39" West 541.42 feet;

Thence South 89°59'54" West 243.50 feet to the **True Point of Beginning;**

Thence South 00°00'06" East 583.43 feet;

Thence South 86°24'00" East 194.59 feet;

Thence South 19°20'33" East 87.97 feet;

Thence South 38°04'39" East 153.54 feet;

Thence South 43°06'44" West 217.42 feet;

Thence South 75°17'30" West 91.35 feet;

Thence North 11°43'16" West 64.82 feet;

Thence North 60°30'31" West 359.07 feet;

Thence North 06°57'18" East 203.25 feet;

Thence North 47°03'52" East 156.81 feet;

Thence North 07°20'34" West 338.46 feet;

Thence North 16°27'58" East 81.42 feet;

Thence North 01°42'24" West 18.87 feet;

Thence North 89°59'54" East 125.94 feet to the **True Point of Beginning.**

Said parcel contains 223, 589 square feet or 5.133 acre, more or less.

As shown on exhibit 'B' attached hereto for reference only.

This Grant of Easement is being offered and recorded as a Condition of approval for VTM 5354 RPL[4]. If VTM 5354 RPL[4] expires or is otherwise abandoned, upon the request of the Grantor, its successors or assigns, or Grantee, its successors or assigns, and upon the approval of the Director of Planning & Development Services of the County of San Diego, the Grant may be extinguished. The Department of General Services will prepare execute and record a Quitclaim document acknowledging the extinguishment of the Grant upon payment of the fee required to review and process the request.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.

Dated this 27th day of October, 2014.

PARDEE HOMES, a California Corporation

By: Don Fischer Don Fischer

Its: Division President – San Diego

By: _____

Its: _____

STATE OF California)
} SS
COUNTY OF San Diego)

On October 27, 2014 before me, Stephanie M. Cooter, a Notary Public in and for said State, personally appeared Beth Fischer, Division President, San Diego

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: S M. Cooter

Stephanie M. Cooter
Name (typed or printed), Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

STEPHANIE M. COOTER
Commission # 2084193
Notary Public - California
San Diego County
My Comm. Expires Sep 30, 2016

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)** and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 10-30-14

ADAM S. WEINBERG, CCIM
Chief, Real Estate Services Division
Department of General Services
County of San Diego

BASIS OF BEARINGS

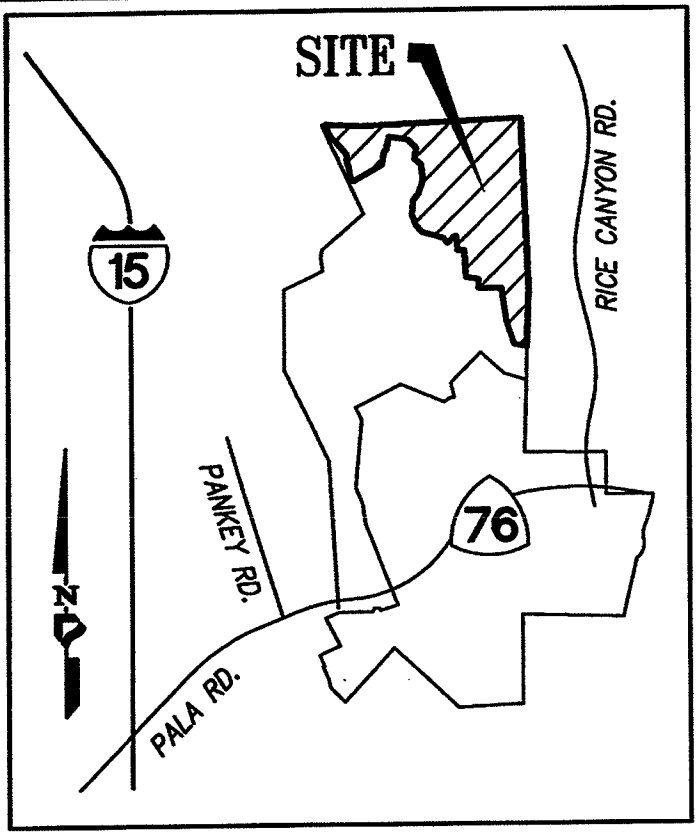
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, 1991.35 EPOCH GRID BEARING BETWEEN STATION NO. "SDGPS 03" AND STATION "VITA 2" PER RECORD OF SURVEY NO. 16810.

I,E, NORTH 04°38'24" WEST

THE COMBINED SCALE FACTOR AT STATION NO. SDGPS 03 IS 0.9999444684. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

ASSESSOR'S PARCEL NO.'S

108–122–03, 08, 09, 14, 15, 17; 125–061–04, 07; 108–120–15, 52, 53, 54.



VICINITY MAP

LEGEND

PARCEL 1

———— INDICATES BIOLOGIAL OPEN SPACE EASEMENT – LOT 'P' OF VTM 5354 AREA = 117.131 ACRES

P.O.C. INDICATES POINT OF COMMENCEMENT

T.P.O.B. INDICATES TRUE POINT OF BEGINNING

● INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "SD CO ENG" PER ROS 8832 UNLESS OTHERWISE NOTED

Ⓐ INDICATES 40' ROAD EASEMENT RESERVED TO PANKEY RANCH FOR RIGHT OF WAY PER DOC. NO. 2007–0673087, REC. OCT. 19, 2007, EXHIBIT "D"

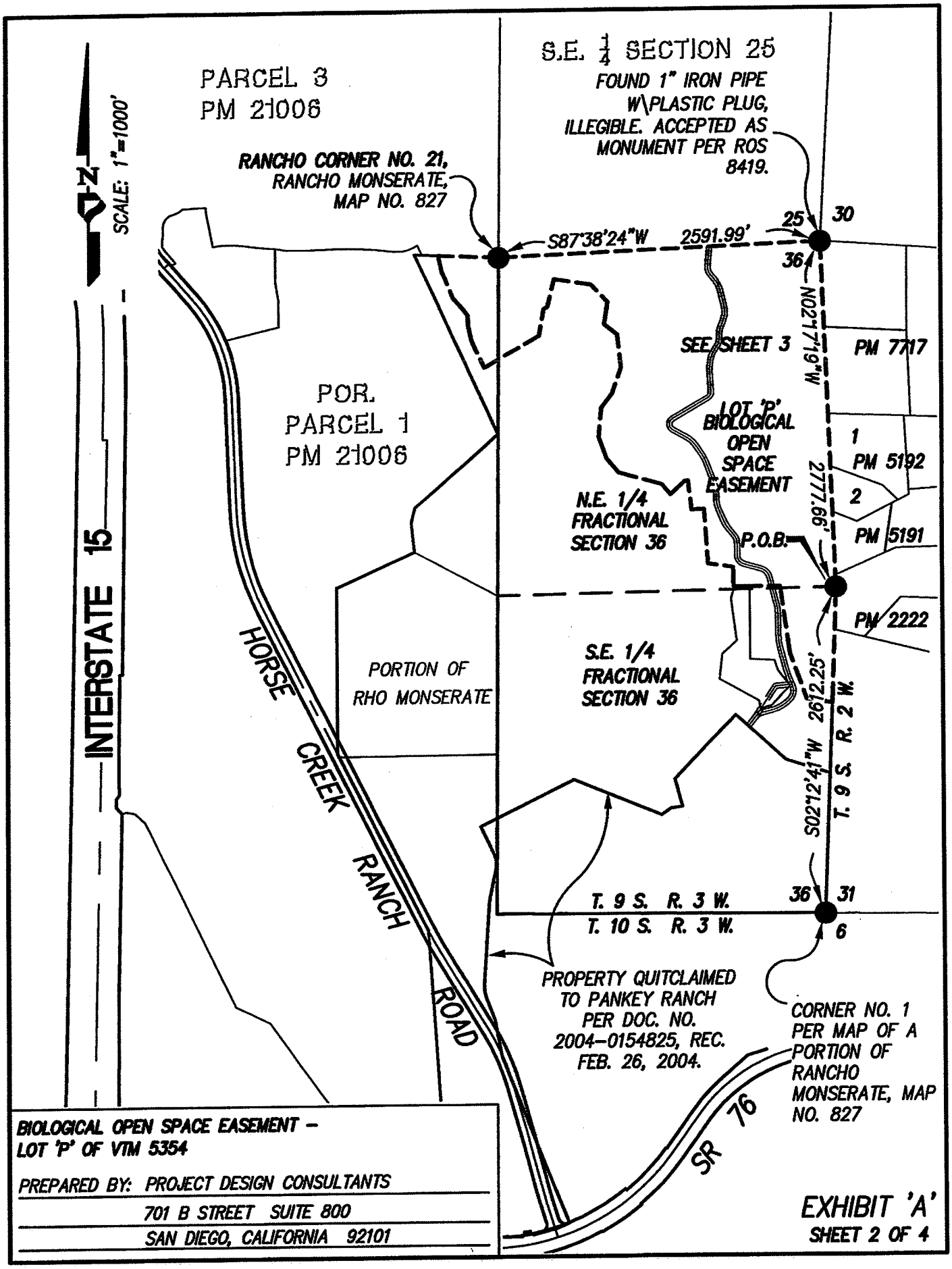
Ⓑ INDICATES 40' EASEMENT RESERVED TO PANKEY RANCH PER DOC. NO. 2007–0673087, REC. OCT. 19, 2007, EXHIBIT "C"

BIOLOGICAL OPEN SPACE EASEMENT – LOT 'P' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'A'
SHEET 1 OF 4

2014-0166-A



BIOLOGICAL OPEN SPACE EASEMENT – LOT 'P' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS

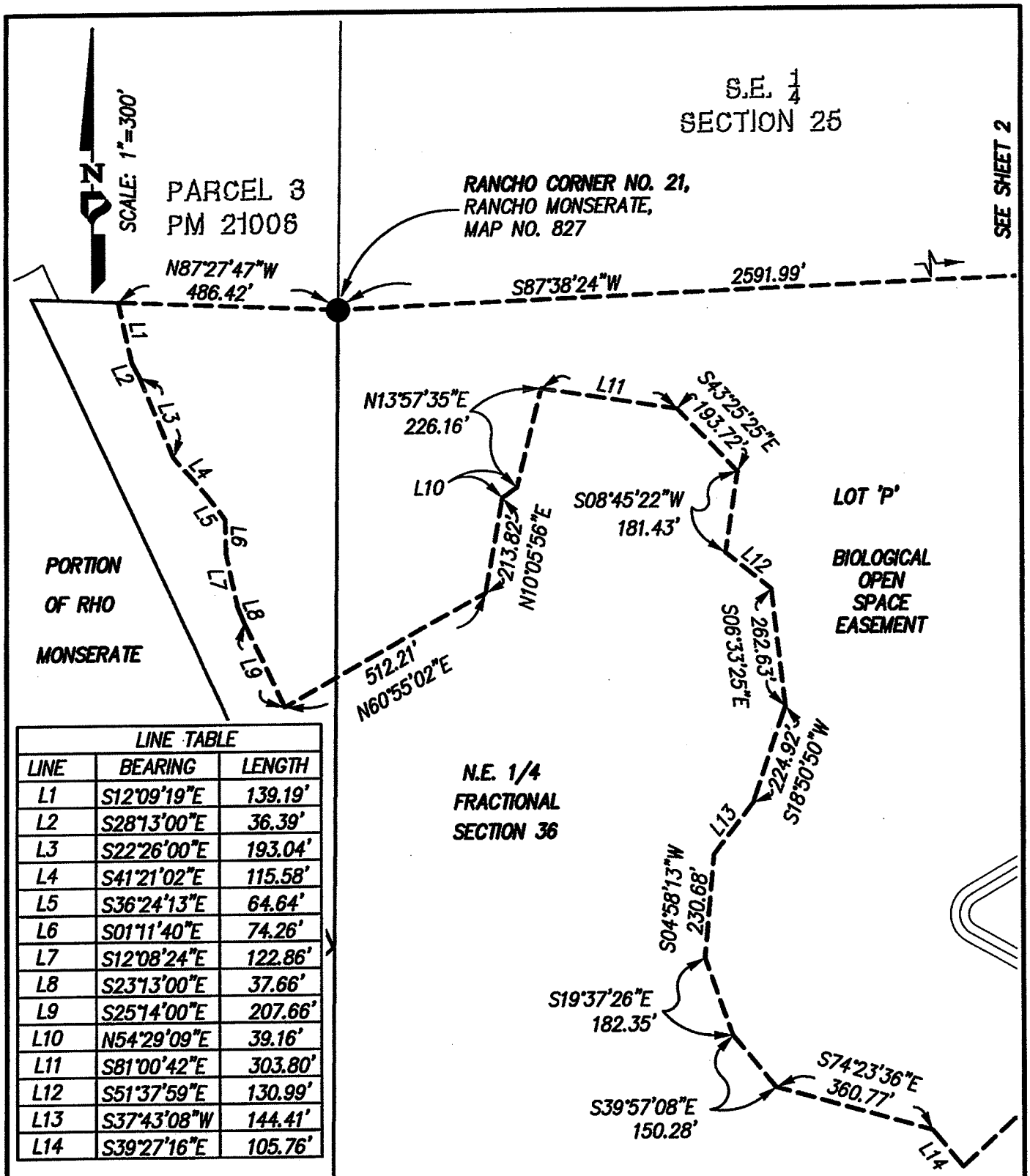
701 B STREET SUITE 800

SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'A'

SHEET 2 OF 4

2014-0166-A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°09'19"E	139.19'
L2	S28°13'00"E	36.39'
L3	S22°26'00"E	193.04'
L4	S41°21'02"E	115.58'
L5	S36°24'13"E	64.64'
L6	S01°11'40"E	74.26'
L7	S12°08'24"E	122.86'
L8	S23°13'00"E	37.66'
L9	S25°14'00"E	207.66'
L10	N54°29'09"E	39.16'
L11	S81°00'42"E	303.80'
L12	S51°37'59"E	130.99'
L13	S37°43'08"W	144.41'
L14	S39°27'16"E	105.76'

BIOLOGICAL OPEN SPACE EASEMENT – LOT 'P' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS

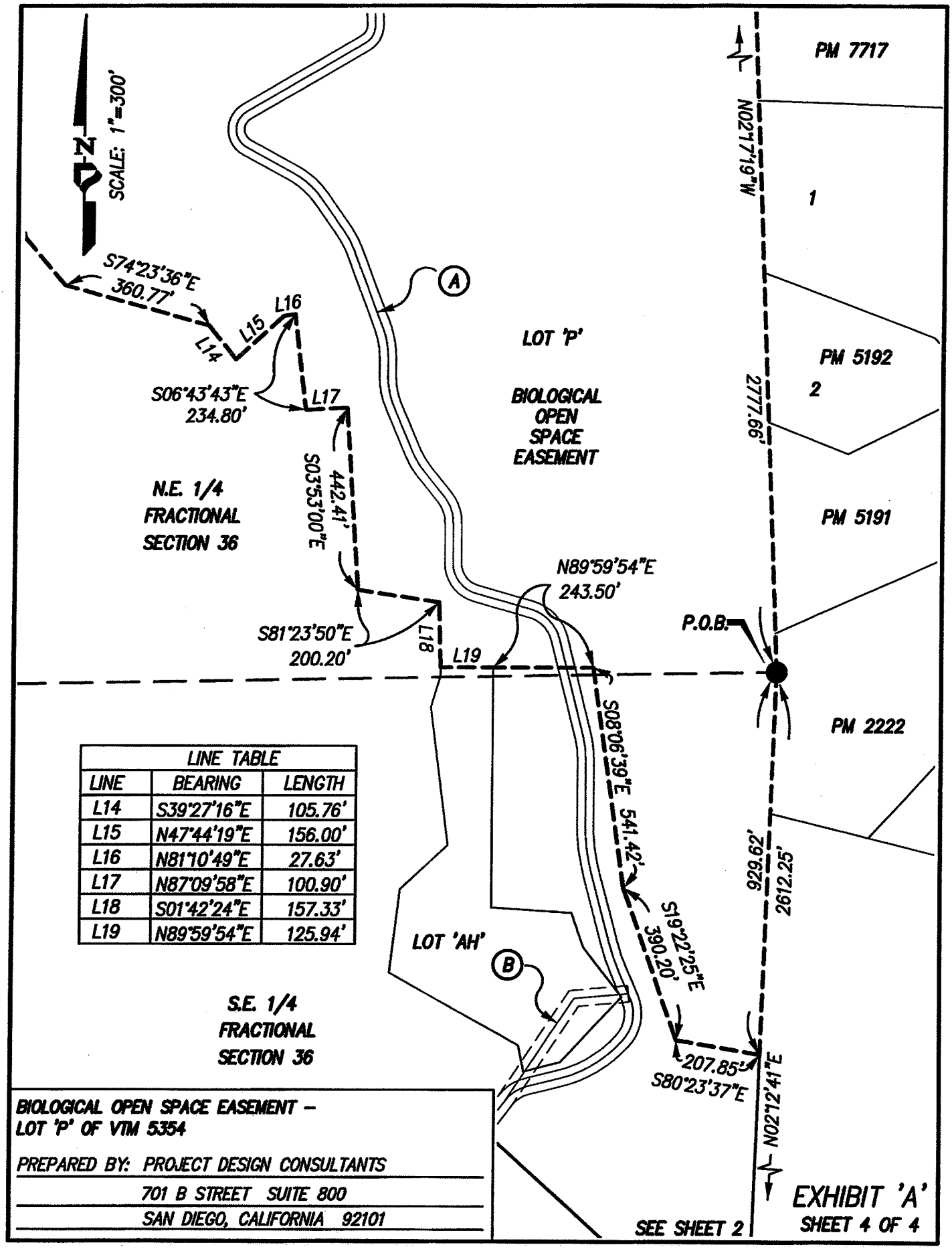
701 B STREET SUITE 800

SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'A'

SHEET 3 OF 4

2014-0166-A



LINE TABLE		
LINE	BEARING	LENGTH
L14	S39°27'16"E	105.76'
L15	N47°44'19"E	156.00'
L16	N81°10'49"E	27.63'
L17	N87°09'58"E	100.90'
L18	S01°42'24"E	157.33'
L19	N89°59'54"E	125.94'

BIOLOGICAL OPEN SPACE EASEMENT –
LOT 'P' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS

701 B STREET SUITE 800

SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'A'

SHEET 4 OF 4

BASIS OF BEARINGS

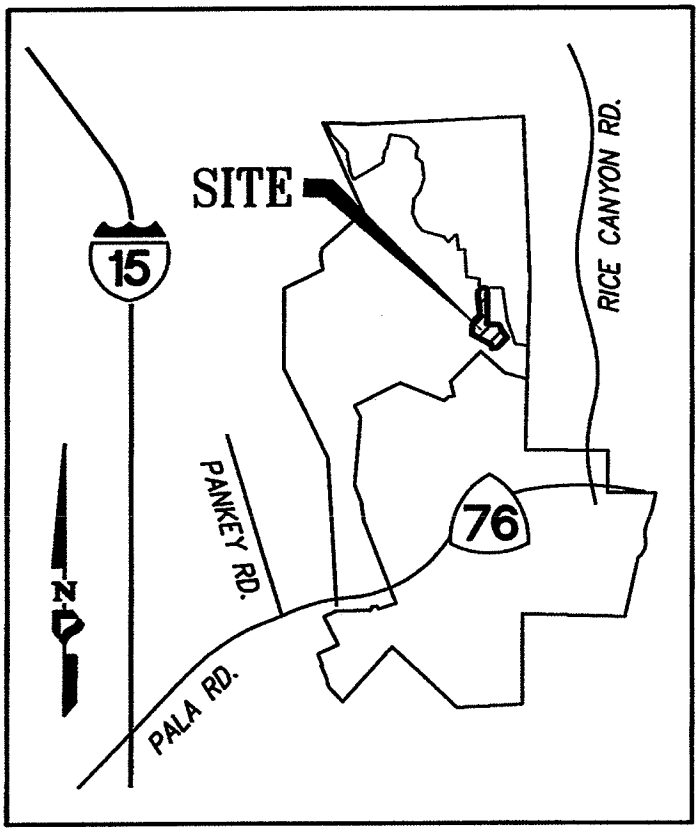
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, 1991.35 EPOCH GRID BEARING BETWEEN STATION NO. "SDGPS 03" AND STATION "VITA 2" PER RECORD OF SURVEY NO. 16810.

I.E, NORTH 04°38'24" WEST

THE COMBINED SCALE FACTOR AT STATION NO. SDGPS 03 IS 0.9999444684. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

ASSESSOR'S PARCEL NO.'S

108-122-15 & 19.



VICINITY MAP

LEGEND

PARCEL 2

INDICATES BIOLOGICAL OPEN SPACE EASEMENT - LOT 'AH' OF VTM 5354
AREA = 5.133 ACRES

P.O.C. — INDICATES POINT OF COMMENCEMENT

T.P.O.B. — INDICATES TRUE POINT OF BEGINNING

● — INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "SD CO ENG" PER ROS 8832

(A) — INDICATES 40' ROAD EASEMENT RESERVED TO PANKEY RANCH FOR RIGHT OF WAY PER DOC. NO. 2007-0673087, REC. OCT. 19, 2007, EXHIBIT "D"

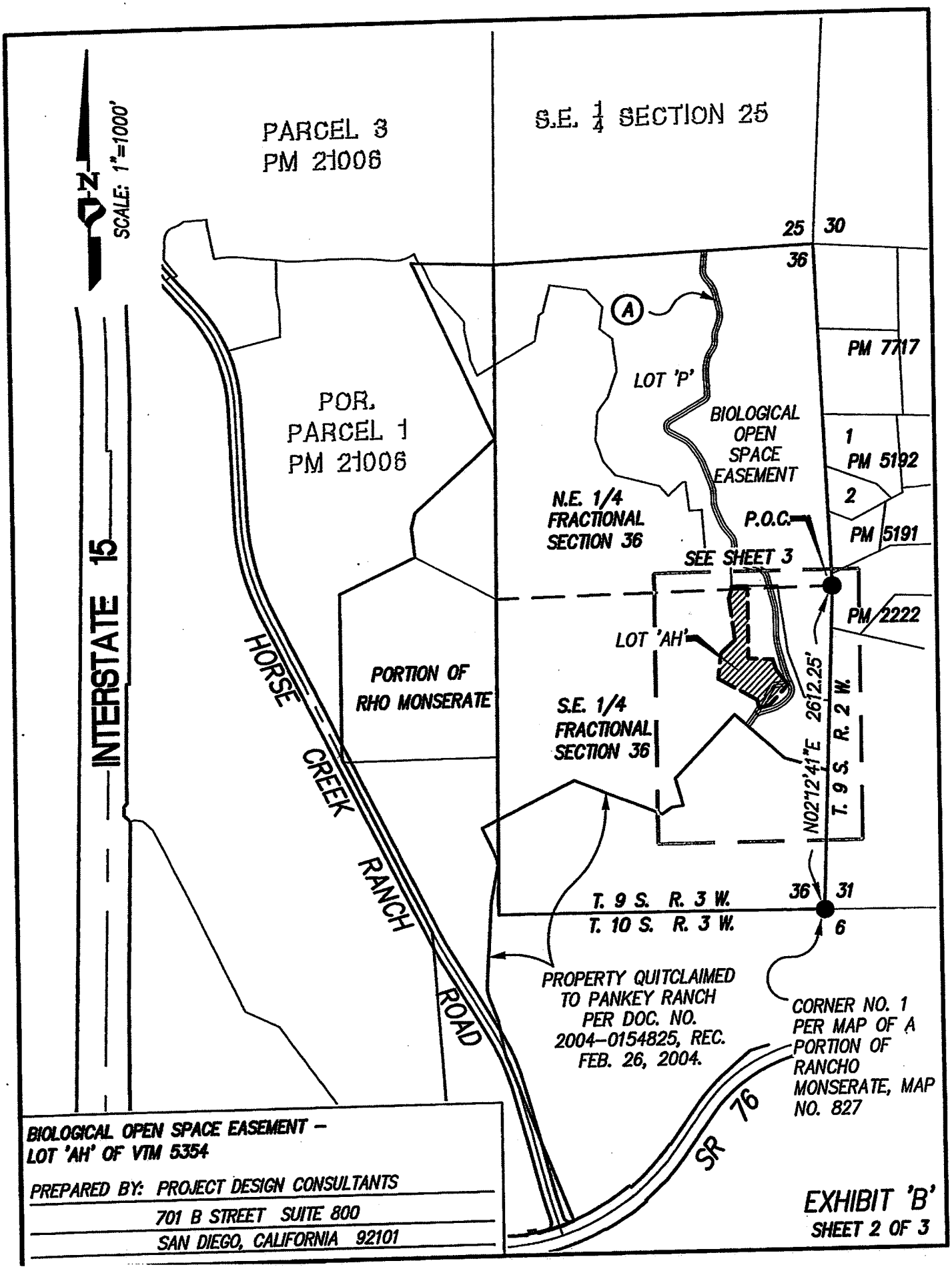
(B) — INDICATES 40' EASEMENT RESERVED TO PANKEY RANCH PER DOC. NO. 2007-0673087, REC. OCT. 19, 2007, EXHIBIT "C"

BIOLOGICAL OPEN SPACE EASEMENT - LOT 'AH' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'B'
SHEET 1 OF 3

2014-0166-A

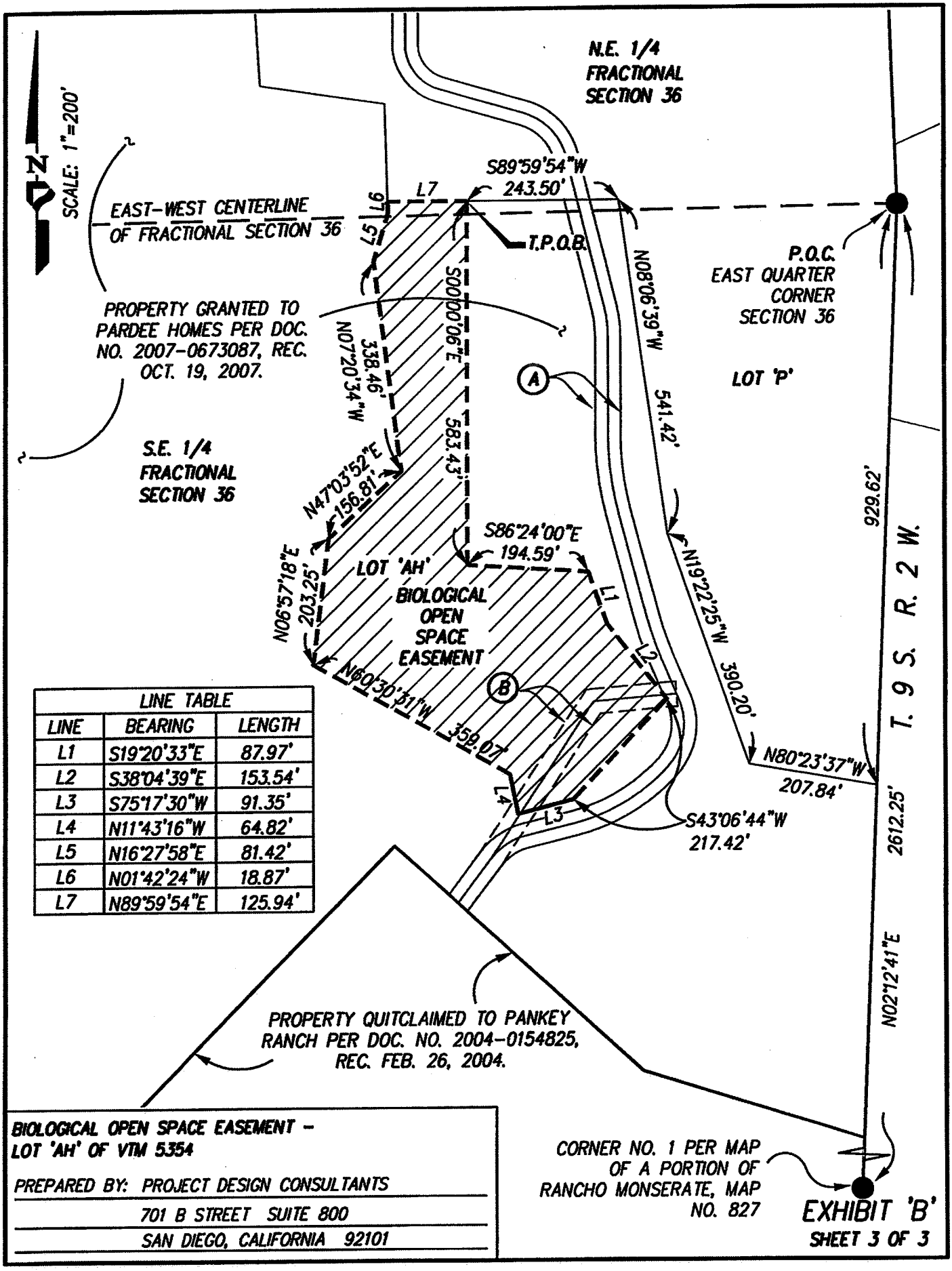


BIOLOGICAL OPEN SPACE EASEMENT –
LOT 'AH' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'B'
SHEET 2 OF 3

2014-0166-A



LINE TABLE		
LINE	BEARING	LENGTH
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L2	S38°04'39"E	153.54'
L3	S75°17'30"W	91.35'
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L5	N16°27'58"E	81.42'
L6	N01°42'24"W	18.87'
L7	N89°59'54"E	125.94'

BIOLOGICAL OPEN SPACE EASEMENT –
LOT 'AH' OF VTM 5354

PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CALIFORNIA 92101

EXHIBIT 'B'
SHEET 3 OF 3

APPENDIX D

Cultural Resources Survey
(Under Separate Cover)