FINAL
SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Paseo Norte Senior Affordable Housing Project

SCH No. 2023120496

Lead Agency:
County of San Diego
General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123
Contact: Marcus Lubich, Project Manager

Preparer:
Environmental Science Associates (ESA)
2355 Northside Drive, Suite 100
San Diego, CA 92108

March 2024

Volume 1. Chapter 1 Introduction

V1.1.1 Overview of the Final Subsequent IS/MND

This Final Subsequent Initial Study/Mitigated Negative Declaration (Final Subsequent IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Administrative Code Section 15000 et seq.).

Volume 1 of this Final Subsequent IS/MND contains a list of persons, organizations, and public agencies commenting on the proposed Paseo Norte Senior Affordable Housing Project (proposed project) Draft Subsequent IS/MND; comments received on the Draft Subsequent IS/MND; and the County of San Diego (County's) responses to significant environmental points raised in those comments. As lead agency, the County circulated the Draft Subsequent IS/MND for a 53-day public review period to allow for public agencies and members of the public to submit comments on the environmental analyses and significant environmental impacts, if any, provided within the Draft Subsequent IS/MND for the proposed project. In addition, public review of the Draft Subsequent IS/MND ensured a meaningful opportunity for agency and public input to be incorporated into the decision-making process. All comments made to the County during the Draft Subsequent IS/MND comment period are included in this Final Subsequent IS/MND for consideration by the County prior to making a final decision on the project.

This Final Subsequent IS/MND includes responses to comments on the Draft Subsequent IS/MND, including comments that have resulted in revisions to the text. Other minor clarifications have also been made. This Final Subsequent IS/MND reflects all changes made to the Draft Subsequent IS/MND in ~~strikeout~~/underline text. Volume 2 of this Final Subsequent IS/MND includes the full Draft Subsequent IS/MND with changes made in ~~strikeout~~/underline text.

V1.1.2 Public Review of Draft Subsequent IS/MND

In accordance with Section 15105 of the California Environmental Quality Act (CEQA) Guidelines, a public review and comment period was provided for the Draft Subsequent IS/MND beginning December 14, 2023. Following a 53-day review period, the public review and comment period on the Draft Subsequent IS/MND closed on February 5, 2024. As shown in **Table V1.1-1**, a total of two written comment letters were received by the County on the Draft Subsequent IS/MND.

Table V1.1-1
List of Commenters on the Subsequent IS/MND

Letter #	Commenter	Date of Comment
A	San Diego County Archaeological Society	1/13/2024
B	California Department of Transportation (Caltrans)	1/29/2024

V1.1.3 Refinements to the Draft Subsequent IS/MND

Following the publication and circulation of the Draft Subsequent IS/MND, the County made the following minor corrections to mitigation measures. The revisions do not change the Subsequent IS/MND conclusions. This information does not constitute a substantial revision to the Draft Subsequent IS/MND as defined in CEQA Guidelines Section 15073.5. As such, recirculation of the Subsequent IS/MND is not necessary.

The Subsequent IS/MND text in *Section IV. Biological Resources* is revised as follows:

> **MM-BIO-4:** Impacts to special-status bats would be avoided by conducting all construction outside of the maternity roosting season (i.e., work should occur ~~November~~ October 1 to February 28). If construction cannot avoid the maternity roosting season, the following measures would be implemented:
>
> > Prior to construction during the maternity roosting season (March 1 through September 30), a qualified biologist experienced with bat roost biology should conduct a pre-construction survey of all suitable habitat for the presence of special-status bats. The surveys shall be conducted at dusk and after nightfall by a biologist using sonic bat detectors (e.g., Anabat or Sonobat). If an active roost site is located during the pre-construction survey, the roost shall be avoided and project activities shall be conducted as recommended by the biologist to avoid the area, which may include provision of a suitable buffer established around the maternity roost until roosting activities cease, or temporary postponement of construction activities. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to maternity roosts.

The Subsequent IS/MND text in *Section XIX. Utilities and Service Systems* is revised as follows:

> **MM-HYD-1:** Prior to project approval, the ~~County~~ developer shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek.

Comment Letter A

San Diego County Archaeological Society, Inc.

Environmental Review Committee

13 January 2024

To: Mr. Marcus Lubich
Department of General Services
County of San Diego
5560 Overland Avenue, Suite 410
San Diego, California 92123

Subject: Draft Subsequent Mitigated Negative Declaration
Paseo Norte Senior Affordable Housing Project

Dear Mr. Lubich:

I have reviewed the subject DSMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents posted on the County's website, including its Appendix E, we agree with the proposed mitigation program as defined in the DSMND.

SDCAS appreciates the opportunity to participate in the public review period for this project.

A-1

Sincerely,

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

cc: ESA
SDCAS President
File

Comment Letter A Response

San Diego County Archaeological Society

A-1 The commenter agrees with the proposed mitigation program and appreciates the opportunity to participate in the public review process. The comment is general in nature and therefore no specific response is required.

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
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January 29, 2024

11-SD-67
PM 24.126
Paseo Norte Senior Affordable Housing
MND/SCH#2023120496

Mr. Marcus Lubich
Project Manager
County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Dear Mr. Lubich:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration for the Paseo Norte Senior Affordable Housing project located near State Route 67 (SR-67). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. B-1

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work. B-2

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of San Diego in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and

connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

B-2 cont.

Caltrans has the following comments:

Traffic Engineering and Analysis

- This project proposes a total of 134 AM Peak hour and 179 PM Peak hours. These trips will most likely be coming from SR-67 /Main Street intersections of 12th Street and 13th street.
- Caltrans sent a comment letter on March 7, 2023, for the first review of the 13th Street intersection and 12th Street intersection delay analysis due to the proposed project trip generations. Caltrans comments were:

  A. If 12th street will be used as an additional access street, then a transportation study to analyze the intersection impacts on SR-67 will need to be provided to Caltrans.
  B. If 13th street driveway access is removed and then 12th street is used as a main gateway, a transportation study to analyze the intersection impacts on SR-67 will need to be provided to Caltrans.

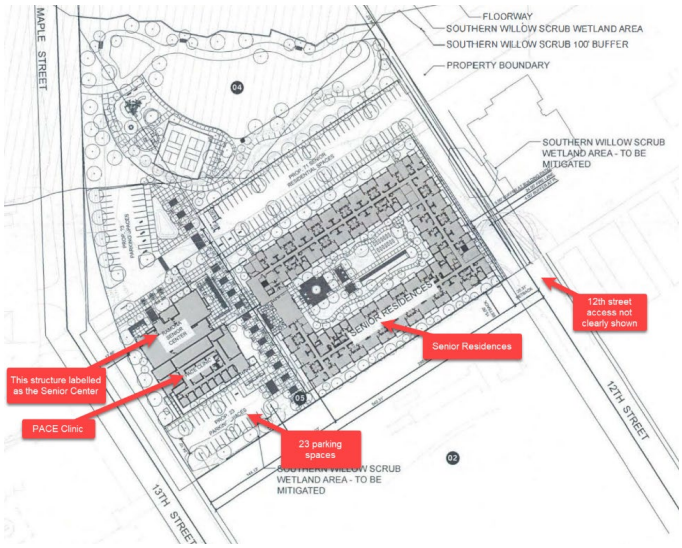
  This information was not provided.

B-3

B-4

B-5

The previous site plan showed the following:



B-6

- The current site plan now shows the Senior Center in a different location and 23 parking spaces removed.
- Please clarify if the Senior Center is located at the PACE location or if it is located at the Senior Housing location. In the text of the document, it seems that the Senior Center is located at the PACE location, but the map below shows it located at the Senior Housing.

B-6 cont.



B-7

- There is no mention of the number of employees and where these employees will be parking. Please clarify. B-8

- Site plan does not show sidewalk improvements on 12th and 13th Streets that connect to existing sidewalks near SR-67/Main Street. The MND verbiage states these improvements. Please confirm in the site plan if sidewalk improvements will occur on 12th and 13th Streets. B-9

- The 12th Street access seems to be half the width of the 12th Street roadway. Please clarify if this will this be a one-way entrance only. It is recommended the12th Street extension be widened to accommodate two lanes in each direction with shoulders. B-10

Hydrology and Drainage Studies

- Please provide preliminary grading plans and hydrology/hydraulics studies for the existing and proposed conditions. B-11

- Please provide proof of coordination with San Diego County Flood Control regarding impacts to the floodway. Provide written proof of the project's approval by San Diego County Flood Control. B-12

- On all plans, show Caltrans' Right-of-Way (R/W). B-13

- Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed. B-14

- Early coordination with Caltrans is recommended. B-15

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the County of San Diego, is encouraged. B-16

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

B-16 cont.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The County should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

B-17

Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-67.

B-18

Environmental

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, California Environmental Quality Act (CEQA)determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans'

B-19

R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's Final Environmental Document.

B-19 cont.

Mitigation

Caltrans endeavors that any direct and cumulative impacts to the State Highway network be eliminated or reduced to a level of insignificance pursuant to the CEQA and National Environmental Policy Act (NEPA) standards.

B-20

Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

B-21

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at https://dot.ca.gov/programs/traffic-operations/ep. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Sandy Vazquez, LDR Coordinator, at (619) 987-3580 or by e-mail sent to Sandra.Vazquez@dot.ca.gov.

B-22

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, G.I.S.P.
Acting Branch Chief
Local Development Review

Comment Letter B Response

Caltrans

B-1 This comment is introductory in nature and describes the purpose of the comments to follow. The comment does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-2 This comment is introductory in nature and describes the goals of Caltrans and the purpose of the comments to follow. The comment does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-3 The comment contains incorrect information on the proposed project's AM and PM peak hour trips. The comment identifies the project's AM and PM peak hour trips as 134 and 179, respectively; however, as shown in Table 11 of the Draft Subsequent IS/MND (page 75), the commenter identified the peak hour rates of the previous 2017 project. As detailed in *Section XVII, Transportation*, vehicle trips generated by the proposed project would be 37 AM peak hour trips and 48 PM peak hour trips, less than one-half of the number estimated for the prior project.

B-4 The comment states that if 12th Street will be used as an access street, then a transportation study would be needed to analyze the intersection impacts on SR-67. The Draft Subsequent IS/MND Project Description (page 7) details that access to the project site would occur along 12th Street. However, following publication and circulation of the Draft Subsequent IS/MND, the developer has refined the design of 12th Street as emergency access only. The revision does not change the Subsequent IS/MND conclusions. This information does not constitute a substantial revision to the Draft Subsequent IS/MND as defined in CEQA Guidelines Section 15073.5. As such, recirculation of the Subsequent IS/MND is not necessary. As detailed in *Section XVII, Transportation* (page 75), the Transportation Impact Analysis for the prior project identified impacts to surrounding intersections, including a significant impact at the Main Street/12th Street intersection, which would be mitigated with the payment of fair share fees to the County's TIF through conformance with MM-TRA-1. As detailed in the Subsequent IS/MND, the County's processes have evolved, and implementation of MM-TRA-1 is no longer required. Further, as demonstrated in Table 11, the proposed project would generate far fewer trips relative to the prior project and would have a

substantially lessened impact on intersections in the project area. Additionally, as detailed in *Section XVII, Transportation* (page 76), the County's Transportation Study Guidelines includes screening criteria for CEQA VMT analysis, which includes housing projects consisting of 100 percent affordable units. The proposed project would meet this screening criteria and is considered to have a less than significant VMT impact and therefore is not required to prepare a detailed transportation VMT analysis.

The following revision has been incorporated into the Subsequent IS/MND Project Description (page 7) to detail the change in access to the project site from 12th Street. This information does not constitute a substantial revision to the Draft Subsequent IS/MND as defined in CEQA Guidelines Section 15073.5, and recirculation is not required.

> The proposed project would include two parking lots: senior center and PACE Wellness Center parking to the north of the PACE Wellness Center, and senior residential parking to the north of the residential building. The two parking lots would have egress and ingress ~~via the terminus of 12th Street and~~ via 13th Street. Access from 12th Street would be used for emergency purposes only. The proposed project would include approximately 98 parking spaces total.

The following revision has been incorporated into the Subsequent IS/MND, *Section XVII, Transportation* (page 76). This information does not constitute a substantial revision to the Draft Subsequent IS/MND as defined in CEQA Guidelines Section 15073.5, and recirculation is not required.

> Vehicular access to the proposed project's parking lot would be provided via ~~two driveways: one located on the east side of the project site off of the cul-de-sac located at the northern terminus of 12th Street, and~~ one driveway located on the west side of the project site on 13th Street where it transitions to Maple Street. Access from 12th Street would be used for emergency purposes only. The previous project proposed a total of five driveways for project site access, including three on 13th Street and two on 12th street. By consolidating access to ~~one location on 12th Street and~~ one location on 13th Street, the proposed project would limit the potential conflict points where vehicles could interact with bicyclists or pedestrians using project area roadways. ~~Since vehicular access to the project site would be provided via both~~

~~12th Street and 13th Streets, the~~ While the previous project's trip distribution patterns assumed ~~for the previous project, which also assumed~~ access via ~~these~~ two roadways, ~~would also apply to the proposed project. However,~~ given the substantially lower number of vehicles generated by the proposed project in comparison to the previous project, impacts generated by project traffic on study area roadways would be less severe than those described in the 2017 IS/MND.

B-5 The comment states that if 13th Street driveway access is removed and 12th Street is used as a main gateway, then a transportation study would be needed to analyze the intersection impacts on SR-67. As shown in Figure 3 of the Subsequent IS/MND, and as detailed within the Project Description (page 7), ingress and egress to the project site would continue to be available from 13th Street.

B-6 The comment includes a graphic of a previous site plan and states that the current site plan shows the Senior Center in a different location and parking spaces removed. This previous site plan was in draft form and shared with Caltrans prior to public review. As shown in Figure 3 of the Subsequent IS/MND and as detailed in the Project Description (page 3 and page 7), the senior center would be located within the senior residential housing building. Additionally, as detailed in the Project Description (page 7), the project would include two parking lots, totaling approximately 98 parking spaces. Parking is not a topic required to be analyzed in a CEQA document. The proposed project would be required to be parked in compliance with County parking regulations.

B-7 This comment requests clarification on the location of the Senior Center. As detailed in the Project Description (page 3 and page 7) and as shown in Figure 3 of the Subsequent IS/MND, the senior center would be located within the residential building.

B-8 This comment states that there is no mention of the number of employees or employee parking. As detailed in the Project Description (page 9), the senior center would be staffed with approximately three full time employes, the senior housing would have eight full time employees, and the PACE Wellness Center would have 24 full time employees. Parking is not a topic required to be analyzed in a CEQA document. The proposed project would be required to be parked in compliance with County parking regulations. Nevertheless, the following revision has been incorporated into the Subsequent IS/MND, Project Description

(page 7). This information does not constitute a substantial revision to the Draft Subsequent IS/MND as defined in CEQA Guidelines Section 15073.5, and recirculation is not required.

> The proposed project would include approximately 98 parking spaces total. The senior residential parking lot would include approximately 73 parking spaces, and the western lot serving the senior center and PACE Wellness Center would include 25 spaces (including 14 employee spaces).

B-9 This comment requests clarification on whether sidewalk improvements would occur on 12th and 13th Street. As detailed in the Project Description (page 8), pedestrian improvements would include construction of periphery sidewalks along 12th Street (sidewalk pedestrian improvements along 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH #2021100070]).

B-10 This comment requests clarification of whether the 12th Street access would be a one-way entrance only. This comment also recommends that 12th Street extension be widened to accommodate two lanes in each direction with shoulders. Due to limited space, the driveway located on the east side of the project site cannot be widened. As detailed above in Response to Comment B-4, the developer has refined the design of 12th Street as emergency access only.

B-11 This comment requests preliminary grading plans and hydrology/hydraulics studies for the existing and proposed conditions. Preliminary grading plans have not been completed at this time. Grading plans will be submitted and approved by the County prior to obtaining a grading permit. The commenter is referred to *Section X, Hydrology and Water Quality*, of the Draft Subsequent IS/MND (page 54 and 55), for a discussion regarding the hydrology analysis. As detailed within *Section X, Hydrology and Water Quality*, the proposed project would be required to meet County and Federal Emergency Management Agency (FEMA) floodplain regulations. The comment does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-12 This comment requests proof of coordination with the San Diego County Flood Control. The commenter is referred to *Section X, Hydrology and Water Quality*, of the Draft Subsequent IS/MND (page 54 and 55), for a discussion regarding the hydrology

analysis. As detailed within *Section X, Hydrology and Water Quality*, the proposed project would be required to meet County and FEMA floodplain regulations. The comment does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-13 This comment states to include Caltrans' right-of-way on all plans. The Project site is not located within the Caltrans right-of-way. Therefore, no further response is required.

B-14 This comment states that Caltrans does not allow development projects to impact hydraulics within the State's right-of-way and any modifications to the existing Caltrans's drainage and/or increase in runoff to State facilities will not be allowed. The Project Site is not located within Caltrans's right-of-way. Therefore, no further response is required.

B-15 This comment recommends early coordination with Caltrans. This comment is general in nature and does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-16 This comment recommends coordination with Caltrans on all transportation improvements to promote a complete and integrated transportation network and reduce greenhouse gas emissions. The comment is general in nature and does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-17 This comment states that Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation system integrated through applicable "smart growth" land use planning and policies. This comment is general in nature and does not address the adequacy of the Subsequent IS/MND and therefore no further response is required.

B-18 This comment states that Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-67. This comment is general in nature and does not address the adequacy of the Subsequent IS/MND and therefore no further response is required.

B-19 This comment states that should any work occur within the Caltrans right-of-way, an encroachment permit would be required, along with supporting documentation to address all potential impacts to the

right-of-way. The Project Site is not located within the Caltrans right-of-way. Therefore, no further response is required.

B-20 This comment states that Caltrans endeavors that any direct and cumulative impacts to the State Highway network be eliminated or reduced to a level of insignificant pursuant to the CEQA and National Environmental Policy Act (NEPA) standards. This comment is general in nature and does not address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

B-21 This comment states that perpetuation of survey monuments is required, and any work performed within Caltrans right-of-way will require discretionary review and approval by Caltrans and an encroachment permit would be required. The proposed project is not destroying any survey monuments and the Project Site is not located within the Caltrans right-of-way. Therefore, no further response is required.

B-22 This comment is a conclusion to the comment letter and provides contact information for Caltrans. The comment is general in nature and does not specifically address the adequacy of the Subsequent IS/MND and therefore no specific response is required.

County of San Diego
DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CA 92123
(858) 694-2338

MARKO MEDVED, PE, CEM
DIRECTOR

NICOLE J. ALEJANDRE
ASSISTANT DIRECTOR

November 17, 2023

Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF THE PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

The 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 Mitigated Negative Declaration (MND) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted MND.

In 2017, an Initial Study/Mitigated Negative Declaration (IS/MND) (herein referred to as the 2017 IS/MND) was adopted for the Ramona Intergenerational Community Campus (RICC) Project (herein referred to as the previous project or 2017 project), which consisted of a 12,500 square foot (sf) senior center, 5,000 sf adult day care center, a 14,000 sf gymnasium and teen café, a 10,000 sf family resource center, a 20,000 sf childcare center, a 3,660 sf community support center, a play area, skate park, amphitheater, softball field, and associated parking and utilities. The 2017 IS/MND is attached as Appendix A.

The 2017 IS/MND considered a 14-acre project site (also known as the main project site) consisting of seven parcels in total (Assessor Parcel Numbers [APNs] 760-157-49, 281-182-12, 281-182-13, 281-182-18, 281-182-17, 281-191-03, and 281-191-02). Three of these parcels had been owned by the County (APN 281-182-13, APN 281-182-12, and APN 760-157-49) and two of the parcels were privately owned (APN 281-182-18, and APN 281-182-17). The southeastern portion of the main project site included two 0.69-acre parcels owned by Caltrans (APN 281-191-03 and APN 281-191-02).

The 2017 IS/MND also considered two County-owned replacement parcels APNs 281-122-18 and 291-122-18, in exchange for the two Caltrans parcels located at the main project site. The first County-owned replacement parcel was located in Julian (APN 291-122-18), and the other in Ramona (APN 281-122-18), and were 0.65 acres, and 0.55 acres in size, respectively. Upon acquisition of the private parcels and exchange of Caltrans parcels, the main project site would

be developed. The adopted 2017 IS/MND found the previous project would not have any significant environmental effects with implementation of mitigation measures to reduce impacts to biological resources, cultural resources, hydrology and water quality, transportation/traffic, and utilities and service systems.

2. Lead agency name and address:

County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Contact: Marcus Lubich, Project Manager
Phone number: (858) 414-4593
E-mail: Marcus.Lubich@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

4. Summary of the activities authorized by present permit/entitlement application:

Introduction

Since October 1999, the community of Ramona has been pursuing the concept of a multi-purpose community campus to accommodate affordable senior housing, a family resource center, a library, senior center, and other community facilities with connectivity to the proposed Santa Maria Creek Greenway Trail. In furtherance of that concept, the County of San Diego (County) acquired land in 2009 on State Route 67 (Main Street) between 12th Street to the east, 13th Street to the west, and Santa Maria Creek to the north, in the community of Ramona. In 2014, the County approved and constructed the Ramona Branch Library at the intersection of 13th Street and Main Street. As previously detailed, in 2017, an IS/MND was adopted for the RICC Project, which included a senior center, adult day care center, community gymnasium and teen café, family resource center, community support center, childcare center, and outdoor recreational amenities. While approved, construction of the 2017 project never commenced. Since approval of the 2017 project, state and county priorities have shifted towards affordable housing projects to help alleviate the existing housing crisis.

The proposed Paseo Norte Senior Affordable Housing Project (or proposed project) includes a Disposition and Development Agreement, Minor Use Permit (ZAP), Boundary Adjustment, and a Density Bonus application to authorize a mixed-use development, consisting of affordable residential housing for low-income seniors, a senior center, a Ramona Program for All-Inclusive Care for the Elderly (PACE) Wellness Center, trail connectivity and recreational uses. While the proposed project includes the addition of affordable housing, it also includes elements of the 2017 project, including the senior center, adult day care facility (now referred to as the PACE Wellness Center), trail connectivity and public park uses adjacent to the Santa Maria Creek, as well as parking and various infrastructure improvements to support the new facilities.

Other elements of the 2017 project that are no longer part of this project would be carried out by the County on the remaining RICC project area, at a later date under a separate CEQA process, which would include the community support center, community gymnasium and teen café, childcare center, and recreational elements such as a skatepark and amphitheater. The family resource center element of the 2017 project is currently under construction near the intersection of Main Street and 12th Street, and is anticipated to be complete Fall 2024.

Project Location

The proposed project site occupies 7.86 acres of the previous 14-acre RICC site within the community of Ramona in unincorporated San Diego County, as shown in ***Figure 1, Regional Location***. The project site is located on APNs 281-182-17 and 281-182-18. The project site is generally bound by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west, as shown in ***Figure 2, Project Site and Vicinity.***

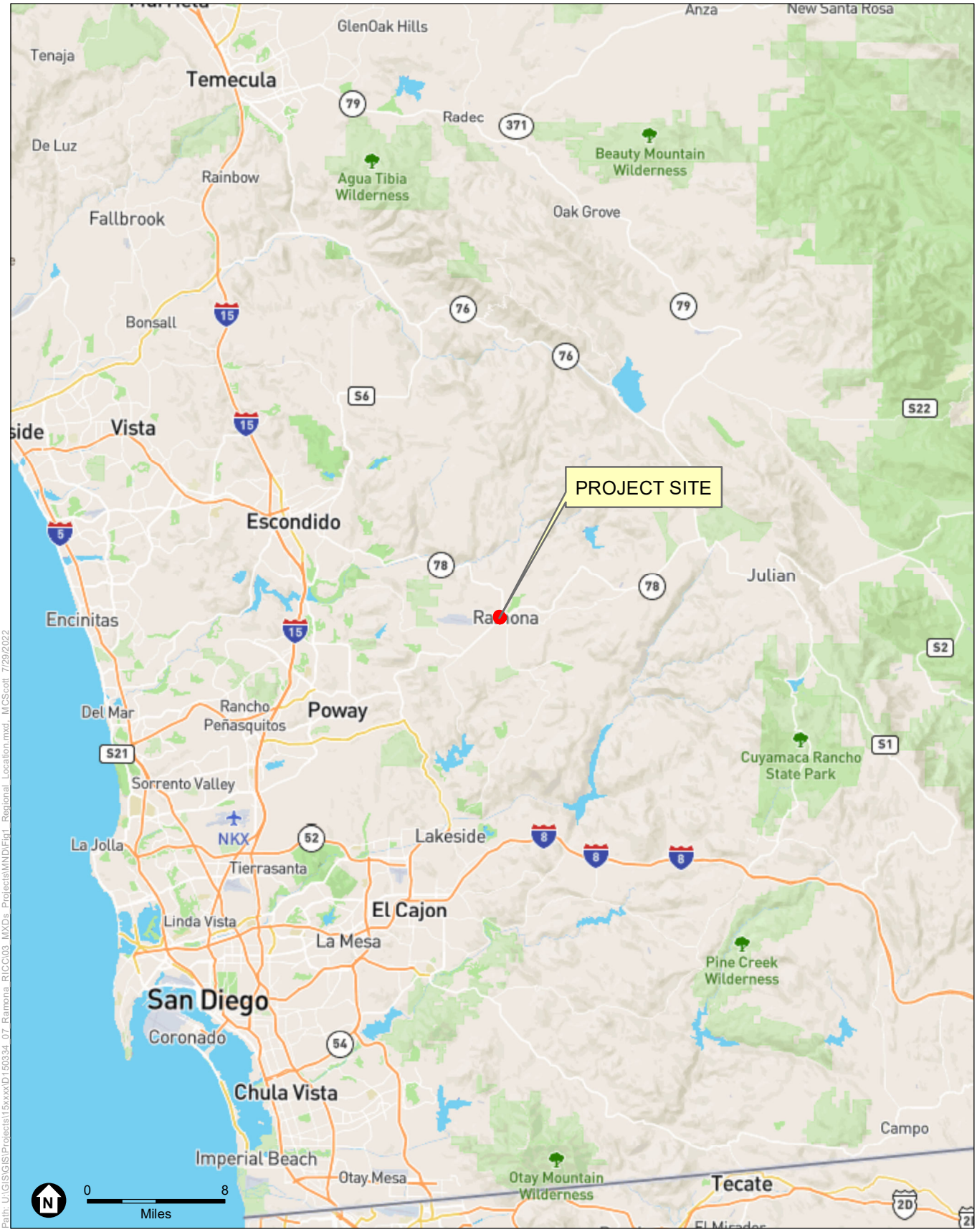
The proposed project site is located in the Paseo Sub-Area of the Ramona Village Center, which is an area identified in the Ramona Community Plan. The project site is zoned as V4 General District, V2 Rural District, and V1 Natural District. According to the San Diego County General Plan, the project site is designated as Rural Commercial (C-4), Rural Lands (RL-20), and High Impact Industrial.

Project Description

Senior Group Residential Housing, Senior Center, and Program for All-Inclusive Care for the Elderly Wellness Center

As shown in ***Figure 3, Site Plan***, the proposed project would consist of approximately 100 affordable residential units for low-income seniors, which would include 85 one-bedroom units and 15 two-bedroom units. Residential units would be located within an approximately 77,500 sf two-story building with a maximum height of 35 feet arranged around a courtyard near the southeastern portion of the project site. The ground floor of the residential building would include a lobby, lounge, senior center, a common kitchen, two laundry rooms, and 42 one- bedroom units and 8 two-bedroom units. The ground floor would also include an outdoor terrace with a fire feature adjacent to the lobby and lounge. The senior center would be 1,800 sf and would include a lobby, multiuse room, kitchen, dining area, and restrooms. The residential building's second floor would include two laundry rooms, 43 one-bedroom units, and 7 two-bedroom units. The residential building's interior courtyard would include a barbeque area, bocce ball court, and community gardens. The two-story residential building would be designed to be neutral-toned, featuring stone cladding, wood details, lap siding, and stucco materials.

An approximately 5,000 sf single-story PACE Wellness Center with a maximum height of 20 feet would be located west of the residential building. The PACE Wellness Center would include a lobby with reception area, exam rooms, physical therapy area, staff lounge and locker rooms, storage and service spaces, and restrooms. Similar to the residential building, the PACE Wellness Center would include lap siding and wood details with a stone cladded outdoor fire feature and chimney.



SOURCE: OpenStreet Map, 2021

Paseo Norte Senior Affordable Housing Project

Figure 1
Regional Location

ESA



SOURCE: ESRI

Paseo Norte Senior Affordable Housing Project

Figure 2
Project Site and Vicinity

ESA



D150334.00 - County of San Diego General Services As-Needed\02 Active Tasks\D150334.07 - Ramona RICC\05 Graphics-GIS-Modeling

SOURCE: Wakeland, 2022

Paseo Norte Senior Affordable Housing Project

Figure 3
Site Plan

ESA

Implementation of the residential building (which would include the senior center) and PACE Wellness Center would require the construction of utility services and relocation (or undergrounding) of utility lines, including water, wastewater, storm drainage, electricity, telecommunications, and solid waste disposal areas, per coordination with the utility company. The proposed project would be designed with an all-electric building design and project buildings would not utilize natural gas or include natural gas infrastructure. The proposed project would be constructed to achieve GreenPoint Rated certification. In addition, shielded security and landscaping lighting would be placed outdoors in public areas.

Pursuant to the County of San Diego Zoning Ordinance (ZO) Section 6365, the proposed project would likely utilize all four development incentives to waive requirements for parking, a 25 percent commercial building requirement, design requirements, and height and/or story requirements in order to build affordable housing in this location.

The proposed project includes a Disposition and Development Agreement, Minor Use Permit (ZAP), Boundary Adjustment, and a Density Bonus application to authorize a mixed-use development.

Public Park

The proposed project would include a public park located north of the residential and PACE Wellness Center uses, extending to the Santa Maria Creek. The public park area would be vegetated with shade trees and grasses. In addition, a looped multipurpose trail would span the perimeter of the southern portion of the public park area, with multiple shade structures and picnic benches located at various points along the trail. The multipurpose trail would be approximately 5,000 linear feet and six to eight feet wide. In the northern portion of the proposed public park area, south of Santa Maria Creek, the multipurpose trail would connect to a proposed extension of the Santa Maria Creek Greenway Trail, which would cross the project site in an east to west direction. This portion of the trail would allow for equestrian uses. The walking path would be composed of decomposed granite pavement. The public park area would also include two pickleball courts and a tot lot, located adjacent to and within the multipurpose loop. The public park would be constructed by the affordable housing developer. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego, Department of Parks and Recreation (DPR). DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Parking and Circulation

The proposed project would include two parking lots: senior center and PACE Wellness Center parking to the north of the PACE Wellness Center, and senior residential parking to the north of the residential building. The two parking lots would have egress and ingress ~~via the terminus of 12th Street and~~ via 13th Street. Access from 12th Street would be used for emergency purposes only. The proposed project would include approximately 98 parking spaces total. The senior residential parking lot would include approximately 73 parking spaces, and the western lot serving the senior center and PACE Wellness Center would include 25 spaces (including 14 employee spaces). The project would require 147 parking spaces pursuant to Section 6750 of the ZO but a reduction in parking spaces would be allowed pursuant to Density Bonus Section 6350 of the ZO.

Roadway improvements to 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH# 2021100070], by the County Department of Public Works (DPW). The current project frontage along 13th Street/Maple Street is an existing dirt road, which would be improved to County Road Standards as part of the 13th Street Bridge Project. The 13th Street Bridge Project would provide a new vehicular bridge spanning the Santa Maria Creek, and roadway and pathway improvements to 13th Street and Willow Road. As noted above, this project would construct a curb cut to provide ingress and egress to the project site from 13th Street.

Pedestrian improvements would include construction of periphery sidewalks along 12th street (sidewalk pedestrian improvements along 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH # 2021100070]). Additionally, pedestrian paths landscaped with shrubs and shade trees would be located throughout the site, including along the exterior perimeter of the buildings. A paseo would be located between the proposed residential building/senior center and PACE Wellness Center, which would expand from the public park area through the parking lot, to the southern project boundary. All pedestrian improvements would include Americans with Disabilities Act (ADA) accessible walkways, ramps, and entrances.

Construction

Construction of the proposed project would occur in five phases, as detailed in **Table 1***, Construction Phases and Equipment*. Construction would occur 6 days per week, consistent with Section 36.408 of the County Code of Ordinances, over a total of 23 months starting in the winter of 2025. A maximum of 500 cubic yards (cy) of soil would be excavated and a maximum of 5,500 cy of fill would be imported. Maximum ground disturbance depths are expected to reach depths of up to five feet below ground surface. Construction would occur within permitted working hours, in compliance with the San Diego County Code of Regulatory Ordinances. Staging for the project would occur on-site.

Table 1
Construction Phases and Equipment

Phase	Activity	Duration	Approximate Construction Workers	Typical Construction Equipment
1	Site Preparation	1 month	9	Rubber Tired Dozer Tractors/Loaders/Backhoes
2	Grading/Excavation	1 months	10	Graders Excavators Rubber Tired Dozers Tractors/Loaders/Backhoes
3	Building and Park Construction	23 months (concurrent with Paving and Architectural Coating)	115	Cranes Forklifts Generator Sets Tractors/Loaders/Backhoes Welders
4	Paving	9 months (concurrent with Building Construction and Architectural Coating)	8	Pavers Paving Equipment Rollers
5	Architectural Coating	5 months (Concurrent with Building Construction and Paving)	23	Air Compressors

Operation

The proposed project site is currently owned by the County of San Diego. Per the Disposition and Development Agreement, the affordable housing developer would acquire the entirety of both APNs (281-182-17 and 281-182-18) from the County. Upon acquisition, the affordable housing developer will process a Boundary Adjustment to separate park from the affordable housing, PACE Clinic, and senior center, and a Minor Use Permit with PDS, and then the affordable housing developer would construct the site as outlined above. Upon successful completion of construction, the parcel with the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated back to County of San Diego DPR. DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Both the proposed senior center and the PACE Wellness Center would provide services to the residents living within the project site, as well as the surrounding community, enhancing the level of senior services available and allowing for an aging in place opportunity. These services would include care management and care coordination, medical care, physical and occupational therapies, home based outreach and services, assistance with activities of daily living, behavioral health services, recreational activities, nutritional meals, and transportation.

The senior center and PACE Wellness Center would operate between 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday. The senior center would be staffed by approximately three full time employees. There would also be eight full time employees staffed for the senior housing units and a maximum of 24 employees at the PACE Wellness Center.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
☒	☐

If yes, describe **ALL** differences.

The previous project site, approved in 2017, consisted of seven parcels in total (including three County-owned parcels and adjacent Caltrans-owned parcels, as well as the two Caltrans replacement parcels). Certain elements of the previous project have remained the same; however, the project site decreased in size from 14 acres in 2017 to 7.86 acres currently. The proposed project would consist of APNs 281-082-17 and 281-182-18. The five parcels located to the southeast of the project site are no longer considered (APNs 760-157-49, 281- 0182-13, 281-182-12, 281-191-03, and 281-191-02). In addition, the two Caltrans replacement parcels located in Julian and Ramona (APNs 281-122-18 and 291-122-18) are not part of the current proposal.

As detailed below in **Table 2**, *Comparison of the 2017 Project and the Proposed Project*, elements of the previous project that would not be included as part of the current project consist of the community gymnasium and teen café, childcare center, community support center, play area, skate park, amphitheater, and softball field. The family resource center is currently under construction on the adjacent Caltrans parcel and is anticipated to be complete by Fall 2024, prior to construction of the proposed project.

Table 2
Comparison of the 2017 Project and the Proposed Project

Use	2017 Project	Proposed Project	Status/Notes
Senior center	12,500 sf	1,800 sf	To be located within the proposed residential building.
Adult day care center (now known as the PACE Wellness Center)	5,000 sf	5,000 sf	
Community gymnasium and teen café	14,000 sf	Not included	Not included as part of the proposed project
Childcare center	20,000 sf	Not included	Not included as part of the proposed project
Family resource center	10,000 sf	Not included	Currently under construction at the intersection of Main Street and 12th Street. Construction is anticipated to be completed prior to the proposed project.
Community support center	3,660 sf	Not included	This space is now provided in the existing Ramona Library
Public park uses	Amphitheater, skatepark, softball field, walking trails, open space	Pickleball courts, tot lot, multipurpose trails, and open space	Amphitheater and skatepark future to be determined (not included as part of the proposed project). The softball field has been replaced with pickleball courts and a tot lot.
Senior affordable housing	Not included	100 units (75,700 sf)	The residential building includes the senior center. The residential component plus the senior center total a building size of 77,500 sf.
Parking	230 spaces	98 spaces	

The proposed project would include elements of the previous project, including the senior center, PACE Wellness Center (previously known as the adult day care center), associated parking, and open space. The senior center has reduced in size from a 12,500 sf footprint to a 1,800 sf footprint, and would be located within the proposed residential building. The proposed project includes the addition of affordable residential housing for low-income seniors. New elements of the proposed project that were not included in the 2017 project are the affordable residential housing for seniors, a tot lot, and pickleball courts.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS MND.** 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.

☐ NONE

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

DETERMINATION

On the basis of this analysis, Planning & Development Services 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 previous EIR or MND 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 adopted MND or 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 MND 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 a 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 MND 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 MND 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 MND 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

INTRODUCTION

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 MND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an MND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Mitigated 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 Mitigated Negative Declaration 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 Mitigated Negative Declaration 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 Mitigated Negative Declaration was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or Mitigated Negative Declaration; or

    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Mitigated Negative Declaration 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 Mitigated Negative Declaration 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 Mitigated Negative Declaration 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 MND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous MND 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 aesthetic resources including: cause a substantial adverse effect on scenic vistas; cause substantial damage to scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; substantially degrade the existing visual character or quality of public views of the site and its surroundings; or create new sources of substantial light or glare, which would adversely affect day or nighttime views in the area?

YES	NO
☐	☒

The 2017 IS/MND concluded that less-than-significant impacts to scenic resources or aesthetics would occur.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. The proposed project would include an approximately 77,500 sf two-story residential building (which would include a 1,800 sf senior center) as well as a single-story building consisting of an approximately 5,000 sf PACE Wellness Center. Similar to the 2017 project, open space and recreational uses would be located in the northern portion of the project site.

The project site is approximately 0.25 mile southwest of State Route (SR) 78 and approximately 0.13-mile north of SR 67 (Main Street), both identified as scenic highways in the County's Scenic Highway Element. A Visual Study and associated visual simulations were prepared showing pre- and post-project views of the project site from both County scenic routes, as detailed in Appendix B, Visual Study (County of San Diego 2023). The visual simulations show viewpoints of the project site from various angles, including from the intersections of Main Street and 12th Street looking west (Key View 1), Main Street and 13th Street looking north (Key View 2), SR-78 and A Street looking west (Key View 3), and SR-78 and B Street looking west (Key View 4). As shown in the visual simulations, intermittent views of the project site would be visible from the intersection of Main Street and 12th Street (Key View 1); however, the proposed project would be neutral toned and remain generally consistent with the mass and scale of the surrounding commercial uses. As shown in the visual simulations, existing vegetation and existing surrounding buildings (including the Ramona Library) would continue to be the dominant view along both County scenic highways. The proposed project would not block views of the surrounding mountains and project design would be compatible with the existing environment's

visual character and quality, consistent with the project analyzed in the 2017 IS/MND. The proposed project would therefore not degrade the existing visual character or quality of the area, including from identified scenic highways.

The project site is in Zone B as identified by the San Diego County Light Pollution Code and located approximately 22 miles south of the Palomar Observatory. The project site is located in the downtown center of Ramona, where existing development contributes a substantial amount of light that affects nighttime views. Existing sources of lighting in the immediate vicinity of the proposed project include streetlights, and lighting from commercial and industrial buildings. The proposed project would introduce new sources of light, including lighting on the exterior of the proposed buildings and in the parking area. However, similarly to the previous project, the proposed project would not adversely affect nighttime views or astronomical observations because the proposed project would conform to the Light Pollution Code (LPC) (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. Therefore, the proposed project would result in a less-than-significant impact on aesthetic resources, consistent with the 2017 IS/MND.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified or previous MND 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 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; conversion of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)); loss of forest land or conversion of forest land to non-forest use; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

YES	NO
☐	☒

The 2017 IS/MND concluded no impacts related to agriculture and forestry resources would occur.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. As stated in the 2017 IS/MND, the project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. According to the Phase I Environmental Site Assessment (ESA) prepared for the proposed project in 2019, aerial photographs identified potential agricultural use on the project site between 1953 and 1968 which may have included ranching or dry farming. However, the land has been vacant since 1971, and no longer contains any agricultural uses or ranching activities (AEC 2019). Furthermore, since the approval of the 2017 project, no changes to a Williamson Act Contract

have occurred. The project site is zoned V4 General District, which allows for community recreation and other civic amenities. The northern portion of the project site is zoned as V2 Rural District and V1 Natural District around the Santa Maria Creek. Both zones permit community recreation uses, which is consistent with agricultural uses. Therefore, the proposed project would result in no impacts to agricultural resources or forestry resources, including the conversion of land to non-agricultural use, consistent with the 2017 IS/MND.

III. AIR QUALITY – Since the previous EIR was certified or previous MND 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); results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or results in other emissions, such as those leading to odors, adversely affecting a substantial number of people?

YES	NO
☐	☒

The 2017 IS/MND concluded less-than-significant impacts related to violation of air quality standards, impacts to sensitive receptors, and exposure to objectionable odors. The 2017 project was determined to be consistent with the County's General Plan, site zoning, and land use projections within the RAQS and SIP.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

Construction Emissions

Proposed project construction was assumed to take approximately 23 months. Table 1, *Construction Phases and Equipment*, summarizes the expected construction schedule and number of pieces of equipment. The proposed project would export approximately 500 cubic yards of soil and import 5,500 cubic yards of soil during the grading/excavation phase, with the remaining soil to be balanced on-site. Emissions from project construction activities were estimated based on the construction phase in which the activity would be occurring. Daily truck trips and default trip length data were used to assess roadway emissions from truck exhaust. The maximum daily emissions are estimated values for the worst-case day and do not represent the emissions that would occur for every day of construction of the proposed project. The maximum daily emissions are compared to the San Diego County Air Pollution Control District (SDAPCD) daily regional numeric indicators. Detailed construction equipment lists, construction scheduling, and emissions calculations are provided in the Air Quality Technical Report (Appendix C).

The proposed project construction and operational criteria air pollutant emissions are estimated using the California Emissions Estimator Model (CalEEMod) (version 2022.1.1) software, an emissions inventory software, which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professions to quantify potential criteria pollutant and greenhouse (GHG) emissions from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory) have been provided by the various California air districts to account for local requirements and conditions. The model is an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects throughout California and is recommended by the SDAPCD and County of San Diego for construction emission calculations. Emissions from on-road vehicles were estimated outside of CalEEMod using emission factors from the California Air Resources Board (CARB) On Road Vehicle Emissions Factor Model version 2021 (EMFAC2021) for haul and material vendor trucks and worker vehicles.

Grading activities associated with construction of the proposed project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures and SDAPCD Rule 55. SDAPCD Rule 55 requires the implementation of dust control measures such as application of water to graded/exposed surfaces and during loading/unloading activities, wheel-washing or other means to minimize track out dust on vehicles entering/leaving the project site, stabilization of dirt piles, and hydroseeding of graded areas to minimize dust emissions from exposed surfaces. The proposed project would be required to water the site three times daily and replace ground cover in disturbed areas when they become inactive. Consistent with SDAPCD Rule 67.0.1, nonresidential interior paint would not exceed flat coating limits (i.e., 50 grams per liter [g/L] VOC), exterior paint would not exceed non-flat coating limits (i.e., 50 g/L VOC), and a small portion of exterior trim paint and other minor paint finishes would not exceed non-flat high-gloss coating limits (i.e., 50 g/L VOC). Consistent with SDAPCD Rule 67.0.1, the project would use architectural coatings with a VOC content of 50 g/L or less for exterior coatings and 50 g/L or less for interior coatings. Coatings for parking areas would use architectural coatings with a VOC content of 100 g/L or less. Consistent with County of San Diego PDS requirements and the 2017 IS/MND, all construction equipment would meet United States Environmental Protection Agency (USEPA) Tier 3 emissions standards.

Table 3*, Estimated Regional Construction Emissions,* presents the maximum daily criteria air pollutant and precursor emissions resulting from the construction of the project (Appendix C, Air Quality Technical Report).

Table 3
Estimated Regional Construction Emissions (pounds per day)[a]

Source	VOC	NO_X	CO	SO_2	PM_{10} [b]	$PM_{2.5}$ [b]
Site Preparation – 2024	<1	24.0	28.9	<1	8.8	4.8
Grading – 2024	<1	18.6	20.8	<1	4.2	2.1
Building Construction – 2024	1.3	14.9	23.7	<1	2.8	1.1
Building Construction – 2025	1.2	14.7	23.2	<1	2.8	1.1
Paving – 2025	<1	8.7	11.2	<1	<1	<1
Architectural Coating – 2025	4.1	1.6	2.7	<1	<1	<1
Overlapping Phases						
Building Construction + Paving + Architectural Coating - 2025	1.7	23.6	34.9	<1	3.3	1.5
Building Construction + Paving 2025	5.8	25.1	37.1	<1	3.8	1.6
Maximum Daily Emissions	**5.8**	**25.1**	**37.1**	**<1**	**8.8**	**4.8**
County Screening-Level Threshold	137	250	550	250	100	55
Exceeds Thresholds?	No	No	No	No	No	No

NOTES:

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix C.

[b] Emissions include fugitive dust control measures consistent with South Coast Air Quality Management District Rule 403.

[c] Modeling for project construction is estimated to start in winter 2024, but may commence at a later date. If this occurs, construction impacts would be lower than those analyzed here due to the use of a more energy-efficient and cleaner burning construction vehicle fleet mix, pursuant to state regulations that require vehicle fleet operators to phase in less polluting heavy- duty equipment. As a result, should Project construction commence at a later date than analyzed in this analysis, air quality impacts would be lower than the impacts disclosed herein.

SOURCE: ESA, 2023.

Operational Emissions

The proposed project's operational emissions are estimated using CalEEMod version 2022.1.1. CalEEMod was used to forecast the daily regional emissions from area sources that would occur during long-term operation of the proposed project. For transportation-related emissions, a 2015 Air Quality Technical Report was prepared for the previous project in support of the 2017 IS/MND. The 2015 air quality technical report prepared for the previous project calculated a total annual vehicle miles travelled of 3,807,278 miles. Comparatively, the proposed project would result in 2,422,909 total annual miles, which is considerably fewer miles than evaluated in the 2017 IS/MND and associated 2015 air quality technical report (see Section XVII. Transportation). Similar to construction, operational emissions from on-road vehicles were estimated outside of CalEEMod using the CARBEMFAC2021 model. All vehicle types would visit the project site. Therefore, this assessment uses the San Diego Air Basin's motor vehicle fleet mix and the fleet average calendar year emissions factors from EMFAC2021 to estimate mobile source operational emissions for the buildout year of 2025.

Area source emissions are based on landscaping equipment and consumer product usage (including paints) rates provided in CalEEMod. The project would implement similar low-flow faucets, toilets, and showers and water-efficient irrigation system as assumed in the 2017 IS/MND. Solid waste diversion is assumed to be 60 percent as the County achieved 60 percent waste diversion in the unincorporated areas as of 2018. Operational emissions are considered to be all net new emissions as the existing site is vacant. **Table 4***, Estimated Regional Operational Emissions,* presents the maximum daily and annual criteria air pollutant and precursor emissions resulting from the operation of the proposed project (Appendix C, Air Quality Technical Report).

Table 4
Estimated Regional Operational Emissions (pounds per day)[a]

Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area (Architectural Coating, Consumer Products Usage, Landscaping)	2.47	0.06	5.96	<1	<1	<1
Energy	0	0	0	0	0	0
Mobile	2.60	2.39	22.50	0.05	4.73	1.23
Total Regional Emissions	5	2	28	<1	5	1
County Screening-Level Threshold	137	250	550	250	100	55
Exceeds Thresholds?	No	No	No	No	No	No

NOTE:

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix C.

SOURCE: ESA, 2023.

The County has established screening level thresholds (SLTs) to assist lead agencies in determining the significance of project-level regional air quality impacts within the county. The SLTs are based on SDAPCD's Regulation II, Rules 20.2 and 20.3 (new source review for non-major and major stationary sources, respectively), which outline Air Quality Impact Analysis (AQIA) Trigger Levels for regional criteria pollutants for new or modified sources under the New Source Review (NSR) program. The SLTs provide quantitative metrics to determine whether a project's emissions above the STLs would result a significant impact to air quality for CEQA purposes. Refer to the Air Quality Technical Report (Appendix C) for additional information regarding the SLTs. As shown in Tables 3 and 4, project construction and operational criteria air pollutant and precursor emissions would not exceed the County's SLTs for any criteria air pollutants or ozone precursors. Therefore, the proposed project would have less-than-significant impacts construction and operational criteria air pollutant emissions quality, consistent with the 2017 IS/MND.

Consistency with Plans

The proposed project would be consistent with the applicable General Plan and therefore would be also consistent with the RAQS and the SIP. If a proposed development exceeds the growth projections, it would have a potentially significant impact on air quality. Currently, the project site is designated as General Commercial, High Impact Industrial, and Rural Lands (RL-20). Prior to the County's purchase of the project site, Housing and Community Development Services worked with County partners and consultants to conduct a market study and due diligence land use analysis to evaluate the potential uses of the site and to determine the market conditions in the community. These studies concluded that there is strong demand for affordable senior housing in Ramona. As described in the Project Description, the proposed project would be compatible with the existing General Plan designations and zoning upon approval of a minor use permit (ZAP). The proposed project would consist of approximately 100 affordable senior residential units, which would include 85 one-bedroom units and 15 two-bedroom units. Therefore, the proposed project would conform to planned growth that is anticipated by the General Plan and result in compliance with state and local housing regulations and would be consistent with the population growth projections for the area. As SANDAG does not have local land use or regulatory authority, the project's consistency with the County of San Diego General

Plan would be sufficient to determine that the proposed project would not conflict with SANDAG growth projections and the RAQS.

Additionally, the proposed project would comply with CARB regulatory requirements to minimize short-term emissions from on-road and off-road diesel construction equipment (i.e., Title 13 California Code of Regulations [13 CCR], Section 2485 – anti-idling regulation; 13 CCR, Section 2025 – Truck and Bus regulation to reduce NO_X, PM10, and PM2.5 emissions; and 13 CCR, Section 2449 – In-Use Off-Road Diesel Fueled Fleets regulation to reduce NO_X, PM10, and PM2.5 emissions). In accordance with County of San Diego Planning and Development Services requirements, the project would require the construction contractor to use a minimum of Tier 3 equipment, which would reduce exhaust NOx, PM10, and PM2.5 emissions from construction equipment. The proposed project would also comply with SDAPCD regulations for controlling fugitive dust pursuant to SDAPCD Rule 55 - Fugitive Dust and SDAPCD Rule 67.0.1 for controlling VOC emissions from the application of architectural coatings.

Compliance with these requirements is consistent with and meets the RAQS requirements for control measures intended to reduce emissions from construction equipment and activities. Therefore, the proposed project would not conflict with or obstruct implementation of the RAQS, and impacts would be less than significant, consistent with the 2017 IS/MND.

Sensitive Receptors

Construction

Health risk was calculated for the off-site residential receptors within approximately 1,000 feet of the proposed project site to capture maximum risk impacts. The health risk assessment includes the County of San Diego Planning and Development Services requirement for the project to utilize a construction contractor with equipment that achieves a minimum of the Tier 3 emissions standards, which would reduce exhaust diesel particulate matter emissions (i.e., exhaust PM10 and PM2.5 emissions). AERMOD was used to quantify concentrations at the off-site receptors. Health risk calculations were performed using a spreadsheet tool consistent with OEHHA guidance. The spreadsheet tool incorporates the algorithms, equations, and a variable described above, as well as in the OEHHA guidance, and incorporates the results of the AERMOD dispersion model. The proposed project's detailed health risk assessment is included as Appendix B of the Air Quality Technical Report (Appendix C of this checklist).

The maximum unmitigated incremental increase in cancer risk at the maximum impacted sensitive receptor would be up to approximately 3.8 in one million. The maximum risk would occur at the residential receptors located to the southeast of the project site and would not exceed the significance threshold of 10 in one million. Thus, the cancer risk for nearby sensitive receptors would be less than significant.

The chronic noncancer health impacts from construction of the proposed project would be approximately 0.008 for the maximum impacted sensitive receptor, which would be well below the significance threshold of 1.0. The maximum impacted receptors would be the residential receptors located to the southeast of the project site. Thus, the chronic noncancer health risk for nearby sensitive receptors would be less than significant, consistent with the 2017 IS/MND.

Operation

The proposed project would not generate or attract substantial numbers of delivery trucks and service vehicles (i.e., more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units per day). Project-related trucks that would visit the site would be required to comply with the applicable provisions of the CARB Truck and Bus regulation (13 CCR, Section 2025) and the CARB anti-idling regulation (13 CCR, Section 2485), which would minimize PM and NO_X emissions from diesel trucks. Therefore, project operations would not be a substantial source of diesel particulates. Furthermore, TAC emissions from periodic maintenance operations are expected to be sporadic and intermittent, which is typical of residential uses, and would result in minimal exposure to off-site and on-site sensitive receptors. Architectural coatings are regulated via SDAPCD Rule 67.0.1, which places limits on the VOC (some of which may be TACs) content of various coating categories. Thus, operation of the proposed project would not expose sensitive receptors to substantial toxic air contaminant concentrations and operational impacts would be less than significant, consistent with the 2017 IS/MND.

CO Hotspots

There is no localized CO hotspot significance threshold methodology for the SDAPCD. For this reason, this CO hotspot analysis relies on the County of San Diego Guidelines for Determining Significance (County of San Diego 2007a). CO hotspots may potentially occur at signalized intersections that operate at or below Level of Service (LOS)[1] E with peak-hour trips for that intersection exceeding 3,000 trips. The 2015 Traffic Impact Analysis for the Ramona Intergenerational Community Campus project, which was prepared for the 2017 IS/MND, identified one intersection, Main Street and 12th Street, that would operate at LOS E or worse. Based on the traffic projections, the proposed project would generate a total of 567 daily vehicle trips during weekdays and 48 peak hour vehicle trips (see Section XVII. Transportation). The proposed project site is adjacent to Walnut Street, Maple Street/13th Street, and 12th Street and in proximity to Main Street. Walnut Street and Maple Street/13th Street are not thoroughfares and do not carry daily vehicle volumes of more than 10,000 average daily trips, which is generally equivalent to peak hour trips of approximately 1,000 trips or less.[2] Main Street (at 12th Street) carries approximately 25,780 average daily trips while 12th Street (at Main Street) carries approximately 537 average daily trips based on the 2015 Traffic Impact Analysis. Conservatively assuming a 1 percent increase in the daily traffic volume, the segment of Main Street near 12th Street would be estimated to carry approximately 27,916 average daily trips (approximately 2,792 peak hour trips) and the segment of 12th Street near Main Street would be estimated to

[1] Level of service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of service provides an index to the operational qualities of a roadway segment or an intersection. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions.

[2] The Federal Highway Administration had a general assumption that peak hour trips represent approximately 10 percent of daily trip volumes (the Federal Highway Administration considers 10 percent to be a standard assumption. See http://www.fhwa.dot.gov/planning/tmip/publications/other_reports/tod_modeling_procedures/ch02.cfm.

carry approximately 581 average daily trips (approximately 58 peak hour trips) in 2023.[3] Based on the project's 48 peak hour vehicle trips, the project would not cause peak-hour trips in excess of 3,000 trips at an intersection that operates at or below LOS E. Therefore, the proposed project would not exceed the County's screening level for CO hotspots and would not contribute considerably to the formation of a CO hotspot. Impacts would be less than significant, consistent with the 2017 IS/MND.

Other Emissions Such as Those Leading to Odors

Construction and long-term operation of the proposed project would not introduce new sources of odors and would not create objectionable odors that could affect nearby sensitive receptors. The proposed project is required to conform to SDAPCD Rule 51 (Public Nuisance), SDAPCD Rule 67.0.1 (VOC limits), and the CARB Air Toxics Control Measure. With respect to other emissions, criteria air pollutant emissions from those pollutants that are in attainment (CO, NO_2, and SO_2) would be less than significant during construction and operation. Therefore, potential odor impacts would be less than significant, consistent with the 2017 IS/MND.

IV. BIOLOGICAL RESOURCES – Since the previous EIR was certified or previous MND 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 biological resources including: substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species or on any riparian habitat or other sensitive natural community identified 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; substantial adverse effects on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; substantial 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, such as such as a tree preservation policy or ordinance?

YES	NO
☒	☐

The 2017 IS/MND concluded that impacts to biological resources would be less than significant with implementation of mitigation measures **MM-BIO-1** to reduce impacts related to wetlands/riparian habitat, **MM-BIO-2** to reduce impacts related no non-native grassland habitat, **MM-BIO-3** to reduce impacts to San Diego gumplant, and **MM-BIO-4** to reduce impacts to nesting birds due to construction-related noise. The previous project concluded it would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

[3] The Federal Highway Administration had a general assumption that peak hour trips represent approximately 10 percent of daily trip volumes (the Federal Highway Administration considers 10 percent to be a standard assumption. See http://www.fhwa.dot.gov/planning/tmip/publications/other_reports/tod_modeling_procedures/ch02.cfm.

A Biological Technical Report, dated September 2023, was completed by Environmental Science Associates for the proposed project. The report analyzes the impacts of the proposed project located on APNs 281-182-17 and 281-182-18 and is attached as Appendix D. Ground conditions at the project site have changed since the previous project was analyzed. The 2017 IS/MND mitigation measures have been updated and renumbered to reflect the below analysis for the proposed project.

Special-Status Plants

The Biological Technical Report identified that one special-status plant species, southern tarplant, was observed within the study area during focused surveys in 2021. Approximately 3,206 southern tarplant individuals were observed on-site within a 0.032-acre area in the northern and eastern portions of the study area. Direct counts were estimates, and southern tarplant population size can fluctuate depending on various factors (e.g., natural fluctuations in population size of this annual species, precipitation and drought); thus, impacts were analyzed based on area of the population. The proposed project would avoid approximately 0.027 acre of southern tarplant; however, approximately 0.005 acre of southern tarplant would be directly impacted by the construction activities associated with the proposed project, including direct loss of individuals (Figure 12 in Appendix D). Impacts to southern tarplant would be potentially significant. However, implementation of **MM-BIO-1** would reduce impacts to a less-than-significant level.

Special-Status Wildlife

The Biological Technical Report identified that eight special-status bird species were observed within the study area, including least Bell's vireo (FE, SE, County Group 1), yellow warbler (SSC, County Group 1), Cooper's hawk (State Watch List, County Group 1), red-shouldered hawk (County Group 1), and western bluebird (County Group 2), as well as observations of species flying over the study area, including double-crested cormorant (County Group 2), turkey vulture (County Group 1), and white-tailed kite (State Fully Protected, County Group 1). One special-status reptile species, Belding's orange-throated whiptail (State Watch List, County Group 2), was observed within the study area during previous surveys (Caltrans 2018). Blackhawk Environmental conducted focused fairy shrimp surveys in 2023; no listed fairy shrimp were found. One special-status amphibian species, western spadefoot (SSC, County Group 2), was observed outside of the southern boundary of the study area during the 2023 fairy shrimp surveys conducted by Blackhawk Environmental; however, no impacts would occur to this species, since it does not occur within the project site or surrounding study area. In addition, other special-status species that were not observed but have a moderate potential to occur within the project site due to the presence of suitable habitat included coastal whiptail, vermilion flycatcher, Townsend's big-eared bat, western red bat, Yuma myotis, and western mastiff bat. Special-status wildlife species observed on-site are shown in relation to the project's impact footprint in Figure 13 in Appendix D.

The proposed project was designed to avoid and minimize impacts to sensitive biological resources, including Santa Maria Creek and its associated native riparian habitat, and to provide setback buffers from development for the protection of these resources. The project includes a 150-foot setback from the main channel of Santa Maria Creek and its associated southern cottonwood-willow riparian forest, and a 50-foot setback from the nearest southern willow scrub mapped within the outer floodplains to the south of the main channel of the creek. These areas

provide the highest quality native suitable habitat for the majority of the special-status species observed or that have a moderate potential to occur on-site, including least Bell's vireo, yellow warbler, Cooper's hawk, red-shouldered hawk, western bluebird, white-tailed kite, coastal whiptail, vermilion flycatcher, Townsend's big-eared bat, western red bat, Yuma myotis, and western mastiff bat. Thus, the project would avoid direct impacts (removal of habitat and direct mortality/loss of individuals) to these species and their habitat. The project would directly permanently impact 0.24 acre of salt grass grassland, 0.12 acre of non-native grassland, and 4.81 acres of non-native grassland: broadleaf-dominated within the central and southern portions of the project site, which may be used for additional foraging habitat for special-status bird and bat species that inhabit Santa Maria Creek and its associated native riparian habitat. Impacts to foraging habitat for special-status wildlife species would be potentially significant. Implementation of MM- BIO-7 would reduce impacts below a level of significance, as further detailed below under Sensitive Natural Communities.

Indirect impacts would be minimized by the setback, and special-status wildlife using this habitat are likely already relatively adapted to human activity due to the extensive existing development within the immediate vicinity north and south of the creek. During construction, increased noise levels and human activity would occur. Although these disturbances would be temporary and would be minimized by the setback buffers, indirect impacts to special-status wildlife species would be potentially significant. Implementation of Mitigation Measures **MM-BIO-2**, **MM-BIO-3**, **MM-BIO-4**, and **MM-BIO-5** would avoid or minimize indirect impacts during construction. Avoidance of the breeding seasons and/or preconstruction surveys to confirm if special-status wildlife species are present or if nesting is occurring, establishing species-specific setback buffers, and/or conducting monitoring during construction to confirm no impacts to special-status wildlife species or established nests would be implemented to reduce impacts below a level of significance.

During operation, potential disturbances to wildlife would be similar to those existing uses in the surrounding vicinity where development already occurs to the north and south of Santa Maria Creek. Although the proposed trail is set back from the native riparian habitat, there may be limited disturbance associated with increased human activity from use of the trail. Additionally, the trail would allow for equestrian uses. The introduction of horses, and specifically horse manure, has the potential to attract brown-headed cowbirds (Molothrus ater). Brown-headed cowbirds are known to parasitize the nests of other birds, and this species was documented during the biological surveys. Increased attraction of brown-headed cowbirds could have an adverse effect on special-status bird species, such as the least Bell's vireo (FE, SE). Thus, indirect impacts to special-status wildlife would be potentially significant. However, implementation of **MM-BIO-6** would reduce impacts to a less-than-significant level.

Double-crested cormorant and turkey vulture were observed flying over the project site, but are not expected to nest on-site due to lack of suitable nesting habitat, and impacts to these species as a result of the project would be less than significant.

Sensitive Natural Communities

The Biological Technical Report found that two sensitive natural communities occur within the study area: southern cottonwood-willow riparian forest and southern willow scrub. In addition, per the County's Guidelines for Determining Significance for Biological Resources, wetland and

riparian habitats (including emergent wetland, southern cottonwood-willow riparian forest and southern willow scrub), salt grass grassland (i.e., native grassland), and Diegan coastal sage scrub are sensitive habitats, and non-native grassland is a naturalized habitat which if impacted, require mitigation at specified replacement ratios. Disturbed habitat under the County's Guidelines for Determining Significance for Biological Resources is not considered sensitive and does not require mitigation for impacts to this habitat. As the North County Multiple Species Conservation Program (NCMSCP) is not yet approved, the project follows the County's Guidelines for Determining Significance for Biological Resources (San Diego County 2010).

The proposed project was designed to avoid and minimize impacts to sensitive biological resources, specifically including these sensitive natural communities, and to provide setback buffers from development for the protection of these resources. The proposed project completely avoids impacts to the southern cottonwood-willow riparian forest, disturbed emergent wetland, and Diegan coastal sage scrub communities on-site. However, the proposed project would permanently impact 0.24 acre of salt grass grassland and a small 0.02-acre patch of southern willow scrub within the eastern portion of the project site (as summarized in Table 3 of Appendix D and shown in Figure 14 of Appendix D). The majority of the southern willow scrub community that will be impacted occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys; however, a small portion of this vegetation community overhangs onto the project site, which would be impacted by the proposed project. Additionally, the project would permanently impact two naturalized communities, including 0.12 acre of non-native grassland and 4.81 acres of non-native grassland: broadleaf-dominated, within the southern portion of the project site. Impacts to salt grass grassland, southern willow scrub, non-native grassland, and non-native grassland: broadleaf-dominated would be potentially significant. However, implementation of **MM-BIO-7** would reduce impacts to a less-than-significant level.

CDFW Riparian Habitat

CDFW jurisdiction on-site includes Santa Maria Creek, associated riparian vegetation, the disturbed emergent wetland, the bio swale, and Culvert 1, which supports 3.538 acres of potential CDFW resources regulated under FGC Section 1600.

The proposed project is designed to avoid and minimize impacts to riparian habitat and to provide setback buffers from development for the protection of these resources. However, the proposed project would permanently impact a 0.02-acre patch of southern willow scrub within the eastern portion of the project site, which is potentially subject to CDFW jurisdiction (Figure 15 in Appendix D). Although the majority of the community occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys, a small portion of this vegetation community overhangs onto the project site, which would be impacted during construction of the proposed project. It is not anticipated that roots of riparian vegetation would be impacted (i.e., since the vegetation is rooted on the adjacent property), but trimming would likely occur. Impacts to southern willow scrub would be potentially significant. However, implementation of **MM-BIO-7** would reduce impacts to a less-than-significant level.

Jurisdictional Waters

USACE jurisdiction on-site includes Santa Maria Creek, which supports 0.178 acre of potentially jurisdictional federal waters of the U.S. RWQCB jurisdiction on-site includes Santa Maria Creek, the disturbed emergent wetland, the bio swale, and Culvert 1, which supports 0.607 acre of potential waters of the State. However, it should be noted that it is unlikely that the RWQCB would take jurisdiction over the disturbed emergent wetland and bio swale as those are constructed features to improve water quality per the County's National Pollutant Discharge Elimination System (NPDES) permit.

The proposed project would not impact USACE jurisdictional waters of the U.S. or wetlands, or RWQCB jurisdictional waters of the State or wetlands. Therefore, no impacts would occur to protected wetlands and no mitigation is required.

Regional Wildlife Movement

The study area supports live-in and movement habitat for species on a local scale, and Santa Maria Creek and its associated native riparian habitat likely functions to facilitate regional wildlife movement. The proposed project is designed to avoid and minimize impacts to sensitive biological resources, specifically including Santa Maria Creek and its associated native riparian habitat, and to provide setback buffers from development for the protection of these resources. The proposed project includes a 150-foot setback from the main channel of Santa Maria Creek and its associated southern cottonwood-willow riparian forest, and a 50-foot setback from the nearest southern willow scrub mapped within the outer floodplains to the south of the main channel of the creek. Therefore, there would be no direct impacts to the Santa Maria Creek regional wildlife movement corridor.

Indirect impacts would be minimized by the setback, and wildlife using this habitat for regional movement are likely already relatively adapted to human activity due to the extensive existing development within the immediate vicinity north and south of the creek. During construction, noise and human activity would potentially increase; however, these disturbances would be temporary, would comply with the requirements of local noise and lighting ordinances, and would not inhibit long-term regional wildlife movement. During operation, potential disturbances to wildlife would be similar to those existing uses in the surrounding vicinity where development already occurs to the north and south of Santa Maria Creek. Although the proposed trail is setback from the native riparian habitat, there may be limited disturbance associated with increased human activity from use of the trail. Therefore, indirect impacts to regional wildlife movement would be potentially significant. However, implementation of **MM-BIO-8** would reduce impacts to a less-than-significant level.

Nesting Birds and Native Wildlife Nursery Sites

The project site supports trees and shrubs that provide habitat suitable for bird nesting. The removal of vegetation during the breeding season for construction of the proposed project may result in the disturbance of nesting birds (passerine and raptors) protected by the Migratory Bird Treaty Act (MBTA) and FGC Sections 3503, 3503.5, and 3513. Impacts to nesting birds would be potentially significant. However, implementation of **MM-BIO-3** would reduce impacts to a less-than-significant level.

If present on-site, roosting bats would inhabit the riparian woodland habitat which will be avoided by the proposed project, and no direct impacts would occur. Indirect impacts to roosting bats during construction activities would be temporary on an intermittent basis. If present on-site, the roosting bat species are already adapted to living in an urbanized setting with the existing night lighting in the vicinity from the adjacent developed areas and traffic along roads. Although portions of the project site would include new lighting, these areas do not contain vegetation or have suitable habitat for roosting bat species, and lighting would be directed away from habitat areas. The incremental addition of noise would be similar to existing conditions, and a change in the on-site operational noise levels and associated human activities would be low and would not diminish wildlife use by roosting bat species that are already adapted to living in an urbanized setting. Additionally, **MM-BIO-4** is included to address potential indirect impacts to special-status bats to a less-than-significant level if construction cannot avoid the maternity roosting season. Therefore, indirect impacts from lighting, noise, and human activity during project operation would not diminish long-term survival of roosting bat species, and therefore would not be significant.

Local Policies and Ordinances

The San Diego County Code of Regulatory Ordinances, including the RPO, restrict to varying degrees impacts to various natural resources including wetlands, wetland buffers, floodplains, steep slopes, sensitive habitat lands and historical sites.

The proposed project is designed to avoid and minimize impacts to sensitive biological resources, including Santa Maria Creek and its associated native riparian habitat, and to provide setback buffers from development for the protection of these resources. The proposed project includes a 150-foot setback from the main channel of Santa Maria Creek and its associated southern cottonwood-willow riparian forest, and a 50-foot setback from the nearest southern willow scrub mapped within the outer floodplains to the south of the main channel of the creek. The proposed project would avoid impacts to wetlands, including the disturbed emergent wetland mapped in the southwest portion of the project site. The proposed project also includes a 50-foot setback from the disturbed emergent wetland. Although this area supports hydrophytes that qualify it to be a wetland, it is a human-made retention basin that is disturbed and dominated by non-native grasses and non-native forbs, and has highly disturbed soils that contain construction debris (e.g., concrete, asphalt); thus, a smaller 50-foot buffer was determined appropriate based on County guidelines (County of San Diego 2010). The project will impact a small 0.02-acre patch of southern willow scrub within the eastern portion of the project site. The majority of the southern willow scrub community that will be impacted occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys; however, a small portion of this vegetation community overhangs onto the project site, which would be impacted by the proposed project. Although soil pits were not taken at this location due to inaccessibility of the drainage feature on the adjacent fenced property, for purposes of this analysis, it is assumed that this area could be a wetland but would not be considered a RPO wetland because it exists solely due to a human-made structure, has negligible biological function or value as wetlands, is small and geographically isolated from other wetland systems. Additionally, it is not a vernal pool, and does not have substantial or locally important populations of wetland dependent sensitive species as defined in the San Diego County Code of Regulatory Ordinance Chapter 6 Section 86.601 subsections (q)(2)(aa)(i-iv). Thus, the project would not conflict with the RPO and impacts would be less than significant.

The proposed project would limit uses adjacent to the Santa Maria Creek floodway to the low-intensity recreational trail use, which would not substantially harm the environmental values of the floodway area.

Per the RPO, impacts to sensitive habitat lands are prohibited unless all feasible measures necessary to protect and preserve the sensitive habitat lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species. Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable sensitive species population, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. As previously stated, the proposed project would avoid impacts to Santa Maria Creek and its associated native riparian habitat, which is a regional wildlife corridor. The proposed project also provides setback buffers from development for the protection of these resources. The proposed project would impact a portion of the southern tarplant population found on-site, which could potentially conflict with the RPO and be a potentially significant impact; however, implementation of **MM-BIO-1** would reduce impacts to a less-than-significant level.

Approved Local, Regional, or State Habitat Conservation Plans

Although not yet formally adopted, the study area is located within the Draft NCMSCP (County of San Diego 2009). The proposed project falls within the NCMSCP area but outside of the Pre-Approved Mitigation Areas (PAMAs). However, since the NCMSCP is not yet approved, the project follows the County's Guidelines for Determining Significance for Biological Resources.

The proposed project is designed to avoid and minimize impacts to sensitive biological resources, specifically including Santa Maria Creek and its associated native riparian habitat, including sensitive natural communities, which comprise the regional wildlife movement corridor, and to provide setback buffers from development for the protection of these resources. The proposed project would avoid impacts to the regional wildlife movement corridor, and to the southern cottonwood-willow riparian forest, disturbed emergent wetland, and Diegan coastal sage scrub communities on-site. However, the proposed project would permanently impact 0.24 acre of salt grass grassland and a 0.02-acre patch of southern willow scrub within the eastern portion of the project site. The majority of the southern willow scrub community that will be impacted occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys; however, a small portion of this vegetation community overhangs onto the project site, which would be impacted by the proposed project. Impacts to salt grass grassland and southern willow scrub would conflict with the NCMSCP and be potentially significant. However, implementation of **MM-BIO-3** would reduce impacts to a less-than-significant level.

The following are summaries of mitigation measures that will be conditions of the project that would reduce the potential project impacts to biological resources discussed above to less than significant:

Mitigation for Potentially Significant Impacts to Special-Status Plants

MM-BIO-1: Prior to issuance of a grading permit, a southern tarplant mitigation plan shall be prepared by the applicant and submitted to the County detailing the replacement of southern tarplant removed at a 2:1 ratio based on approximate numbers of individuals and/or based on

acreage with similar density as the existing population. The southern tarplant mitigation shall be planted on-site adjacent to and contiguous with native habitat associated with Santa Maria Creek that will be avoided by the project, and the locations shall be to the satisfaction of the County. The southern tarplant mitigation plan shall detail performance standards, maintenance, and future monitoring, and at a minimum, shall include the following:

1. During the spring/summer prior to construction, a qualified biologist/botanist familiar with southern tarplant shall update the map of the southern tarplant individuals on-site. Southern tarplant typically blooms from May through November, so may be easiest to identify within the blooming period for this species.
2. For southern tarplant within the project construction footprint that will be impacted, seed shall be collected during the appropriate season (e.g., summer/fall). Seed may also be collected from southern tarplant populations/individuals on-site that will be avoided by the project, but seed collection should be limited to only 10 percent of seeds available from these populations/individuals so as not to deplete seed source for those avoided populations. Any seeds collected shall be stored in brown paper bags in a cool location until they have fully dried out and the seeds dehised.
3. Prior to construction activities, a qualified biologist/botanist shall flag all populations of southern tarplant to be avoided by the project (e.g., with orange snow fencing, stakes, flagging, or similar materials to clearly demarcate the area to be avoided), and construction crews shall be made aware of the locations of the sensitive biological resources and provided a map which identifies these areas.
4. Within the mitigation receptor site, the salvaged southern tarplant seeds shall be broadcast by hand during the next appropriate growing season. The seeds shall not be stored longer than two years as the viability of the seed dramatically drops off after one year. Planting shall ideally occur prior to the rainy season.
5. The southern tarplant mitigation area shall be monitored by a qualified biologist for three years to verify that southern tarplant has been successfully restored.

Mitigation for Potentially Significant Impacts to Special-Status Wildlife and Nesting Birds

MM-BIO-2: Impacts to least Bell's vireo would be avoided by conducting construction outside of the bird nesting season (i.e., work should occur September 16 to March 14). If construction cannot avoid the least Bell's vireo nesting season, the following measures would be implemented:

1. Prior to construction activities during the least Bell's vireo nesting season (March 15 to September 15), a qualified biologist should conduct three pre-construction surveys of all suitable habitat for the presence of least Bell's vireo. If no least Bell's vireos are found, then no further mitigation is required with concurrence from the County and Wildlife Agencies.
2. If a least Bell's vireo is found during the pre-construction surveys, a buffer of 500 feet around the least Bell's vireo territory, or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), would be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist shall be a person familiar with least Bell's vireo breeding behavior and capable of identifying the species by sight and sound and determining alterations of behavior as

a result of human interaction. Buffers shall be based on local topography and line of sight, species behavior and tolerance to disturbance, and existing disturbance levels, as determined appropriate by the qualified biologist. The qualified biologist may also recommend other measures to minimize disturbances to the territory/nest, which may include, but are not limited to, erection of sound barriers (e.g., noise blankets), erection of visual barriers (e.g., hay bales), or full-time monitoring by a qualified biologist. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to least Bell's vireo. Any buffers less than 500 feet, or any additional measures recommended to minimize disturbances should be communicated to the USFWS and CDFW prior to implementation.

MM-BIO-3: Impacts to special-status birds and other nesting birds would be avoided by conducting construction outside of the bird nesting season (i.e., work should occur September 16 to February 14, or July 16 to January 14 for raptors). If construction cannot avoid the bird nesting season, the following measures would be implemented:

1. Prior to work during the bird nesting season (February 15 to September 15, or January 15 to July 15 for raptors), a qualified biologist should conduct a pre-construction survey of all suitable habitat for the presence of nesting birds no more than 3 days prior to construction activities. The results of the pre-construction survey would be valid for 3 days; if vegetation removal activities do not commence within 3 days following the survey, a new pre-construction nesting bird survey should be conducted before these activities begin again. If no active nests are found, then no further mitigation is required with concurrence from the County and Wildlife Agencies.
2. If any active nests are found during a pre-construction nesting bird survey, a buffer of 300 feet (500 feet for raptors), or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), would be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist shall be a person familiar with bird breeding behavior and capable of identifying the bird species of San Diego County by sight and sound and determining alterations of behavior as a result of human interaction. Buffers shall be based on local topography and line of sight, species behavior and tolerance to disturbance, and existing disturbance levels, as determined appropriate by the qualified biologist. The qualified biologist may also recommend other measures to minimize disturbances to the nest, which may include, but are not limited to, erection of sound barriers (e.g., noise blankets), erection of visual barriers (e.g., hay bales), or full-time monitoring by a qualified biologist. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to nests.

MM-BIO-4: Impacts to special-status bats would be avoided by conducting all construction outside of the maternity roosting season (i.e., work should occur ~~November~~ October 1 to February 28). If construction cannot avoid the maternity roosting season, the following measures would be implemented:

1. Prior to construction during the maternity roosting season (March 1 through September 30), a qualified biologist experienced with bat roost biology should conduct a pre-construction survey of all suitable habitat for the presence of special-status bats. The surveys shall be conducted at dusk and after nightfall by a biologist using sonic bat detectors (e.g., Anabat or Sonobat). If an active roost site is located during the pre-

construction survey, the roost shall be avoided and project activities shall be conducted as recommended by the biologist to avoid the area, which may include provision of a suitable buffer established around the maternity roost until roosting activities cease, or temporary postponement of construction activities. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to maternity roosts.

MM-BIO-5: No more than 7 days prior to construction activities, a qualified biologist shall conduct a pre-construction survey of all suitable habitat for the presence of special-status wildlife, including reptiles. A Worker Environmental Awareness Program (WEAP) training shall be provided by a qualified biologist to the construction crews immediately prior to construction, and Best Management Practices (BMPs) (such as limiting vehicle speed, covering trenched areas, and allowing wildlife to leave the work area unharmed) shall be implemented during construction activities to avoid and minimize potential impacts to these species.

MM-BIO-6: Prior to issuance of a grading permit, a manure management plan shall be prepared by the applicant and submitted to the County detailing the maintenance and management of the trail to deter attracting brown-headed cowbirds into the area. The Department of Parks and Recreation shall be responsible for implementing the manure management plan.

Mitigation for Potentially Significant Impacts to Sensitive Plant Communities and Naturalized Communities

MM-BIO-7: Prior to issuance of a grading permit, impacts to sensitive natural communities and naturalized communities will be mitigated by the replacement of an equivalent acreage of salt grass grassland removed, at a 3:1 ratio; southern willow scrub removed, at a 3:1 ratio; and non-native grassland and non-native grassland: broadleaf-dominated removed, at a 0.5:1 ratio. Per the County's Guidelines for Determining Significance and Report Format and Content Guidelines, mitigation may occur offsite at appropriate locations or on-site if the site is appropriate as open space and site-specific factors dictate mitigation would be biologically viable. Mitigation may consist of 1) deducting and/or purchasing credits at a County-approved conservation or mitigation bank, and/or 2) preparing a revegetation plan to be reviewed and approved by the County (and agencies for aquatic resources) that identifies disturbed areas either on-site or offsite that are ecologically appropriate for one or more types of mitigation and implementing the mitigation, as described below.

1. All or a portion of the mitigation can be satisfied through the deduction or purchase of mitigation credits at a County-approved mitigation bank[4] (e.g., Ramona Grasslands Conservation Bank, Brook Forest Mitigation Bank, Cleveland Corridor Conservation Bank, or San Luis Rey Mitigation Bank). A verification step is required to confirm appropriate mitigation habitats, types, and acreages are available via banks to provide in-kind habitat mitigation or acceptable out-of-kind mitigation (i.e., mitigation habitat value at least equal to the impacted habitat). With concurrence from the County (and agencies for aquatic resources), final mitigation acreage may be adjusted if the types of mitigation merit adjustments in the mitigation ratios. For example, in the case of mitigation banks that include established or reestablished (creation) habitats, an overall 1:1 replacement ratio is typically appropriate because bank restored habitats are established (i.e., already existing) and thus, there is no temporal loss of wetlands (and associated functions and

[4] County of San Diego. 2022. *County of San Diego Mitigation Banks*. Available online at: https://www.sandiegocounty.gov/content/sdc/pds/mitbnks.html. Accessed on October 21, 2022.

services) from the time that impacts occur to the completion of mitigation (i.e., meeting performance standards). Replacement ratios are partly based on potential temporal loss of habitat and a degree of uncertainty regarding long-term success. The deduction or purchase of completed mitigation credits from a bank, which includes long-term management, addresses those factors and therefore a reduced ratio, as low as 1:1, may be appropriate.

2. All or a portion of the mitigation can be satisfied through the preparation of a revegetation plan that would be approved prior to issuance of a grading permit. The plan would detail mitigation for impacts to sensitive natural communities and naturalized communities and submittal to the County (and agencies for aquatic resources), followed by successful implementation of the approved plan. The mitigation shall be planned and implemented at appropriate location(s) either on-site (i.e., adjacent to and contiguous with native habitat associated with Santa Maria Creek that will be avoided and potentially preserved by the project) or at an off-site location. As referenced above, if a given site is appropriate as open space and site-specific factors dictate mitigation would be biologically viable for one or more habitat types, the County may approve one or more sites for mitigation for a given project. If a revegetation plan is prepared, it shall detail performance standards, maintenance, and future monitoring, and at a minimum, shall include monitoring by a qualified biologist for five years to verify that sensitive vegetation communities have been successfully mitigated. The mitigation planning process will also document the mitigation site property status and open space preservation mechanism to ensure the property is protected over the long-term. A revegetation plan shall include, as needed for the particular habitat and type of mitigation, the following:

    a. A native planting palette appropriate for the vegetation type being mitigated and appropriate to local conditions.
    b. Temporary irrigation for the first 2 to 3 years after native planting. Irrigation should be removed during the final 2 years of mitigation to ensure the mitigation habitat is self-sustaining.
    c. A post-installation 120-day plant establishment period plus 5-year mitigation maintenance period (or until performance standards are met).
    d. A five-year maintenance period including native plant care, temporary irrigation (as needed), non-native plant (weed) treatment/removal, erosion control, and site protection.
    e. Performance standards for the establishment period and years 1–5.
    f. Qualitative and quantitative monitoring methods to ensure that performance standards are tracked and met, implementation of an adaptive management approach.
    g. Responsibilities and qualifications of the mitigation maintenance contractor(s) and restoration ecologist.
    h. Description of annual reporting.

Mitigation for Potentially Significant Impacts to Regional Wildlife Movement

MM-BIO-8: Prior to and during construction, the following shall apply:

1. The project impact footprint will be staked and fenced (e.g., with snow fencing or silt fencing) by a surveyor and the boundary will be confirmed by a qualified biological monitor. The construction site manager will ensure that the fencing is maintained for the duration of construction and that any required repairs are completed in a timely manner.
2. If any wildlife is encountered during maintenance activities, the wildlife should be allowed to leave the work area unharmed and shall be flushed or herded in a safe direction away from the work area(s).
3. Qualified biological monitor(s) will be on-site during all grubbing (i.e., vegetation removal) activities to flush any wildlife within the project impact footprint away from work areas.
4. Any open trenches should be covered at the end of each work day in a manner to prevent the entrapment of wildlife, or adequately ramped to provide an animal escape.
5. If night-time maintenance is required, lighting should be directed away from native vegetation and should be limited to the minimum amount necessary to complete the maintenance activities.

Upon project build-out (i.e., post-construction), the following shall apply:

1. Lighting will be shielded and/or directed away from open space areas to ensure that ambient lighting within open space areas or the wildlife corridor is not increased.
2. Signage and appropriate physical barriers, if deemed necessary, will be incorporated to deter unauthorized public access, domestic animal predation, and illegal trespass or dumping into open space areas or the wildlife corridor.
3. An educational kiosk should be installed along the trail to inform residents and trail users about the sensitive natural resources within the area. Education will emphasize the importance of obeying signs and staying on-trail along open space areas and the wildlife corridor.

Therefore, through implementation of mitigation measures **MM-BIO-1** through **MM-BIO-8**, the proposed project would not result in new significant environmental impacts to biological resources and impacts would be consistent with the 2017 IS/MND.

V. CULTURAL RESOURCES – Since the previous EIR was certified or previous MND 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 cultural resources including: cause a substantial adverse change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES	NO
☐	☒

The 2017 IS/MND concluded that impacts to Cultural and Paleontological resources would be less than significant.

The proposed project differs from the previous project analyzed in the 2017 IS/MND in that the project footprint would decrease in size from 14 acres in 2017 to approximately 7.86 acres currently. Additionally, as detailed in Table 2, the current project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

In support of the current proposed project, a cultural resources assessment report (ESA 2023) was prepared and is included as Appendix E. The report provides the methods and results of a records search conducted by the California Historical Resources Inventory System (CHRIS) South Coastal Information Center (SCIC), a Sacred Lands File Search conducted by the California Native American Heritage Commission, a desktop subsurface archaeological assessment, and a cultural resources survey.

As a result of the cultural resources assessment, no cultural resources were identified within the proposed project site. One historic-period archaeological site consisting of the remnants of a single-family residence (RICC-Temp-001) documented in 2015 is located within close proximity of the project site. The archaeological site, which was previously recommended as not eligible for listing in the California Register of Historical Resources or local register, does not extend into the project site. The cultural resources assessment also concluded that the likelihood for encountering unknown subsurface archaeological deposits within the proposed project site during construction is low. Much of the proposed project's construction would occur within the project site's southern half, which has been previously subject to grading and is located within a geologic unit that has low to no potential for subsurface archaeological deposits. The proposed project site's northern half is largely comprised of the Santa Maria Creek corridor, which is characterized by river wash deposits that are not conducive for the preservation of subsurface archaeological deposits given the active environment of the floodplain and the likelihood for encountering subsurface archaeological deposits is low. Therefore, implementation of the proposed project would not result in significant impacts to known historical or unique archaeological resources, and the likelihood for project ground disturbance to significantly impact unknown subsurface archaeological deposits that qualify as historical resources or unique archaeological resources is low. However, the proposed project is required to comply with the County's Grading and Clearing Ordinance. In order to ensure compliance with the Grading ordinance, an archaeological and Native American monitoring program would be required as outlined by **MM-CUL-1** in the 2017 IS/MND. Therefore, impacts to cultural resources would remain less than significant.

No known formal or informal cemeteries or other burial places are known to exist within the project site. However, because the proposed project would involve grading activities, there is the possibility that such actions could unearth, expose, or disturb previously unknown human remains. Implementation of **MM-CUL-1** as outlined in the 2017 IS/MND, which includes inadvertent discovery protocols for human remains, would reduce potential impacts to human remains to less than significant.

The 2017 IS/MND mitigation measure **MM-CUL-1** is listed below:

MM-CUL-1: Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the project applicant shall retain a County Approved Principal Investigator (PI) known as the "Project Archaeologist to implement an Archaeological Monitoring

Program and potential Data Recovery Program pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA. The details of the archaeological monitoring program are provided below:

- Pre-Construction
  - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
  - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.
  - Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area. Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic checks of the fencing to confirm that it remains in good repair.
  - If cultural resources are identified:
    - Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of discovery.
    - The Project Archaeologist shall contact the County Archaeologist.
    - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
    - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
    - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native American origin) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
    - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

- Human Remains.
  - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of remains.
  - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  - Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
  - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
- Final Grading
  - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
  - Disposition of Cultural Material.
    - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe.
    - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

VI. ENERGY – Since the previous EIR was certified or previous MND 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 result in one or more effects related to environmental effects associated with wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; and/or conflicts with or obstructs a state or local plan for renewable energy or energy efficiency?

YES	NO
☐	☒

The 2017 IS/MND did not include an energy consumption analysis as it was not required by CEQA at that time. The analysis below addresses energy impacts associated with the proposed project not addressed in the 2017 IS/MND.

Construction

Construction of the proposed project would result in energy consumption from the use of heavy-duty construction equipment, on-road trucks, and construction workers commuting to and from the project site. For the purposes of this analysis, heavy-duty construction equipment is assumed to use diesel fuel, which is the most conservative scenario for maximum potential energy use during construction.

Construction of the proposed project would require the consumption of energy for necessary onsite activities and to transport soil and materials to and from the project site. The proposed project would export approximately 500 cubic yards of soil and import 5,500 cubic yards of soil during the grading/excavation phase, with the remaining soil to be balanced on-site. The reuse and balancing of soil on-site would reduce the number of haul truck trips needed thereby reducing the amount of haul truck miles driven and the amount of transportation fuels used for construction. Furthermore, compliance with the previously discussed anti-idling (i.e., 13 CCR, Section 2485 – anti-idling regulation) and emissions regulations (i.e., 13 CCR, Section 2025 – Truck and Bus regulation and 13 CCR, Section 2449 – In-Use Off-Road Diesel Fueled Fleets regulation) would result in a more efficient use of construction-related energy and the minimization or elimination of wasteful and unnecessary consumption of energy. The project would also reduce the need for nighttime construction lighting and associated energy demand as the project would comply with Section 36.408 of the County's Municipal Code, which prohibits construction between the hours of 7:00 P.M. and 7:00 A.M. Monday through Saturday, and at any time on Sunday or a holiday (i.e., construction is allowed Monday through Saturday between 7:00 A.M. to 7:00 P.M.). Therefore, construction of the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of energy. For these reasons, construction energy impacts would be less than significant.

For disclosure purposes, the project's construction energy demand is provided below. The estimated fuel usage for off-road equipment is based on the number and type of equipment that would be used during construction activities, hour usage estimates, the total duration of construction activities, and hourly equipment fuel consumption factors from the OFFROAD model. On-road equipment would include trucks to haul material to and from the project site and vendor trucks to deliver supplies necessary for project construction. The estimated fuel usage for on-road trucks is based on the engineering estimates that form the basis of the construction-related impact analyses and fuel consumption information from the CARB EMFAC2021 model. The number of construction workers that would be required would vary based on the phase of construction and activity taking place. The transportation fuel required by construction workers to travel to and from the project site would depend on the total number of worker trips estimated for the duration of construction activity. The estimated fuel usage for construction worker commutes is based on the estimated number of workers for different phases of construction, the average distance that the workers would travel on local and regional roadways from CalEEMod, and emissions factors in the EMFAC2021 model. A summary of the annual fuel consumption during construction of the proposed project is provided in **Table 5**, *Project Construction and County Fuel Usage*. As shown in Table 5, on- and off-road vehicles would consume an estimated annual average of 66,212 gallons of diesel fuel and 33,750 gallons of gasoline fuel for each year of construction of the proposed project. A complete listing of the equipment by phase, emission factors, and calculation parameters used in this analysis is included within the emissions calculation worksheets that are provided in Appendix F of this checklist.

For comparison purposes, the proposed project's construction energy demand from transportation fuel is compared to the San Diego County transportation fuel sales. As shown in Table 5, the proposed project would represent a very small fraction of the County's total fuel consumption. Construction of the proposed project would result in short-term and temporary energy demand lasting approximately 1.9 years.

Table 5
Project Construction and County Fuel Usage

Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
San Diego County (in 2020) [a]	247,900,000	1,165,000,000
Project Construction:		
Heavy-Duty Construction Equipment	189,629	-
Haul/Vendor Trucks	36,174	-
Worker Vehicles	**-**	**64,125**
Annual Project Construction (approximately a 1.9-year construction duration)	**66,212**	**33,750**
Percent of County	0.027%	0.0029%

[a] California Energy Commission, California Retail Fuel Outlet Annual Reporting (CEC-A15) Results, 2020. Available at: https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-retail-fuel-outlet-annual-reporting. Accessed May 2022. Diesel is adjusted to account for retail (49 percent) and non-retail (51 percent) diesel sales.

SOURCE: ESA 2023.

Operations

Electricity

Operation of the proposed project would increase the demand for electricity for building and water resources (supply, conveyance, distribution, and treatment). The proposed project would comply with the applicable provisions of the Title 24 Building Energy Efficiency Standards and the CALGreen Code in effect at the time of building permit issuance for energy efficiency and electrification of new buildings. The proposed project would also include five electric vehicle (EV) parking spaces equipped with electric vehicle charging spaces (EVCS). This would support the electrification of the project, which supports the broader Statewide goal of transitioning away from fossil fuel-based energy sources in accordance with the State's Renewables Portfolio Standard (RPS) that will provide 60 percent carbon free electricity by 2030 and 100 percent carbon free electricity by 2045. Furthermore, the proposed project would be constructed to achieve GreenPoint Rated certification, which would document its consistency with environmental standards for sustainability and efficiency. As such, the proposed project would minimize energy demand. In addition, the proposed project would be constructed to incorporate low-flow plumbing fixtures and appliances and water-efficient irrigation. Therefore, operation of the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of electricity. Thus, the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of energy.

For disclosure purposes, the proposed project's estimated operational energy demand is provided in **Table 6**, *Project Operational Energy Usage and State and Regional Energy Supply*. As shown in Table 6, the project would result in a projected consumption of electricity totaling approximately 612.19 megawatt-hours (MWh) per year.

Table 6
Project Operational Energy Usage and State and Regional Energy Supply

Source	Electricity Per Year (MWh)	Diesel Fuel Per Year (gallons)	Gasoline Fuel Per Year (gallons)
SDG&E (2025)[a,b]	18,212,000	—	—
San Diego County (Transportation Sector) (2022)[c]	—	247,900,000	165,000,000
Project Operations:			
Building Electricity	566,914	—	—
Electric Vehicle (EV) Charger	5.72	—	—
Transportation[d]	—	13,230	90,298
Water Electricity	29	—	—
Total	**612.19**	**13,230**	**90,298**
Percent of SDG&E	0.003%	—	—
Percent of San Diego County (Transportation Sector)	—	0.005%	0.008%

NOTE:

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix F.

[b] San Diego Gas & Electric Company. September 1, 2020. SDG&E Integrated Resource Plan 2020, Appendix A, accessed September 1, 2023.

[c] California Energy Commission, August 2022. 2022 California Annual Retail Fuel Outlet Report Results. Accessed September 1, 2023.

[d] California Air Resources Board, EMFAC2021 (SD County; Annual; 2024', Aggregate Fleet).

SOURCE: ESA, 2023.

For year 2025, SDG&E projects annual electric sale to customers of approximately 18,212 million MWh (SDGE 2020). The proposed project's electricity demand represents approximately 0.003 percent of the SDG&E's projection of electricity sales for 2025.

Natural Gas

The proposed project qualifies as an all-electric-building and would not use natural gas or include natural gas infrastructure, and thus would not increase the demand for natural gas resources. Therefore, impacts related to consumption of natural gas from operations of the proposed project would be less than significant.

Transportation Energy

CARB approved the Advanced Clean Cars II rule which codifies Executive Order N-79-20 and requires 100 percent of new cars and light trucks sold in California be zero-emission vehicles by 2035. The State has also adopted Assembly Bill (AB) 2127, which requires the California Energy Commission (CEC) to analyze and examine charging needs to support California's EVs in 2030 and to support decision-makers allocation of resources to install new EVCS where they are needed most. The project would include five EVCS parking spaces, which would support the broader Statewide goal of transitioning away from fossil fuel-based transportation energy sources and electrification of transportation. The proposed project would also support reducing vehicle miles traveled (VMT) given its location near existing public transit bus routes along Main Street from North County Transit District and Metropolitan Transit System. Furthermore, the project's residential uses would be 100 percent affordable units, which supports VMT reduction strategies and associated transportation GHG emissions reductions. The California Air Pollution

Control Officers Association (CAPCOA) published its *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, the purpose of which is to provide local governments with accurate, reliable, and standardized emission reduction quantification methods for land use, climate action, and long-term planning (CAPCOA 2021). The handbook includes VMT and GHG reduction measure, T-4 (Integrate Affordable and Below Market Rate Housing), which states that affordable "housing provides greater opportunity for lower income families to live closer to job centers and achieve a jobs/housing match near transit. It is also an important strategy to address the limited availability of affordable housing that might force residents to live far away from jobs or school, requiring longer commutes" (CAPCOA 2021). The project's 100 percent affordable units would have access to the existing public transit bus routes along Main Street from North County Transit District and Metropolitan Transit System. Thus, the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of transportation energy.

The proposed project's estimated operational transportation fuel demand is provided in Table 6. According to the 2020 results of the California Energy Commission California Annual Retail Fuel Outlet Report California Gas Report (CEC 2019), based on the proposed project's estimated fuel consumption as shown in Table 6, the proposed project would account for approximately 0.008 percent of SD County's total gasoline sales and 0.005 percent of SD County's total diesel sales for year 2025. Therefore, it is anticipated that existing transportation fuel supplies would be sufficient to support the proposed project's demand for transportation fuel. Therefore, impacts related to transportation fuel consumption from operations of the proposed project would be less than significant.

Conclusion

Operation of the proposed project would result in energy usage from building energy demand and transportation-related energy associated with vehicles traveling to and from the project site. The amount of energy used would not represent a substantial fraction of the available energy supply in terms of building energy or transportation fuels and would not increase the need for new energy infrastructure. The proposed project is consistent with the current Title 24 Building Energy Efficiency Standards and the CALGreen Code as well as the County's General Plan. Therefore, with the implementation of applicable Title 24 Building Energy Efficiency Standards and incorporation of low-flow plumbing fixtures and appliances and water-efficient irrigation, the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of building energy or transportation energy and would not increase the need for new energy infrastructure or preempt opportunities for future energy conservation. Therefore, operational energy impacts would be less than significant.

The proposed project would be designed in a manner that is consistent with relevant energy conservation plans designed to encourage development that results in the efficient use of energy resources. The General Plan includes strategies applicable to the proposed project such as reduce non-renewable electrical energy consumption and generation (energy efficiency), reduce water consumption, and reduce and maximize reuse of solid wastes. As stated above, the proposed project would comply with Title 24 Building Energy Efficiency Standards and the CALGreen Code requirements to reduce energy consumption by incorporation of low-flow plumbing fixtures and appliances and water-efficient irrigation.

Overall, the proposed project's features would support and promote energy efficiency and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, energy impacts would be less than significant.

VII. GEOLOGY AND SOILS – Since the previous EIR was certified or previous MND 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 result in one or more effects from geology and soils including: directly or indirectly cause 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, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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; and/or directly or indirectly destroying a unique paleontological resource or site or unique geologic feature?

YES	NO
☐	☒

The 2017 IS/MND concluded geology and soils impacts would be less than significant.

The proposed project site occupies 7.86 acres of the previous 14-acre 2017 RICC site. The proposed project includes ground disturbance and development within the southern portion of the project site and would result in a smaller area of disturbance compared to the previous 2017 project.

Faulting and Seismicity

The proposed project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act. The Elsinore Fault, which is located 14 miles northeast, is the nearest active fault to the project site (County of San Diego 2011). Although there are several inferred faults located in the Ramona Community Planning Area (CPA), these faults are not known to be active. Furthermore, to ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code of Regulatory Ordinances requires a soils compaction report with proposed foundation recommendations to be approved prior to the issuance of a building permit. Therefore, impacts related to 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 would be less than significant, consistent with the 2017 IS/MND.

Seismic-Related Hazards

As indicated by the San Diego County General Plan, the project site is located within a "Potential Liquefaction Area" as defined in the County Guidelines for Determining Significance for Geologic Hazards (County of San Diego 2007b). However, similar to the previous project, the proposed project site is not prone to liquefaction, and is not located in a landslide susceptibility area. Soils on the southern portion of the project site consist of a mixture of Placentia sandy loam at slopes

of 2 to 9 percent and Visalia sandy loam at slopes of 0 to 2 percent, have soil erodibility of "slight," and shrink-swell behavior of low and represent no substantial risks to life or property. The northern portion of APN 281-182-18-00 has soils identified as cobbly river wash that is excessively drained and permeable (NRCS 2021). The proposed project would be required to comply with County of San Diego General Plan Policy S-7.2, which would require development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic safety hazards, including design and construction standards. Therefore, impacts related to seismic-related hazards would be less than significant, consistent with the 2017 IS/MND.

Soil Erosion/Topsoil Loss

Similar to the previous project, the proposed project would be required to comply with the San Diego Code of Regulations, Title 8, Zoning and Land Use Regulation, Division 7, Section 87.414 (Drainage – Erosion Prevention) and 87.417 (Planting). The project must also comply with the County's Grading Ordinance requirements, which requires either (1) the removal of expansive soils; or (2) installation of an appropriate foundation approved by a licensed civil engineer if expansive soils are encountered during construction.

The proposed project site is located within a 100-year floodplain, as identified by the Federal Emergency Management Agency (FEMA). The majority of the proposed project site is located within Zone X, or 0.2 percent annual chance of flood hazards. The northern and northeastern portions of the project site are located within the Santa Maria Creek floodway (Zone AE); however, the proposed project does not propose any structures within the Santa Maria Creek floodway, which eliminates the potential for soil erosion or geological impacts to occur as a result of the project construction. Compliance with applicable regulations would reduce the potential for erosion on-site from construction activities to the maximum extent practicable. Therefore, impacts related to erosion and topsoil loss would be less than significant, consistent with the 2017 IS/MND.

Expansive Soils

As indicated in the 2017 IS/MND, the project site does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on the main project site are a mixture of Placentia sandy loam 2 to 9 percent, Visalia sandy loam 0 to 2 percent, and cobbly river wash. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the proposed project would not create a substantial risk to life or property. This was confirmed by review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. As such, impacts would be less than significant, consistent with the 2017 IS/MND.

Alternative Wastewater Systems

The proposed project would not include any septic waste systems and would rely on public water and sewer for the disposal of wastewater. A Project Facility Availability - Sewer Service Letter dated August 16, 2023 was provided by the Ramona Municipal Water District (RMWD) indicating that the facility would have adequate capacity for the proposed project's wastewater disposal needs with the adherence to certain conditions (Appendix L). A site-specific project level sewer analysis would be required to be prepared with final design of the proposed project to ensure

that the RMWD has sufficient capacity for the proposed project. Similar to the 2017 IS/MND, no septic tanks or alternative wastewater disposal systems are proposed. Therefore, no impact related to alternative wastewater systems would occur, consistent with the 2017 IS/MND.

Paleontological Resources

A paleontological resources database check was conducted by the San Diego County Natural History Museum (SDNHM) to assess the project site's paleontological sensitivity. A letter report summarizing a paleontological resources database check was prepared by the SDNHM for the proposed project (Appendix G). The letter report did not identify the presence of any fossil localities within the project site or its vicinity and stated the project site is underlain by Cretaceous-age intrusive igneous rocks and Holocene-age wash deposits, both of which have low to no paleontological sensitivity. Therefore, the proposed project would have no impact on unique geologic features or paleontological resources, consistent with the 2017 IS/MND.

VIII. GREENHOUSE GAS EMISSIONS – Since the previous EIR was certified or previous MND 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 greenhouse gas emissions including: generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

YES	NO
☐	☒

The 2017 IS/MND concluded less-than-significant impacts related to generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment and whether the original project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

In the U.S Supreme Court of Massachusetts v. Environmental Protection Agency (2007) 549 U.S. 497, the U.S. Supreme Court held in April of 2007 that the USEPA has statutory authority under Section 202 of the federal Clean Air Act (CAA) to regulate GHGs. An overview of relevant regulations and a brief discussion of the proposed project's compliance with applicable regulations is provided below.

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set a GHG emissions reduction goal for the State into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Enacted in 2016, Senate Bill (SB) 32 codified a 2030 emissions reduction target that requires CARB to ensure that statewide GHG emissions are reduced to 40 percent below 1990 levels by

2030. AB 1279, the California Climate Crisis Act, establishes the policy of the State to achieve carbon neutrality as soon as possible, but no later than 2045; to maintain net negative GHG emissions thereafter; and to ensure that by 2045 statewide anthropogenic GHG emissions are reduced at least 85 percent below 1990 levels. SB 375, passed in 2008, links transportation and land use planning with global warming. It requires the CARB to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. San Diego County uses its General Plan to direct future growth in the unincorporated areas of the County.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions generally prepare GHG emission inventories and reduction plans, or Climate Action Plans (CAP). While San Diego County adopted a CAP in 2018, which includes strategies and measures to reduce GHG emissions, the Superior Court ordered the CAP and EIR to be set aside in 2020, which was upheld on appeal. The County continues to implement the GHG reduction measures in the CAP while it works to correct the CAP EIR as directed by the court. Therefore, it is not appropriate to evaluate consistency with the 2018 CAP or EIR for CEQA purposes. Rather, the analysis relies upon the CARB 2022 Scoping Plan for Achieving Carbon Neutrality, County's General Plan, and SANDAG 2021 Regional Plan to establish consistency with relevant plans and policies.

Consistency with Plans

A significant impact would occur if the proposed project would generate GHG emissions, either directly or indirectly, that conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Consistency is evaluated with regard to CARB's 2022 Scoping Plan, the County of San Diego General Plan, and SANDAG 2021 Regional Plan.

CARB's 2022 Scoping Plan

The 2022 Scoping Plan presents a non-exhaustive list of impactful GHG reduction strategies that can be implemented by local governments within the three priority areas (Priority GHG Reduction Strategies for Local Government Climate Action Priority Areas) (CARB 2022). A detailed assessment of goals, plans, and policies implemented by the City which would support the GHG reduction strategies in the three priority areas is provided below. In addition, further details are provided regarding the correlation between these reduction strategies and applicable actions included in Table 2-1 (page 72) of the Scoping Plan (Actions for the Scoping Plan Scenario). Based on the discussions below, the proposed project would not conflict with applicable 2022 Scoping Plan strategies and regulations to reduce GHG emissions.

- Transportation Electrification

The priority GHG reduction strategies for local government climate action related to transportation electrification are discussed below and would support the Scoping Plan action to have 100 percent of all new passenger vehicles to be zero-emission by 2035 (see Table 2-1 of the Scoping Plan).

The CARB approved the Advanced Clean Cars II rule which codifies Executive Order N-79-20 and requires 100 percent of new cars and light trucks sold in California be zero-emission vehicles

by 2035. The State has also adopted AB 2127, which requires the CEC to analyze and examine charging needs to support California's EVs in 2030 and to support decision-makers allocation of resources to install new EV chargers where they are needed most.

The proposed project would include EV parking spaces equipped with EVCS, which would assist with reducing transportation emissions. Applicable Title 24 requirements that require at least 5% of spaces be EV capable for projects with 20 units or more would apply to the proposed project. The Project would provide 98 parking spaces (93 standard and five EVCS stall spaces), which would be located adjacent to the project site's western boundary. This would support the electrification of transportation-related sources of emissions and would reduce vehicle and equipment emissions. Thus, the project would not conflict with this strategy.

- Vehicle Miles Traveled Reduction

The priority GHG reduction strategies for local government climate action related to VMT reduction are discussed below and would support the Scoping Plan action to reduce VMT per capita 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045.

The proposed project would generate a total of 567 vehicle trips during weekdays. The proposed project would support reducing VMT given its location near existing public transit bus routes along Main Street from North County Transit District and Metropolitan Transit System. Furthermore, the project's residential uses would be 100 percent affordable units, which supports VMT reduction strategies and associated transportation GHG emissions reductions. The California Air Pollution Control Officers Association (CAPCOA) published its *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, the purpose of which is to provide local governments with accurate, reliable, and standardized emission reduction quantification methods for land use, climate action, and long-term planning (CAPCOA 2021). The handbook includes VMT and GHG reduction measure, T-4 (Integrate Affordable and Below Market Rate Housing), which states that affordable "housing provides greater opportunity for lower income families to live closer to job centers and achieve a jobs/housing match near transit. It is also an important strategy to address the limited availability of affordable housing that might force residents to live far away from jobs or school, requiring longer commutes" (CAPCOA 2021). The project's 100 percent affordable units would have access to the existing public transit bus routes along Main Street from North County Transit District and Metropolitan Transit System. As such, the project would not conflict with this strategy.

- Building Decarbonization

The priority GHG reduction strategies for local government climate action related to electrification are discussed below and would support the Scoping Plan actions regarding meeting increased demand for electrification without new fossil gas-fire resources and all electric appliances beginning in 2026 (residential) and 2029 (commercial) (see Table 2-1 of the 2022 Scoping Plan).

California's transition away from fossil fuel–based energy sources would bring the project's GHG emissions associated with building energy use down to zero as the State's electric supply becomes 100 percent carbon free. California has committed to achieving this goal by 2045 through SB 100, the 100 Percent Clean Energy Act of 2018. SB 100 strengthened the State's RPS by requiring that 60 percent of all electricity provided to retail users in California come from renewable sources by 2030 and that 100 percent come from carbon-free sources by 2045. The

land use sector will benefit from RPS because the electricity used in buildings will be increasingly carbon-free, but implementation does not depend (directly, at least) on how buildings are designed and built.

Although this GHG reduction measure is aimed primarily at jurisdictions and not individual projects, the project would be required to comply with applicable local requirements for building energy efficiency and electrification and would adhere to applicable CALGreen Code (Title 24) requirements for energy efficiency and electrification of new buildings. As previously stated, the project would include five EV parking spaces equipped with EVCS. This would support the electrification of the project.

Based on the above, the project would not conflict with this strategy for electrification and would be less than significant.

County of San Diego General Plan

The General Plan includes strategies applicable to the proposed project such as reduce non-renewable electrical and natural gas energy consumption and generation (energy efficiency), reduce water consumption, and reduce and maximize reuse of solid wastes. As stated above, the proposed project would comply with applicable Title 24 Building Energy Efficiency Standards and would benefit from utility-provider efforts towards increasing the portion of electricity provided from renewable resources consistent with SB 100, with an emission factor of 438.02 lbs/MWh for year 2025 scaled proportionately based on the future year renewable energy targets of 44 percent by 2024 and at least 52 percent by 2027. In addition, the proposed project would be constructed to incorporate low-flow plumbing fixtures and appliances and water-efficient irrigation and would be served by a solid waste collection and recycling service that include mixed waste processing, and that yields waste diversion of at least 60 percent (County of San Diego 2021). Therefore, impacts would be less than significant.

SANDAG 2021 Regional Plan

The 2021 Regional Plan lays out a framework to achieve the three main goals: 1) efficient movement of people and goods; 2) access to affordable, reliable, and safe mobility options, and; 3) healthier air and reduced GHG emissions. The proposed Project would comply with current 2022 Title 24 Building Energy Efficiency Standards and would benefit from utility-provider efforts towards increasing the portion of electricity provided from renewable resources get consistent with SB 100. The proposed project would be constructed to achieve GreenPoint Rated certification. As the proposed project would place a senior center and PACE Wellness Center alongside senior residential housing, it would provide medical, recreational, and transportation services to residents living within the project site as well as the surrounding community. This would reduce both the number of trips and trip lengths consistent with the goals in the 2021 Regional Plan and allow for an aging in place opportunity. Therefore, impacts would be less than significant.

Therefore, based on the above, the proposed project would not conflict with an applicable plan, policy or regulation pertaining to reducing GHG emissions, and the impact would be less than significant, consistent with the 2017 IS/MND.

GHG Emissions

The project's GHG emissions are disclosed below. As discussed above, the County has not adopted any newer guidance on GHG emission thresholds since the publication of the 2017 IS/MND, this GHG analysis relies upon the CARB 2022 Scoping Plan, County's General Plan, and SANDAG 2021 Regional Plan to evaluate whether the proposed project would emit GHGs that may have a significant impact on the environment and achieve GHG emissions reduction targets and to establish consistency with relevant plans and policies. As a reference point for comparison purposes, the proposed project's GHG emissions are compared to the GHG emissions estimated in the Global Climate Change Evaluation for the Romona Intergenerational Community Campus (2015 technical report) prepared for the prior project evaluated in the 2017 IS/MND.

Construction Emissions

Construction GHG emissions include emissions from heavy construction equipment, truck traffic, and worker trips. Emissions were calculated using CalEEMod version 2022.1.1, based on the anticipated construction schedule to full buildout in year 2025. Consistent with the 2017 IS/MND and in accordance with County of San Diego PDS requirements, all construction equipment was assumed to meet USEPA Tier 3 emission standards. Construction GHG emissions were amortized over 30 years and added to operational GHG emissions, consistent with the South Coast Air Quality Management District (SCAQMD) "Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans." Emissions from on-road vehicles were estimated outside of CalEEMod using EMFAC2021 emission factors for haul and material vendor trucks and worker vehicles. Activities parameters, such as number of pieces of equipment and equipment usage hours were based on CalEEMod defaults. A summary of the construction emissions is shown in **Table 7***, Annual Construction Greenhouse Gas Emissions Summary,* and in Appendix H, Greenhouse Gas Emissions Technical Report.

Table 7
Annual Construction Greenhouse Gas Emissions Summary (MTCO2e)

Year	Emissions
2024	835
2025	984
TOTAL[a]	**1,819**
Amortized Construction Emissions[b]	61

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix H.

[b] Construction emissions are amortized over 30 years in accordance with SCAQMD guidance.

MT=metric tons; CO2e=carbon dioxide equivalent

SOURCE: ESA 2023.

Operational Emissions

Operational GHG emissions were calculated using CalEEMod version 2022.1.1 with adjustments to account for site-specific conditions. Building electricity usage rates were adjusted to account for the applicable Title 24 Building Energy Efficiency Standards. In addition, the proposed project would be constructed to incorporate low-flow plumbing fixtures and appliances and water-efficient irrigation. The carbon intensity factor was also adjusted to be consistent with SB 100, which represents the State's most current Renewable Portfolio Standard (RPS) law,

with an emission factor of 438.02 lbs/MWh for year 2025 scaled proportionately based on the future year renewable energy targets of 44 percent by 2024 and at least 52 percent by 2027. Operational GHG emissions includes area source emissions for landscaping equipment and architectural coatings; energy use emissions for both electricity use; transportation; water conveyance, treatment, distribution, end use, and wastewater treatment; and solid waste. For transportation, the 2015 technical report calculated a total annual vehicle miles travelled of 3,807,278 miles. Comparatively, the proposed project would result in 2,422,909 total annual miles. Similar to construction, operational emissions from on-road vehicles were estimated outside of CalEEMod using EMFAC2021. All vehicle types would visit the project site. Therefore, this assessment uses the San Diego Air Basin's motor vehicle fleet mix and the fleet average calendar year emissions factors from EMFAC2021 to estimate mobile source GHG emissions. In addition, emissions from EV charging were calculated by multiplying the number of parking spaces by the average daily charge to obtain the annual electricity demand. The electricity demand was multiplied by the electricity emissions factor which yielded the total GHG emissions per year. See Project Assumptions in Appendix H for calculation methodology. Solid waste diversion is assumed to be 60 percent based upon actual diversion in the unincorporated county in 2018 (County of San Diego 2021). The analysis and CalEEMod output files are found in Appendix A of the project's Greenhouse Gas Emissions Technical Report (Appendix H of this checklist), for additional details. Combined amortized construction emissions and operational emissions would generate 1,115 $MTCO_2e$ per year for the proposed project's full buildout in year 2025, as shown in **Table 8***, Comparison of Project Operational GHG Emissions*.

Table 8
Comparison of Project Operational GHG Emissions ($MTCO_2e$)

Emission Sources	CO2e (MT/year)
Area	1
Electricity[a]	94
Water	12
Waste	43
Motor vehicles	902
EV Charging	2
Amortized Construction[b]	61
Project Total[c]	**1,115**
2015 Technical Report Total	1,700
Difference in Emissions	(585)

[a] Building energy emissions (electricity) are included in the calculations. SDG&E is estimated to have a 46.67 percent renewable based upon linear interpolation of existing data and future RPS mandate.

[b] Construction emissions are amortized over 30 years in accordance with SCAQMD guidance.

[c] Totals may not add up exactly due to rounding in the modeling calculations.

MT=metric tons; CO2e=carbon dioxide equivalent

SOURCE: ESA 203.

The proposed project's GHG emissions would benefit from state and local GHG emission reduction mandates and strategies to achieve a declining trend in post-buildout annual GHG emissions. These reduction mandates and strategies include an aggressive RPS as set by SB 100, increased waste diversion, and improved building energy efficiency through adherence to

the applicable Title 24 Building Energy Efficiency Standards to reduce energy use. The RPS requires electricity supplied by the local utility to increase the proportion of renewable energy to 60 percent by the end of 2030 and to plan for 100 percent by the end of 2045. SDG&E is estimated to have a 46.67 percent renewable energy resources in the project buildout year of 2025 based upon linear interpolation of existing data and future RPS mandate. Per SB 100, SDG&E would be required to increase its renewable electricity to 60 percent by 2030 and to plan for 100 percent by 2045. Thus, the project's building energy-related GHG emissions would be reduced through SDG&E's renewable energy supply at project buildout and further declining post-buildout. With respect to waste diversion, the proposed project would be required to comply with the County's Construction and Demolition (C&D) Ordinance, which requires all projects within unincorporated San Diego County to recycle 65 percent of all materials, including 90 percent of inert materials, such as concrete, asphalt and dirt.[5] The project would also be required to comply with the County's Solid Waste Ordinance, which was updated in 2021 to incorporate state laws regarding recycling and organics recycling.[6] Public Resources Code (PRC) Division 30, Part 3 Chapter 12.8, Section 42649 et seq. requires businesses that produce four cubic yards or more of solid waste per week or multifamily residential dwellings of five units or more to arrange for recycling services consistent with state or local laws. In addition, PRC Division 30, Part 3 Chapter 12.9, Section 42649.8 et seq. includes requirements for organic waste recycling. The project's compliance with the updated County C&D and Solid Waste Ordinances would reduce the project's waste-related GHG emissions. The proposed project would implement additional sustainability features such as using low-flow fixtures (faucets, toilets, and showers) and water efficient landscaping. The proposed project would be constructed to achieve GreenPoint Rated certification, which would document its consistency with environmental standards for sustainability and efficiency. As discussed above, the analysis relies upon the CARB 2022 Scoping Plan, County's General Plan, and SANDAG 2021 Regional Plan to establish consistency with relevant plans and policies for evaluating the significance of GHGs. This analysis is provided below under the subheading, *Consistency with Plans*.

2030 GHG Emissions

Annual Total proposed project GHG emissions for year 2030 would be approximately 1,046 $MTCO_2e$/year. The proposed project would benefit from a 60 percent RPS target in 2030, a cleaner vehicle fleet mix, and all the same sustainability features implemented in the project's buildout year. Therefore, the proposed project would generate GHG emissions on a declining trend consistent with post-buildout GHG emissions reduction mandates and strategies for achieving the 2030 target.

2050 GHG Emissions

Annual proposed project GHG emissions for year 2050 would be approximately 859 $MTCO_2e$/year, based on available modeling tools that do not fully account for future reductions in emissions, particularly for mobile sources (i.e., EMFAC2021 does not fully account for the transition to electric vehicles by 2050). The proposed project would benefit from a carbon neutral grid in 2050, a cleaner vehicle fleet mix, and all the same sustainability features implemented in the

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5 San Diego County Department of Public Works. 2021. New Construction and Demolition Requirements. Effective January 1, 2021.

6 San Diego County Department of Public Works. 2021. https://www.sandiegocounty.gov/content/sdc/dpw/recycling/multifamily.html. Accessed November 2023.

project's buildout year. Therefore, the proposed project would generate GHG emissions on a declining trend consistent with post-buildout GHG emissions reduction mandates and strategies, including a carbon neutral grid, for achieving the 2050 target.

IX. HAZARDS AND HAZARDOUS MATERIALS – Since the previous EIR was certified or previous MND 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 result in one or more effects from hazards and hazardous materials including: create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials; create 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; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; be located 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; located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; , would the project result in a safety hazard or excessive noise for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

YES	NO
☐	☒

The 2017 IS/MND concluded that the previous project would result in less than significant environmental impacts with mitigation incorporated related to the exposure of people or structures to hazards that would result from project.

Hazardous Materials Sites Compiled Pursuant to Government Code 65962.5

In August 2015, a Hazards Assessment for the 2017 IS/MND was prepared, which concluded that the Caltrans parcel from the previous 2017 project was listed in multiple hazardous materials databases. A health risk evaluation conducted in 2004 indicated that there was a less than one in one million cancer risk for residential use at the site. According to the Case Closure Summary letter dated March 28, 2006, benzene and toluene in the groundwater are above the Environmental Protection Agency's (EPA) maximum contaminant levels (MCLs) of 5 µg/L and 1 µg/L, respectively. Furthermore, a review of hazardous materials database identified a release of gasoline to soil in October 1998 at the Ramona Texaco, located approximately 700 feet south of the current project site at 1210 Main Street (Dudek 2015). May 2015 concentration plume maps show that benzene and MTBE plumes extended onto the previous project site. Benzene concentrations for the past two years, in wells nearest the previous project site, ranged between 130 µg/L and 4,400 µg/L, greater than the EPA MCL of 5 µg/L.

The Department of Environmental Health (DEH) stated, in a letter dated March 13, 2015, that the Ramona Texaco should complete a health risk assessment to evaluate potential impacts to any proposed buildings constructed on APNs 281-191-03-00 and 284-191-20-00. If the results of the survey show a significant impact to the project site, the DEH would require the Ramona Texaco to mitigate the risk. At the time of adoption of the previous project, results of the soil vapor survey

were unknown (August 2017). Consequently, the previous 2017 IS/MND included mitigation measure **MM-HAZ-1**, which required the vapor soil survey, removal of a cargo container on the Caltrans site, and participation in the Voluntary Assistance Program for oversight of petroleum-impacted soil to be completed prior grading of the 2017 project.

The DEH approved a soil vapor survey on July 8, 2015 for the Ramona Texaco site, which included sampling at the previous project site. Four soil vapor probes were installed to 5 and 10 feet below ground surface (bgs) within APNs 281-191-03-00 and 284-191-20-00, to assess potential benzene vapors in the proposed location of the 2017 project (County of San Diego 2015). While benzene vapors were not detected in any of the soil gas samples, tetrachloroethane (PCE), a chemical not typically associated with gasoline, was detected at relatively low levels. The levels indicate a possible source of PCE in the area of the previous project. The potential cancer risk from benzene or PCE to a theoretical building occupant was calculated to be less than 1.00E-06 and was therefore not a significant health concern.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres and would not include APNs 281-191-03-00 and 284-191-20-00. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

Since the adoption of the 2017 IS/MND, a Phase I Environmental Site Assessment (ESA) was prepared (July 2, 2019) for the proposed project. According to the ESA the proposed project site is not located within any hazardous materials databases, nor is the project site located near any site of environmental concern (AEC 2019). According to the Geotracker database, the Ramona Texaco site has been completed, and case closed as of April 17, 2019 (SWRCB 2021). Remedial operations for the Ramona Texaco site began on March 20, 2013, which included soil vapor extraction (SVE). Between 2013 and January 28, 2016, an estimated 31,444 pounds of total petroleum hydrocarbons (TPE) were removed from the soil. This mass recovered by SVE is in addition to the estimated 10,540 pounds of petroleum hydrocarbons (TPH) recovered during previous extraction operations in 2007. Therefore, the total estimated mass of TPH removed by active remediation to date is 41,984 pounds, or approximately 6,772 equivalent gallons of gasoline. DEH reports indicate that active remediation significantly reduced soil and groundwater contamination in the short-term and are anticipated to substantially reduce the time needed to attain maximum contaminant levels (MCLs). It is estimated that all wells will attain MCLs for benzene, ethylbenzene and methyl tertiary - butyl ether (MTBE) by 2024 (SWRCB 2021). As such, mitigation measure **MM-HAZ-1** identified in the 2017 IS/MND would no longer apply to the proposed project and impacts would be less than significant.

Routine and Accidental Use, Storage, Disposal and Spills of Hazardous Materials

Similar to the previous project, a variety of hazardous substances and wastes would be stored, used, and generated on the project site during construction of the proposed project. These include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated. Accident prevention and containment

would be the responsibility of the construction contractors, and provisions to properly manage hazardous substances and wastes are typically included in construction specifications. Thus, **MM-HAZ-2** through **MM-HAZ-5** identified in the 2017 IS/MND would be implemented for the proposed project. The 2017 IS/MND mitigation measures are listed below:

MM-HAZ-2: During all excavation and construction activities, the developer shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes (including disposal) and adherence to the construction specifications.

MM-HAZ-3: During all excavation and construction activities, hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all refuse. All construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials have been included to ensure accidents would be prevented and contained.

MM-HAZ-4: Prior to excavation and construction, the developer shall develop a Site Mitigation Plan (SMP) and follow the SMP during all development activities. The SMP shall include strategies for identification and management of contaminated soil and shall outline mitigation measures should these development activities result in an accidental release of contaminants. A hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared and included in the SMP. Hazardous materials spill kits shall be maintained on-site for small spills. A copy of SMP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.

MM-HAZ-5: A project-specific Health and Safety Plan (HASP) shall be developed and followed during all construction-related activities. Copies of the HASP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.

According to the 2017 IS/MND, portions of the project site may have been used for agriculture from 1939 to 1979 and therefore residual pesticides may be present in shallow soils associated with the former agricultural uses that could result in the release of hazardous materials into the environment. As a result, the 2017 IS/MND included mitigation measure **MM-HAZ-6**, which required soil sampling of the project site before excavation activities to assess potential human health and environmental risk.

A 2019 historic records search within the Phase I ESA confirmed that the project site was likely used for agriculture in the 1960's. During historical agricultural activities throughout California, various pesticides and more specifically organochlorine pesticides were commonly applied during the normal course of agricultural operations (primarily irrigated row crops). Such compounds have since been banned from production and use in the United States. Section 105215 of the California Health and Safety Code discusses the regulatory reporting of incidents that pertain to pesticide spills and accidental releases of pesticide products.

Based on the regulatory and historical research completed during the 2019 Phase I ESA, no information has been revealed that would suggest that an accidental spill or release of pesticide

products has occurred at the proposed site. In addition, the historical agricultural activities appeared to be associated with dry farming activities and neither stressed vegetation nor evidence of the storage of pesticides was observed on the project site during the site reconnaissance or based on regulatory and historical research reviews. As such, the historical agricultural use of the proposed project site is not considered to be a recognized environmental condition in connection with the site. As such, mitigation measure **MM-HAZ-6** identified in the 2017 IS/MND would not be required and impacts would be less than significant.

Airport Hazards

As identified in the 2017 IS/MND, the project site is located within two miles of the Ramona Airport, and is within Review Area 2 of the Ramona Airport Land Use Compatibility Plan (ALUC 2011). Similar to the previous project, the proposed project includes the construction of one- and two-story buildings that would not exceed the 35-foot building height limit. The proposed project would comply with the San Diego County lighting ordinance and does not propose any navigational, bright lights, or visual hazards that may impair a pilot's vision. Landscaping is proposed; however, it would not contain any features which would unusually attract bird species that could be a nuisance to flight operations. In addition, the Applicant would submit a completed FAA Form 7460-1 Notice of Proposed Construction or Alteration form to the FAA for review and comment during the Minor Use Permit approval process. Therefore, impacts regarding airport-related hazards would be less than significant, consistent with the 2017 IS/MND.

Emergency Response or Evacuation Plans

The 2017 IS/MND concluded that impacts regarding impairment of an emergency response or evacuation plan would be less than significant. The Operational Area Emergency Plan for San Diego County is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System (County of San Diego 2018). The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas (County of San Diego 2017). The proposed project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. Therefore, impacts regarding impairment of emergency evacuation or response plans would be less than significant, consistent with the 2017 IS/MND.

Wildland Fires

As identified in the 2017 IS/MND, fires have burned areas within three miles north of the previous project site. Due to the project site's location in the center of the Ramona Village Center, potential for wildfires is reduced due to surrounding development. Similar to the previous project, the proposed project is situated within Ramona Village Center within two of the previous parcels (APNs 281-182-17 and 281-182-18). According to the California Department of Forestry and Fire Protection (CALFIRE), the project site is not within a Very High Fire Hazard Severity Zone (VHFHSZ) (CALFIRE 2009). However, the project site is adjacent to a VHFHSZ, and is located in a wildland-urban interface (WUI) area (County of San Diego 2011).

The proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires because the project would be required to comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A of the Uniform Fire Code, as adopted and amended by the local fire protection district. Implementation of these fire safety standards would occur during the Minor Use Permit approval or building permit process.

While the proposed project has different uses from the 2017 project (as detailed in Table 2), a Project Facility Availability - Fire Service Letter, dated June 9, 2023, was provided by the San Diego County Fire Protection District for the proposed project (located in Appendix I). The letter indicates that based on the capacity and capabilities of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. Additionally, the letter states that expected emergency travel time to the proposed project would be 2.5 minutes. Similar to the 2017 IS/MND, the San Diego County Fire Protection District would still be able to adequately serve the project site for emergency fire services with the development of the proposed project. Therefore, through compliance with applicable fire prevention standards and through service provided by the San Diego County Fire Protection District, the proposed project's impacts related to exposing people or structures to a significant risk of loss, injury or death involving hazardous wildland fires would be less than significant, consistent with the 2017 IS/MND.

X. HYDROLOGY AND WATER QUALITY – Since the previous EIR was certified or previous MND 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 hydrology and water quality including: violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; and/or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

YES	NO
☐	☒

The 2017 IS/MND concluded the previous project would result in less-than-significant impacts to hydrology and water quality with implementation of mitigation measures.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior

center, a PACE Wellness Center, and public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

Surface Water Quality and Drainage

Similar to the previous project, potential adverse effects of the proposed project on hydrology and drainage patterns would be associated with changes in land cover, particularly due to increases in impervious surfaces. The existing project site is vacant and undeveloped and features a mix of annual grasses and concrete, with localized areas of gravel and rip-rap. In addition, a closed depression that collects water during storm events and several storm water BMPs (vegetated swales) associated with construction of the Ramona Branch Library are located on the project site.

Similar to the previous project, stormwater runoff from the proposed project would flow to the north and north-west toward the Santa Maria Creek Channel. The proposed project would have the potential to discharge pollutants into the Santa Maria Creek during construction and operation. According to the Clean Water Act Section 303(d) list, the primary water quality issues affecting the Santa Maria Valley Hydrologic Area include total dissolved solids and bacteria/pathogens. Similar to the previous project, the project proposes land uses that could result in constituents of concern to enter the Creek including sediment, nutrients and/or pesticides, bacteria and viruses, trash and debris and oils. Furthermore, the northern portion of the proposed project site is located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). According to initial Hydrologic Engineering Center's River Analysis System (HEC-RAS) mapping, the proposed public park area would be located within the 100-year floodway and the western portion of the proposed PACE Wellness Center would be located within the 100-year floodplain fringe. The proposed residential building/senior center is not located within the 100-year floodplain. If approved, County Resource Protection Ordinance (RPO) (specifically San Diego County Code of Regulatory Ordinances, Title 8, Division 6, Chapter 6) and FEMA regulations would be required to be met. According to the RPO, the proposed public park area would be an allowable use within the floodway, as it does not include a permanent structure for human habitation or a place of work. Additionally, the PACE Wellness Center would be an allowable use within the floodplain fringe, as it would be elevated by fill. The project applicant would request approval for a Conditional Letters of Map Revision (CLOMR) and Letters of Map Revisions (LOMR) from FEMA for portions of the proposed project located within the floodplain. The northern and northeastern portions of the project site are located within the Santa Maria Creek floodway (Zone AE); however, the project does not propose any structures within the Santa Maria Creek floodway, which would eliminate the potential for flooding which could result in water quality impacts.

The proposed project would disturb over one acre of soil and would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharge of storm water associated with grading and construction activities and a Construction General Permit to avoid and minimize water quality impacts associated with construction activities. In compliance with the NPDES permit and to reduce potential pollutants to the maximum extent practicable, the proposed project would be required to implement the following site design, source control, and/or treatment control Best Management Practices (BMPs) identified in the 2017 IS/MND:

Site Design BMPs: Landscaping of the slopes and common areas are incorporated into the plans. The landscaping will consist of drought-tolerant plant species, including shrubs, grasses, and shade trees. The goal is to achieve plant establishment expeditiously to reduce erosion. The irrigation system for these landscaped areas will be monitored to reduce over irrigation and conserve water. Also, riprap will be placed at storm drain outfalls to reduce velocities.

Source Control BMPs: Source control BMPs will consist of measures to prevent polluted runoff. This program will include an educational component directed at each of the facility occupants. The facility occupants will receive a set of brochures developed by the County's Environmental Health Department.

Treatment Control BMPs: The treatment control BMPs will be a combination of volume and flow control measures. The measures to be implemented to address water quality will include:

- Grass lined drainage channels acting as Bio-Filters will be incorporated as a means to filter particulates and bio-absorb nutrient pollutants.
- Drainage will be routed through planters that will function as Bio-Filters as a means to filter particulates and bio-absorb nutrient pollutants.
- Infiltration or bio-retention basins will be incorporated to minimize parking lot runoff for design storm events.

The BMPs would ensure the proposed project would meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Construction activity subject to the Construction General Permit includes clearing, grading, and ground disturbance, such as stockpiling and excavation. These activities require BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving waters. As such, Mitigation Measure **MM-WQ-1** and **MM-WQ-2** identified in the 2017 IS/MND would be applicable to reduce impacts to water quality to less-than-significant levels.

MM-WQ-1: During the Grading Plan and Improvement Plan Engineering for the proposed project, the applicant shall have qualified individuals as defined by the Storm Water Regional Control Board develop and implement a stormwater pollution prevention plan (SWPPP), which shall include and specify all construction BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving water.

MM-WQ-2: A Major Stormwater Management Plan (SWMP) shall be prepared by the applicant in compliance with the County's SUSMP. The SWMP shall demonstrate the proposed project has implemented LID design practices including (1) conservation of natural areas, soils, and vegetation; (2) minimizing disturbance to natural drainages; (3) minimizing and disconnecting impervious surfaces; (4) minimizing soil compaction; and (5) draining runoff from impervious to pervious areas. The SWMP shall show these LID design practices have been incorporated into the project design to the maximum extent feasible. Integrated management practices (IMPs) shall be used in conjunction within LID design concepts to treat runoff near its source using the

three basic elements: infiltration, retention/detention, and biofiltration. Infiltration IMPs include (1) bioretention areas, (2) bioretention swales, (3) permeable pavement, and (4) rock infiltration swales. Filtration IMPs include (1) flow-through planters, (2) vegetated roofs, and (3) sand filters. Volume-storage and reuse IMPs include cisterns and rain barrels. Connectivity IMPs include vegetated swales and vegetated filter (or buffer) strips. The SWMP shall detail the selection of structural IMP type and location based on site-specific precipitation patterns, soil characteristics, slopes, existing utilities, and any appropriate setbacks from buildings or other infrastructures. The SWMP shall also consider the pollutant categories likely to be generated by the proposed project, the water quality issues of receiving waters, and site constraints in selecting and locating LID design practices and IMPs.

Proper implementation of the BMPs and mitigation measures described above would reduce the potential for surface or water quality impacts on and off-site. Therefore, impacts to water quality and drainage would be less than significant with implementation of mitigation, consistent with the 2017 IS/MND.

Groundwater and Alternative Sewer Systems

The proposed project does not involve use of a groundwater supply. Furthermore, the proposed project does not involve the use of septic tanks or alternative sewer systems. The proposed project would connect to the Ramona Municipal Water District (RMWD) to meet water demands. According to RMWD's 2020 Urban Water Management Plan, the RMWD is 99 percent reliant on imported surface water from the Metropolitan Water District and the San Diego County Water Authority. RMWD owns three groundwater wells, none of which can provide potable water due to elevated nitrate concentrations (RMWD 2021). There would be no project-related impacts regarding groundwater. Therefore, impacts would be less than significant, consistent with the 2017 IS/MND.

XI. LAND USE AND PLANNING – Since the previous EIR was certified or previous MND 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 land use and planning including: physically divide an established community; and/or cause a significant environmental impact due to a conflict 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
☐	☒

The 2017 IS/MND concluded the previous project would result in less than significant land use and planning impact with implementation of mitigation measure **MM-BIO-1**. The previous project identified that the portion of the northern parcels that is in closest proximity to the Santa Maria Creek is designated as Rural Lands, which allows for lands that act as natural buffers to both protect natural resources and preserve the environment. The previous project did not propose any structures in this area and included the implementation of mitigation for a 200-foot wetland buffer that would be implemented to preserve the existing natural buffer.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the

proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. Similar to the previous project, the proposed project would not include structures or development adjacent to the Santa Maria Creek.

Similar to the previous project, the proposed project would introduce new utilities infrastructure to the area. Curbs, gutters, and sidewalks would also be required along 12th Street and 13th Street (sidewalk pedestrian improvements along 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH # 2021100070]). The proposed project would not significantly disrupt or divide an established community, as the project site is located on a vacant site adjacent to the Ramona Public Library.

Utilities would be required to serve the proposed residential building (which includes the senior center) and PACE Wellness Center; however, similar to the previous project, these utilities would be minor utility extensions to connect the project site to existing infrastructure and would not disrupt or divide library activities or the commercial and industrial activities of surrounding parcels in downtown Ramona.

Consistency with Land Use Policies

San Diego County General Plan

The previous project site was designated as Public/Semi-Public Facilities, Rural Commercial or Rural Lands per the County of San Diego General Plan land use designations (County of San Diego 2020). The southern parcels (281-182-13, 760-157-49-00, and 281-182-12-00) of the previous project site were designated as Public/Semi-Public Facilities, which allowed for major facilities to be built and maintained for public use including community service facilities. A portion of the two northern parcels (281-182-17 and 281-182-18) on the previous project site were designated high impact industrial, rural commercial, and rural lands, which allows small-scale commercial and civic development that encourages a wide variety of civic uses and community facilities. The previous community center would be allowable as a civic use and was concluded to be consistent with both land use designations.

The proposed project includes a Disposition and Development Agreement, minor use permit (ZAP), Boundary Adjustment, and a Density Bonus application to authorize a mixed-use development, consisting of affordable group residential housing for low-income seniors, a senior center, PACE Wellness Center, trail connectivity and recreational uses. Group residential uses dedicated to senior housing is not considered density under the zoning code. The proposed project would be located on two parcels (281-182-17 and 281-182-18) designated as Rural Commercial and Rural Lands (RL-20). Portions of the project site are zoned V4 General District, which allows for community recreation and group residential upon approval of a Minor Use Permit. The V4 General District is consistent with the Rural Commercial General Plan Land Use Designation and, therefore, the project is consistent with the General Plan upon approval of a Minor Use Permit. The northern portions of the project site consisting of existing open space around the Santa Maria Creek that will be retained are zoned as V2 Rural District and V1 Natural District. Both the V2 Rural District and V1 Natural District are consistent with the Rural Lands (RL-20) General Plan Land Use designation.

The following General Plan policies identified in the Housing Element are applicable to the proposed project:

- H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.
- H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.
- H-6.4 Affordable Housing on Suitable County-Owned Properties. Facilitate the development of affordable housing on suitable, County-owned surplus properties.

The proposed project includes the development of affordable housing for low-income seniors. In addition, the proposed project would include a senior center, a PACE Wellness Center, trail connectivity and recreational uses. As such, the proposed project would be consistent with these General Plan policies.

Ramona Community Plan and Form Based Code

Similar to the previous project, the proposed project site is subject to the policies of the Ramona Community Plan. The Ramona Community Plan envisions the proposed project as having community amenities for a variety of ages and interests for the citizens of Ramona. The project site is located in an area identified in the Ramona Community Pan as the Ramona Village Center. Within the Ramona Village Center Form Based Code, the project site is zoned V4 General District, which allows for community recreation and other civic amenities and the northern portion of the project site is zoned as V2 Rural District and V1 Natural District around the Santa Maria Creek. Both of these zones permit community recreation uses consistent with the proposed use.

The proposed project would be located within a smaller footprint, on two parcels (281-182-17 and 281-182-18), which are zoned as V1, V2, and V4. The proposed project would be compatible with the existing General Plan designations and zoning upon approval of a minor use permit (ZAP).

Ramona Village Center Design Guidelines

Upon approval of a minor use permit (ZAP), the proposed project would be consistent with both the current zoning and with the policies of the Ramona Community Plan. The proposed project would require an approval of a Site Plan pursuant to Community Design Review that requires that the project to be consistent with the Ramona Village Center Design Guidelines. The design review requires that the proposed project be consistent with the specific design guidelines for the property. The proposed project would utilize Density Bonus incentives/waivers to exempt the project from the Ramona Village Center Design Guidelines. Therefore, impacts would be less than significant, consistent with the 2017 IS/MND.

XII. MINERAL RESOURCES – Since the previous EIR was certified or previous MND 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 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
☐	☒

The 2017 IS/MND concluded no impacts on mineral resources would occur as a result of the previous project.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

According to the California Department of Conservation – Division of Mines and Geology, the project site is located in an area where geologic information indicates no significant mineral deposits are present (MRZ-1). The current project site is zoned V4 General District, V2 Rural District, and V1 Natural District. None of these zones are considered to be Extractive Use Zones (S-82) nor do they have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County of San Diego 2020). Furthermore, the current project site is surrounded by developed land uses including industrial, commercial, and residential, which are incompatible with future extraction of mineral resources on the project site. Implementation of the project would not result in the loss of availability of a known mineral resource and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the proposed project would result in no impact on mineral resources, consistent with the 2017 IS/MND.

XIII. NOISE – Since the previous EIR was certified or previous MND 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 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, and/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
☐	☒

The 2017 IS/MND found that less-than-significant impacts on noise would result from the previous project and that the previous project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. The proposed project would include an approximately 77,500 sf two-story residential building (which includes the 1,800 sf senior center) as well as a single-story building consisting of an approximately 5,000 sf PACE Wellness Center. The overall square footage of the proposed project would increase from the previous 2017 project by approximately 26,840 sf (from 65,160 sf proposed in 2017 to 92,000 sf proposed currently). Similar to the 2017 project, open space and recreational uses would be located in the northern and central portion of the project site. Unlike the 2017 project, the current project is no longer adjacent to SR 67 (Main Street).

The proposed project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2, addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA) for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is in excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within County of San Diego General Plan, Noise Element, Tables N-1 and N-2. Further, according to Tables N-1 and N-2, nursing homes, office/professional, medical, and commercial uses have an interior 50 dBA L_{eq} (one hour average) noise standard and residential uses have an interior 45 dBA CNEL noise standard, which accounts for exterior-to-interior noise reductions from physical barriers such as building walls, doors, and windows.

Future noise contours for roadways are presented in the County of San Diego General Plan, Noise Element, Figure N-2 for year 2030 conditions, which are derived from traffic data for the year 2030 developed for the Mobility Element of the General Plan. Based on a review of projected County noise contours, the 60 dBA CNEL and 65 dBA CNEL contours closely align with Main Street and 10th Street. The proposed project site is not located within the 60 dBA CNEL and 65 dBA CNEL contours. With respect to interior noise, typical wall assembly

construction would provide a 25 to 30 dBA noise reduction with windows closed.[7] Additional measures such as placement of windows, window and door upgrades, building material option upgrades could help further reduce noise. As part of the project design, the building would utilize an improved dual pane window design to provide further assurances of meeting the County Noise Element standards. Therefore, the proposed project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the proposed project's property line. The proposed project would be located on two parcels, APNs 281-182-17 and 281-182-18. The proposed project site is located in the Paseo Sub-Area of the Ramona Village Center, which is an area identified in the Ramona Community Plan. The project site is zoned as V1 Natural District, V2 Rural District, and V4 General District, all three of which have a daytime one-hour average sound limit of 60 dBA.

The parcels adjacent to the east and west of the proposed project site are zoned as V1 Natural District, V2 Rural District, and V4 General District, all three of which have a daytime one-hour average sound limit of 60 dBA, which is the same as the proposed project site. The parcels adjacent to the south of the proposed project site are zoned as CD Civic District that has a daytime one-hour average sound limit of 60 dBA, which is the same as the proposed project site. The proposed project does not include noise producing equipment that would exceed applicable noise levels at the adjoining property line.

The parcels adjacent to the north of the proposed project site are zoned as M54 Industrial with a one-hour average sound limit of 70 dBA and A70 Agricultural with a daytime one-hour average sound limit of 50 dBA. The proposed project would include a public park located north of the proposed residential/senior center building and PACE Wellness Center, extending to the Santa Maria Creek. The proposed project would limit uses adjacent to the Santa Maria Creek floodway to the low-intensity recreational trail use. The proposed project does not include any structures or equipment within the Santa Maria Creek floodway (Zone AE). Furthermore, with respect to the community recreation uses, which requires approval of a Minor Use Permit, Noise Ordinance Section 36.417 exempts "sporting, entertainment and public events which are conducted pursuant to a license or permit issued by the County, within the scope of the license or permit." Therefore, the proposed project would not include uses, structures, or equipment near the parcels adjacent to the north of the proposed project site that would generate noise in excess of the County noise standards.

As detailed above, based on the project design and layout, County staff does not anticipate noise from the proposed residential/senior center building and PACE Wellness Center facility to exceed County noise standards. Additionally, the proposed project would be conditioned to

[7] With windows closed, the minimum exterior-to-interior noise attenuation for typical structures in California is approximately 25 to 30 dBA or potentially more with improved noise abatement materials or techniques. See: Gordon, C.G., W.J. Galloway, B.A. Kugler, and D.L. Nelson. NCHRP Report 117: Highway Noise: A Design Guide for Highway Engineers. Washington, D.C.: Transportation Research Board, National Research Council, 1971.

ensure that any substantial noise generating equipment and/or activities would comply with County noise standards.

Noise Ordinance – Section 36.408 and Section 36.409

The County of San Diego Municipal Code (County 2017) establishes prohibitions for disturbing, excessive, or offensive noise, and provisions such as sound level limits for the purpose of securing and promoting the public health, comfort, safety, peace, and quiet for its citizens (Chapter 4, Noise Abatement and Control). Section 36.408 of the County's Municipal Code prohibits construction between the hours of 7:00 P.M. and 7:00 A.M. Monday through Saturday, and at any time on Sunday or a holiday (i.e., construction is allowed Monday through Saturday between 7:00 A.M. to 7:00 P.M.). In addition, Section 36.409 of the County's Municipal Code sets a maximum noise level for construction equipment of 75 dBA for an eight-hour period $L_{eq}(8h)$), between 7:00 A.M. and 7:00 P.M., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

Proposed construction equipment would include, but not be limited to, graders, excavators, tractors/loaders/backhoes, rubber-tired dozers, cranes, forklifts, generator sets, welders, pavers, paving equipment, rollers, and air compressors.

Project construction would generate noise from the daytime operation of construction equipment on the project site and from haul truck trips on local roadways accessing and departing the project site. Project construction would use small-scale construction equipment where construction activities would vary from day-to-day. As the project site is vacant, no demolition would occur onsite. In addition, no pile driving activities are anticipated. The construction activities associated with surficial grading would have the greatest potential to generate noise during construction; however, these activities would be conducted using small-scale construction equipment and would not occur continuously over the entire construction period.

According to the FHWA Roadway Construction Noise Model, which is based on a survey of heavy-duty construction equipment used for large scale projects, reference construction equipment noise levels for equipment such as an excavator, dump truck, forklift, and tractor/loader/backhoe range from an average of 69 to 77 dBA L_{eq} at a distance of 50 feet from the equipment, taking into account equipment usage factors. Since the proposed project is not a large-scale project and would use small-scale construction equipment, actual equipment noise levels would be less than the values listed above.

Individual pieces of construction equipment that would be used for construction of the proposed project produce maximum noise levels of 74 dBA to 85 dBA L_{max} at a reference distance of 50 feet from the noise source, as shown in **Table 9,** *Construction Equipment Noise Reference Levels and Usage Factors*. The construction equipment noise levels at 50 feet distance (Referenced Maximum Noise Levels) are based on the FHWA RCNM User's Guide, which is a technical report containing actual measured noise data for construction equipment (FHWA 2006). Table 9 also presents the percentage of time that each piece of construction equipment would be operating at full power (the "acoustical usage factor") for a 1-hour period, as well as the resulting noise levels at 50 feet from a sensitive receptor. Due to the use of small-scale construction equipment, the amount of noise generated during construction would be minimal and would dissipate as distance from the activity increased when construction equipment was located further away from the site boundaries. Therefore, while limited amounts of noise might

be perceivable at the residences near the site during certain construction activities, those construction activities would occur on an interval basis and would be intermittent throughout the day depending on the type of construction activity and distance from the site boundary.

Table 9
Construction Equipment Noise Reference Levels and Usage Factors

Type of Equipment	Acoustical Usage Factor[a] (%)	Reference Maximum Noise Levels at 50 Feet,[a,b] L_{max} (dBA)
Air Compressor	40	78
Backhoe	40	78
Crane	16	81
Dozer	40	82
Excavator	40	81
Forklift	20	75
Front End Loader	40	79
Generator	40	81
Grader	40	85
Paver	50	77
Paving Equipment	50	77
Roller	20	80
Tractor	40	84
Welder	40	74

[a] The usage factor is the percentage of time during a construction noise operation that a piece of construction is operating at full power.

[b] Construction equipment noise levels are based on the FHWA RCNM.

SOURCE: FHWA, Roadway Construction Noise Model User's Guide, 2006, Table 1.

Off-site sensitive land uses include Ramona Library located approximately 400 feet south of the project site, Calvary Church Ramona located approximately 400 feet to the southwest of the project site, Nickel Creek Townhomes located approximately 550 feet to the west of the project site, Valle Del Sol Apartments located approximately 650 feet to the southwest of the project site, and Peppertree Apartments located approximately 400 feet to the west of the project site. Noise impacts from project construction activities would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to off-site noise-sensitive receptors.

The noise from construction equipment would generate both steady-state and episodic noise that could be heard within and adjacent to the proposed project site. Construction noise levels fluctuate throughout a given workday as construction equipment moves from one location to another within a project site. When construction equipment would be in use further away from a sensitive receptor location, construction noise levels would be lower than the calculated values provided in this analysis, which assumes construction equipment would be in use nearest to a sensitive receptor location. It is assumed that exposure to fluctuating construction noise levels would be lower than the noise levels shown in the analysis below.

Individual pieces of construction equipment that would be used for construction of the proposed project would produce maximum noise levels of 74 dBA to 85 dBA at a reference distance of 50 feet from the noise source, as shown in Table 8. These maximum noise levels would occur

when equipment is operating under full power conditions (i.e., the equipment engine at maximum speed). For a worst-case scenario, it is assumed that each piece of construction equipment would operate at the same time at a location that is nearest the off-site sensitive receptor at full power conditions. However, equipment used on construction sites typically operates under less than full power conditions.

Table 10, *Construction Noise*, provides the aggregate noise level from each piece of equipment provided in Table 9 operating in the same area over a 1-hour period, using the utilization factors also provided in Table 9, and the impact at 50 feet from a sensitive receptor. The construction noise calculation worksheet is provided in Appendix J of this document.

Table 10 presents the noise levels from individual and multiple pieces of equipment. The closest point of construction activities to the nearest noise-sensitive receivers would be approximately 400 feet to the south and southwest of the project site. The noise levels from the construction equipment to nearby sensitive receptors would be nominal given the distance between the construction activity area and existing ambient noise level.

Table 10
Construction Noise

Construction Phase (Equipment List)	Construction Equipment (Usage Factor / dBA L_{max}, at 50 feet)	Noise Level from Active Construction Area, dBA L_{eq}	
		Nearest Equipment at 50 feet	Nearest Equipment at 400 feet
Site Preparation (3 Rubber Tired Dozers, 4 Tractors/Loaders/Backhoes)	3 Dozer: 0.4 / 82 2 Tractor: 0.4 / 84 1 Loader: 0.4 / 79 1 Backhoe: 0.4 / 78	84	67
Grading/Excavation (Grader, Rubber Tired Dozer, Excavator, 3 Tractors/Loaders/Backhoes)	1 Grader: 0.4 / 85 1 Excavator: 0.4 / 81 1 Dozer: 0.4 / 82 2 Tractor: 0.4 / 84 1 Loader: 0.4 / 79 1 Backhoe: 0.4 / 78	84	67
Building Construction (Crane, 3 Forklifts, Generator Set, 3 Tractor/Loader/Backhoe, Welders)	1 Crane: 0.16 / 81 3 Forklift: 0.2 / 75 1 Generator: 0.5 / 81 2 Tractor: 0.4 / 84 1 Loader: 0.4 / 79 1 Backhoe: 0.4 / 78 1 Welder: 0.4 / 74	83	66
Paving (2 Pavers, 2 Paving Equipment, 2 Rollers)	4 Paver/Paving Equipment: 0.5 / 77 2 Roller: 0.2 / 80	77	61
Architectural Coating (Air Compressor)	1 Air Compressor: 0.4 / 78	74	56

SOURCE: ESA 2023. See Appendix J of this checklist for the noise calculation worksheet.

As shown in Table 10, noise levels associated with construction equipment in each construction phase would be approximately 67 dBA L_{eq}(1h) or lower at a distance of 400 feet, where the nearest

off-site noise-sensitive receivers would be located. Even if it is assumed that each equipment would be operating with the same utilization factor throughout the 8-hour construction day (L_{eq}(8h)), the noise level would be averaged to the same level of noise the same as the 1-hour average (L_{eq}(1h)). The nearest off-site sensitive receptors at 400 feet from the proposed project boundary would be exposed to construction noise levels of approximately 56 to 67 dBA L_{eq}(8h).

The proposed project site's range of construction noise levels would be below the County's 75 dBA L_{eq}(8h) noise threshold for construction activities that occur over an 8-hour period for all land use types (Section 36.409, Sound Level Limitations on Construction Equipment). Therefore, noise impacts resulting from construction related activities to the off-site sensitive (i.e., church, library, and residential) uses would be less than significant, consistent with the 2017 IS/MND.

The proposed project would not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction activities would only occur during permitted hours of operation pursuant to Section 36.409. The proposed project would not have any outdoor noise-generating activities or sources, such as crowds or loud speakers. Therefore, no operational stationary source noise impacts are anticipated.

Based on the traffic projections, the proposed project would generate a total of 567 vehicle trips during weekdays and a maximum of 48 peak hour vehicle trips. The proposed project site is adjacent to Walnut Street, Maple Street/13th Street, and 12th Street and in proximity to Main Street. Walnut Street and Maple Street/13th Street are not thoroughfares and do not carry daily vehicle volumes of more than 10,000 average daily trips, which is generally equivalent to peak hour trips of approximately 1,000 trips or less.[8] Main Street (at 12th Street) carries approximately 25,780 average daily trips while 12th Street (at Main Street) carries approximately 537 average daily trips based on the 2015 Traffic Impact Analysis. Conservatively assuming a 1 percent increase in the daily traffic volume, the segment of Main Street near 12th Street would be estimated to carry approximately 27,916 average daily trips (approximately 2,792 peak hour trips) and the segment of 12th Street near Main Street would be estimated to carry approximately 581 average daily trips (approximately 58 peak hour trips) in 2023.[9] It takes doubling of the traffic volumes to increase the traffic noise by 3 dBA, assuming vehicle speed and other factors remain the same. The proposed project would have two vehicle access routes on Maple Street/13th Street and 12th Street. Assuming an even split using the two access routes, the proposed project would result in 284 vehicle trips during weekdays and a maximum of 24 peak hour vehicle trips accessing each route. , As a result, the proposed project would not result in the doubling of roadway traffic volumes and would not result in a noticeable increase in the traffic noise level on roadway segments in the project vicinity. Further, the proposed on-site residences would not be exposed to traffic noise levels exceeding the County's exterior noise standard of 65 dBA CNEL for residential uses. Therefore, no operational mobile source noise impacts are anticipated.

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8 The Federal Highway Administration had a general assumption that peak hour trips represent approximately 10 percent of daily trip volumes (the Federal Highway Administration considers 10 percent to be a standard assumption. See http://www.fhwa.dot.gov/planning/tmip/publications/other_reports/tod_modeling_procedures/ch02.cfm.

9 The Federal Highway Administration had a general assumption that peak hour trips represent approximately 10 percent of daily trip volumes (the Federal Highway Administration considers 10 percent to be a standard assumption. See http://www.fhwa.dot.gov/planning/tmip/publications/other_reports/tod_modeling_procedures/ch02.cfm.

As detailed in Table 2, the proposed project would include 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. The proposed public park area would include two pickleball courts and a tot lot, located adjacent to a multipurpose loop trail. The pickleball courts would be located within the interior portion of the project on the north side of the senior housing units, senior center, and PACE Wellness Center, and just over approximately 100 feet from the project's west boundary. Off-site sensitive land uses to the south and southwest of the project would not be exposed to noise from the pickleball courts since the intervening buildings (i.e., senior housing units, senior center, and PACE Wellness Center) would block pickleball noise transmission to the south. Off-site sensitive land uses to the west of the project would be located at least 500 feet away from the pickleball courts. Noise from a pickleball game would be generated by racquets hitting the balls and people talking/cheering. Data indicates noise from a pickleball game would be approximately 63 dBA Leq at three feet from the side of the pickleball net (Psomas 2021). Noise generated by the pickleball courts would be attenuated by the distance between the outdoor activities and the nearest private property line. At 500 feet (i.e., distance to the nearest off-site sensitive use), the noise level would be attenuated to less than 35 dBA Leq, which would not be audible above ambient noise levels. As such, noise generated by the project's pickleball courts would not result in a substantial permanent increase in ambient noise levels at the nearest noise-sensitive receptors. The proposed tot lot would generate less noise than the proposed pickleball courts since noise would only be generated by speech from parents and toddlers. At 500 feet (i.e., distance to the nearest off-site sensitive use), the noise level would be attenuated to less than that of the noise from pickleball games, which would also not be audible above ambient noise levels.

With respect to cumulative noise impacts, construction of the proposed project and the 13th Street Bridge Project [SCH# 2021100070] are anticipated to occur concurrently. The project's conformance to the County of San Diego General Plan (Noise Element) and County of San Diego Noise Ordinance (Section 36.404, 36.408, and 36.409) would ensure the proposed project would not create cumulatively considerable noise impacts, because the proposed project would not exceed the local noise standards for noise sensitive areas; and the proposed project would not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Construction noise is generated by individual pieces of equipment and is considered point sources. Construction equipment noise affects localized areas in the immediate vicinity of each project site. Noise from point sources attenuates by 6 dBA per doubling of the distance from the noise source over acoustically hard or reflective surfaces (such as pavement or streets) and by 7.5 dBA per doubling of distance from the noise source over acoustically soft surfaces (such as vegetated lands). For the purposes of this analysis, while the project site consists of unpaved surfaces and vegetated lands, an attenuation rate of 6 dBA per doubling of distance is used to provide an environmentally conservative assessment. For example, using an attenuation rate of 6 dBA, at 200 feet, noise from a source would be reduced by 12 dBA when compared to a location that is 50 feet from the same source. The decibel scale is logarithmic; therefore, two sources of noise each generating the same noise level results in a combined noise level that is 3 dBA higher. Furthermore, when a noise source generates a noise level that is 10 dBA or more over other sources of noise dominates the total combined noise level and the noise from other sources would not add measurably to the overall composite noise level from all noise sources.

If the 13th Street Bridge Project would generate a maximum construction noise level equal to the County's 75 dBA L_{eq}(8h) noise threshold for construction activities at the proposed project's nearest sensitive receptor, the addition of the proposed project's maximum construction noise level of approximately 67 dBA L_{eq}(8h) would result in a composite noise level of approximately 75.6 dBA L_{eq}(8h). A change in ambient noise level of 1 dBA cannot be perceived by human hearing, except in carefully controlled laboratory experiments.[10] Therefore, if the 13th Street Bridge Project would generate a maximum construction noise level equal to the County's 75 dBA L_{eq}(8h) threshold, the proposed project would increase the composite noise level by 0.6 dBA, which would not be a perceivable difference by human hearing. Therefore, the perceived noise levels at sensitive land uses near the proposed project site would be similar whether or not the proposed project is constructed at the same time as the 13th Street Bridge Project. For this reason, the proposed project's incremental contributions to cumulative noise impacts would be less than cumulatively considerable and less than significant.

Similar to cumulative construction noise impact analysis, no significant cumulative noise impacts would occur from stationary noise sources on the project site and from other related projects in the project area.

In addition to the discussion on cumulative construction noise impacts and cumulative stationary noise source impacts above, there would be no significant cumulative traffic noise impact as a result of the implementation of the proposed project. Given that the project's pickleball courts would not generate noise that would be audible above ambient noise levels at off-site sensitive uses, the project's pickleball courts would not result in significant cumulative noise impacts.

Therefore, the proposed project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

Ground-borne Vibration or Ground-borne Noise Levels

Typically, heavy-duty construction equipment used for demolition, earth-moving, and compaction for paving would generate localized vibration levels, which, depending upon distance, could potentially affect structures or annoy people. Similar to noise levels, vibration levels diminish with increasing distance away from the source (FTA, 2018). Project construction would use small-scale construction equipment over a 23-month period, where construction activities would vary from day-to-day and include clearing, grading, and landscaping.

All grading activities would be surficial. Due to the use of small-scale construction equipment, the amount of vibration generated during construction would be minimal and would dissipate as distance from the activity increased. Based on FTA data (FTA, 2018) large bulldozers would result in a vibration level of 87 VdB (0.089 in/sec PPV). Wheel loader would generate 86 VdB (0.076 in/sec PPV) at 25 feet. The nearest sensitive receivers in the project area are at least 400 feet from the project site, which would provide 36 VdB in vibration attenuation, compared to the vibration level experienced at 25 feet from the source. The distance attenuation alone would reduce the vibration level to 51 VdB or lower. Therefore, no vibration would be perceivable at

[10] Except in carefully controlled laboratory experiments, a change of 1 dBA in ambient noise levels cannot be perceived. Outside of the laboratory, a change of 3 dBA in ambient noise levels is considered to be a barely perceivable difference. See: California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.1, 2013.

the nearest sensitive receivers, which are located approximately 400 feet from the proposed project site, during construction activities occurring at the closest project site boundary. In addition, construction activities would occur on a short-term basis and would be intermittent throughout the day depending on the distance from the site boundary. Construction equipment tend to move through a construction site area during a construction workday; therefore, construction vibrations would typically not be concentrated at a single location. Vibration generated by the proposed project would not be substantial enough to exceed applicable significance thresholds and would not cause structural damage due to the small construction equipment proposed for project construction.

Once construction is completed, the proposed project would have no potential to generate vibration during operation as the project would not introduce new sources of vibration to the project site relative to existing conditions. Operation of the project would not include any motorized or stationary mechanical equipment sources of vibration. Therefore, impacts related to vibration would be less than significant, consistent with the 2017 IS/MND.

The proposed project includes a residential/senior center building and a PACE Wellness Center where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are setback more than 50 feet from any County Mobility Element (ME) roadway using rubber-tired vehicles with projected ground-borne noise or vibration contours of 38 VdB or less. A setback of over 50 feet from the roadway centerline for heavy-duty truck activities would ensure that these proposed uses or operations do not have any chance of being impacted significantly by ground-borne vibration or ground-borne noise levels (Harris, Miller, Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earth-borne Vibrations 2002). This setback would ensure that the proposed project site will not be affected by any future projects that may support sources of ground-borne vibration or ground-borne noise related to the adjacent roadways. Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive ground-borne vibration or ground-borne noise levels and impact vibration sensitive uses in the surrounding area. Therefore, the proposed project would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. Impacts would be less than significant, consistent with the 2017 IS/MND.

Ambient Noise Levels

The proposed project involves the following permanent noise sources that may increase the ambient noise level: vehicle traffic, residential and recreational uses, and PACE Wellness Center/senior center related activities. As discussed above, the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the proposed project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over existing ambient noise levels.

The proposed project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor

sound systems. Also, no pile driving or jackhammer would be used and general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction activities would only occur during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that construction equipment in excess of 75 dBA would operate for more than 8 hours during a 24-hour period. Therefore, the proposed project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

Airport Noise

The project site is located within two miles of the Ramona Airport, and is within Review Area 2 of the Ramona Airport Land Use Compatibility Plan (ALUC 2011). However, the project site is not within the 65 dBA CNEL impact zone of the airport. Additionally, the proposed project is not located within a two-mile vicinity of a private airstrip. Therefore, the proposed project will not expose people residing or working in the project area to excessive airport-related noise levels. Impacts would be less than significant, consistent with the 2017 IS/MND.

XIV. POPULATION AND HOUSING – Since the previous EIR was certified or previous MND 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 result in one or more effects to population and housing including: inducing substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure; and/or displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

YES	NO
☐	☒

The 2017 IS/MND concluded that the previous project would result in less-than-significant impacts on population and housing.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. The proposed project includes the addition of affordable housing, which would potentially induce population growth in the area. According to San Diego Association of Governments (SANDAG) estimates, the Ramona CPA had an estimated 39,351 residents and 13,328 total housing units in 2020 (SANDAG 2021). The CPA’s labor force consisted of 6,929 jobs in 2020.

The proposed project would provide housing for approximately 115 elderly individuals (100 units, including 85 one-bedroom and 15 two-bedroom units). Senior home residents typically live within 3- to 5-miles of the senior living community, and it is likely the new residents currently reside within the CPA. However, for the purposes of this analysis it is conservatively assumed that the 115 residents are new residents in the CPA. An increase of 115 residents within the CPA would

represent a negligible increase (approximately 0.3 percent) in the existing population in the CPA, and would also represent approximately 0.25 percent of the CPA's projected 2050 population as presented in the jurisdictional growth forecasts in SANDAG's Series 13 Growth Forecasts (estimated to be 46,041 persons).[11,12]

Construction of the proposed project would require a total of 165 construction workers. However, construction employment within the project area is not anticipated to generate population growth within the region, as the need for workers would be accommodated within the existing and future labor market in the San Diego metropolitan area, which is highly dense and supports a diversity of construction firms and personnel. If construction workers live outside of the project area, these workers would likely commute during the temporary construction period, which is anticipated to be approximately 23 months. Therefore, construction of the project would not result in direct or indirect population growth.

Based on the SANDAG Series 13 Employment Forecast for the Ramona CPA, a total of 6,929 jobs were available within the Ramona CPA in the year 2020. Operation of the proposed project would result in up to 35 full- time employment opportunities. It is expected that the new positions would be filled by the local or regional labor pool and would not represent an indirect increase in population in the region or the Ramona CPA. However, for the purposes of this analysis, it is conservatively assumed that each employee and dependent family member would relocate to the CPA, the proposed project would introduce approximately 106 new residents to the Ramona CPA (using a persons per household rate of 3.02) (SANDAG 2021). This would result in a 0.27 percent increase from the current population estimation and 0.50 percent increase from the current workforce estimation.[13] An increase of 106 employees (and family) in the CPA would not represent a substantial increase (0.23 percent) in the existing population in the CPA and would represent a 0.44 percent increase of the CPA's 2050 employment of 7,962.[14]

Therefore, the proposed project would not induce substantial unplanned population growth in the area, either directly or indirectly. The proposed project would not displace any people or existing housing and so it would not displace any affordable housing or necessitate construction of replacement housing. Therefore, the proposed project would result in less-than-significant impacts on population and housing, consistent with the 2017 IS/MND.

XV. PUBLIC SERVICES – Since the previous EIR was certified or previous MND 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 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

11 SANDAG Series 13 Estimates assume a total population of 39,351 in 2020. (115 persons / 39,351 persons *100 = .29%)

12 SANDAG Series 13 Estimates assume a total population of 46,041 persons in 2050. (115 persons / 46,041 persons *100 = .25%)

13 SANDAG Series 13 Estimates assume a total population of 39,351 in 2020. (106 persons / 39,351 persons *100 = .27%)
SANDAG Series 13 Estimates assume a current workforce of 6,929 within the Ramona CPA in 2020. (35 employees / 6,929 jobs *100 = .50%)

14 SANDAG Series 13 Estimates assume a total population of 46,041 persons in 2050. (106 persons / 46,041 persons *100 = .23%)
SANDAG Series 13 Estimates assume a total workforce population of 7,962 in 2050). (35 employees / 7,962 jobs *100 = .44%)

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
☐	☒

The 2017 IS/MND concluded that the previous project would result in a less-than-significant impact on public services.

The proposed project differs from the previous project due to the reduced project footprint from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

The nearest fire station to the proposed project site is CALFIRE Ramona Station No. 80 located at 829 Vincente Road, approximately 0.6 miles (birds eye view) southeast of the current site. As indicated in the Safety Element of the County's General Plan, response times for development located within a Rural Village Boundary would be ten minutes (County of San Diego 2011). While the proposed project has different uses from the previous 2017 project, a Project Facility Availability – Fire Service Letter, dated June 9, 2023, was provided by the San Diego County Fire Protection District for the proposed project (located in Appendix I). The letter indicates that based on the capacity and capabilities of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. Additionally, the letter states that expected emergency travel time to the proposed project would be 2.5 minutes, well within the ten-minute response time standard. Similar to the 2017 IS/MND, the San Diego County Fire Protection District would still be able to adequately serve the project site for emergency fire services, and the project would not necessitate the construction of new or altered fire facilities.

The nearest police station to the proposed project site is the San Diego County Sheriff's Department Ramona Substation located at 1424 Montecito Road, approximately 0.25 miles from the current project site (birds eye view). The Ramona Substation patrols more than 150 square miles with a population of about 38,000 residents. The Substation is served by 27 deputies, three professional staff members, five sergeants, and a lieutenant. The Ramona Substation also includes a team of 28 Senior Volunteer Patrol members and 10 Mounted Patrol volunteers (SDCSD 2021). Similar to the previous project, the project site is contained in the San Diego County Sheriff's Department's service area, where police protection services are already being provided to the site. Because the site is already being served by the sheriff's department, project implementation would not expand the service area boundaries or increase the amount of urban land requiring police protection. Moreover, while the project would allow for a different type of land use on the project site compared to the previous project, the change in land use and new residential component, which include senior center uses and senior housing, is not anticipated to substantially increase calls for police protection services to the extent that necessitate the construction of new police facilities.

The proposed project would not introduce school aged-children to the site, therefore schools are not discussed. The project itself includes a public park component (including two pickleball

courts, a tot lot, and a multipurpose trail), and, as further detailed below in *Section XVI. – Recreation*, would reduce use of other nearby recreational facilities and would not require new or altered off-site recreational facilities due to implementation of the proposed project. The Ramona Branch Library, constructed in 2010, is located directly south of the project site. As discussed in the Ramona Community Plan, the Ramona Branch Library was originally conceptualized as a part of the RICC project and was intended to serve the RICC (and now the project site) as well as the community of Ramona (County of San Diego 2010). No new or altered library facilities would be required due to implementation of the proposed project.

The proposed project would not require the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the proposed project would have less-than-significant impacts on public services or facilities, consistent with the 2017 IS/MND.

XVI. RECREATION – Since the previous EIR was certified or previous MND 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 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; and/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 2017 IS/MND concluded that since the previous 2017 project included the development of recreational facilities itself, physical impacts associated with the construction of recreational facilities would be less than significant with the implementation of mitigation measures identified throughout the 2017 IS/MND.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. The proposed public park area would include two pickleball courts and a tot lot, located adjacent to a multipurpose loop trail. The multipurpose trail would be approximately 5,000 linear feet and six to eight feet wide. In the northern portion of the proposed public park area, south of Santa Maria Creek, the multipurpose trail would connect to a proposed extension of the Santa Maria Creek Greenway Trail, which would cross the project site in an east to west direction.

The estimated 115 senior residents at the project site would use the onsite recreational facilities, including the multipurpose trails, pickleball courts, and senior center. However, impacts associated with construction and operation of these recreational facilities are analyzed throughout this environmental checklist. Refer to the following sections of this environmental checklist for more information on potential physical environmental impacts resulting from

implementation of the proposed project: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology & Water Quality, Noise, and Transportation/Traffic. Although the project would directly increase population by providing new residences, recreational facilities would be provided onsite and would reduce use by project occupants of other nearby recreational facilities. With implementation of mitigation measures identified throughout this environmental checklist, the proposed project's impact on recreational facilities would be less than significant, consistent with the 2017 IS/MND.

XVII. TRANSPORTATION – Since the previous EIR was certified or previous MND 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 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
☐	☒

The 2017 IS/MND concluded that the previous project would result in less-than-significant impacts with the implementation of mitigation. The required mitigation identified in the 2017 IS/MND, **MM-TRA-1**, was payment of a Traffic Impact Fee (TIF) to the County's TIF program. However, this determination was based on the level of service (LOS) and vehicle delay transportation performance metrics that are no longer used to determine the significance of a transportation impact (see discussion of CEQA Guidelines Section 15064.3, Subdivision (b), below).

Furthermore, all development projects that would generate new vehicle trips are subject to the County's TIF program by ordinance, meaning that CEQA mitigation requiring conformance with the ordinance would be redundant. Therefore, the proposed project would not be required to implement **MM-TRA-1** identified in the 2017 IS/MND.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center. The proposed project differs from the previous project as the proposed project would generate fewer weekday daily and peak hour vehicle trips, as further detailed below. In addition, the regulatory setting for transportation/traffic has changed since certification of the 2017 IS/MND, which includes a required evaluation of a project's transportation impact in VMT. These project elements and the required VMT evaluation are described below.

Trip Generation

The proposed project would include the development of up to 100 affordable senior residential units, a 1,800 square-foot senior center and a 5,000 square-foot PACE Wellness Center. Both the senior center and the PACE Wellness Center would primarily serve the onsite residences but would also be open to the public. The proposed project would also include approximately 4.39 acres of open space (pickleball courts, a tot lot, and trails), which would be open to the public. As shown in **Table 11**, *Trip Generation Comparison*, these proposed uses would generate fewer daily, AM peak hour, and PM peak hour vehicle trips than the prior project land uses based on trip generation rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Table 11
Trip Generation Comparison

Land Use	Daily	AM Peak Hour	PM Peak Hour
Proposed Project			
Senior Affordable Housing[1]	324	20	25
Senior Center[2]	52	3	5
PACE Wellness Center[3]	188	14	18
Open Space[4]	3	0	0
Total	*567*	*37*	*48*
Prior Project	2,204	134	179
Difference	*-1,637*	*-97*	*-131*

NOTES:

[1] ITE Land Use Code 252 – Senior Adult Housing (Attached)

[2] ITE Land Use Code 495 – Recreational Community Center

[3] ITE Land Use Code 630 – Medical Clinic

[4] ITE Land Use Code 411 – City Park

SOURCES: ITE Trip Generation Manual, 11th Edition, September 2021; LLG Traffic Impact Analysis, September 2015. ESA, 2023.

As shown in Table 11 above, vehicle trips generated by the proposed project would be less than one- half of the number that was estimated for the prior project. For this reason, the proposed project would not introduce any new or more severe traffic operations effects related to traffic volume relative to those identified for the prior project. Due to the substantial drop in vehicle trips during all three evaluated time periods (i.e., daily, AM peak hour, PM peak hour), traffic operation effects would be less severe than those identified for the previous project.

The Transportation Impact Analysis (TIA) for the prior project (Linscott Law & Greenspan Engineers, 2015) identified impacts to surrounding intersections, including a significant impact at the Main Street/12th Street intersection, which would be mitigated with the payment of fair share fees to the County's TIF through conformance with MM-TRA-1. As described above, the County's processes have evolved, and implementation of MM-TRA-1 is no longer required. Further, as demonstrated in Table 11, the proposed project would generate far fewer trips relative to the prior project and would have a substantially lessened impact on intersections in the project area. With respect to cumulative traffic operation conditions, one 60-unit residential project was identified as potentially contributing to cumulative traffic conditions at the time the traffic analysis for the prior project was conducted (in 2015). That project has since been

withdrawn, and eight current or proposed projects have been identified as potentially contributing to cumulative traffic conditions with the proposed project.[15] Given the reduction in vehicle trips generated by the proposed project, the project would have a lessened contribution to cumulative traffic relative to contributions identified for the previous project.

Project Access

Vehicular access to the proposed project's parking lot would be provided via ~~two driveways: one located on the east side of the project site off of the cul-de-sac located at the northern terminus of 12th Street, and~~ one driveway located on the west side of the project site on 13th Street where it transitions to Maple Street. Access from 12th Street would be used for emergency purposes only. The previous project proposed a total of five driveways for project site access, including three on 13th Street and two on 12th street. By consolidating access to ~~one location on 12th Street and~~ one location on 13th Street, the proposed project would limit the potential conflict points where vehicles could interact with bicyclists or pedestrians using project area roadways. ~~Since vehicular access to the project site would be provided via both 12th Street and 13th Streets, the~~ While the previous project's trip distribution patterns assumed ~~for the previous project, which also assumed~~ access via ~~these~~ two roadways, ~~would also apply to the proposed project. However,~~ given the substantially lower number of vehicles generated by the proposed project in comparison to the previous project, impacts generated by project traffic on study area roadways would be less severe than those described in the 2017 IS/MND.

Pedestrian access would be provided along newly-constructed sidewalks on 13th Street adjacent to the project site, as well as improved sidewalks along 12th Street adjacent to the project site. A pedestrian connection to the existing Ramona Branch Library and site of a planned future RICC expansion (the certainty and timing of which is undetermined) would be located south of the project site. Although not specified for the previous project, it can be assumed that new and/or improved pedestrian facilities for the previous project would have met all applicable County requirements and, therefore, would have been similar to those facilities identified above for the proposed project. As such, no substantial change would occur for pedestrian access.

CEQA Guidelines Section 15064.3, Subdivision (b)

The 2017 IS/MND did not evaluate consistency with CEQA Guidelines Section 15064.3, Subdivision (b), as that criterion was introduced as part of the December 2018 update to the CEQA Guidelines, which occurred after the 2017 IS/MND was certified. The County published its Transportation Study Guidelines (TSG) in June 2020, which updated transportation significance thresholds and transportation impact analysis procedures in compliance with this new Statewide guidance and subsequently adopted an updated version of the TSG in September of 2022 (County of San Diego, 2022).

Section 3.3.1 of the TSG provides screening criteria for CEQA VMT analysis, which includes housing projects consisting of 100 percent affordable units, as meeting the County's screening criteria to be considered to have a less than significant VMT impact and are not required to prepare a detailed transportation VMT analysis (Page 23). The TSG follows OPR guidance, which presumes that affordable housing projects have less than significant impacts absent

[15] Cumulative project list provided by County of San Diego Planning & Development Services Department. Cumulative projects are detailed below in Table 13.

substantial evidence to the contrary. The residential component of the proposed project would be comprised of 100 percent affordable housing units which meets the County's standard for the project to be considered to have a less-less-than significant impact related to VMT per capita.

The proposed senior center and public park components of the proposed project also meet the screening criteria in the TSG, which considers public facilities that serve the surrounding community or public facilities that are passive use to have a less than significant VMT impact (Page 22). The proposed senior center and public park project components would be a locally utilized public amenity which would not be anticipated to be a regional attractant for vehicle trips and would have a less than significant impact related to VMT per capita.

As described above, each of the project components would meet County screening criteria to be considered to have a less than significant impact related to VMT. For this reason, the proposed project would not require the preparation of a detailed VMT study and would have a less than significant impact related to CEQA Guidelines Section 15064.3.

Therefore, the proposed project would result in a less-than-significant impact on transportation and traffic, consistent with the 2017 IS/MND.

XVIII. TRIBAL CULTURAL RESOURCES – Since the previous EIR was certified or previous MND 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 a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

YES	NO
☐	☒

Tribal cultural resource impacts is a new resource area that was added during the 2018 CEQA Guidelines update. Since AB 52 was not required in 2017, tribal consultation did not occur for the 2017 Project, and impacts to tribal cultural resources were not discussed in the 2017 IS/MND. However, the 2017 IS/MND considered impacts to archaeological resources and human remains in Section V, *Cultural Resources*. For informational purposes, tribal cultural resource impacts for the proposed Project have been analyzed in this checklist. The 2017 IS/MND determined that impacts to cultural resources would be less than significant with implementation of **MM-CUL-1**.

Pursuant to AB-52, notification letters were sent to the following nine tribal groups via email on December 28, 2021: the Barona Group of the Capitan Grande; the Campo Band of Mission Indians; the Iipay Nation of Santa Ysabel; Jamul Indian Village; the Kwaaymii Laguna Band of Mission Indians; the Manzanita Band of Kumeyaay Nation; the San Pasqual Band of Mission Indians; the Sycuan Band of the Kumeyaay Nation; and the Viejas Band of Kumeyaay Indians.

Of the nine tribal groups notified, four responded to the notification letters requesting consultation including: the Barona Group of the Capitan Grande; the Campo Band of Mission Indians; Jamul Indian Village; and the San Pasqual Band of Mission Indians.

On December 28, 2021, Art Bunce, attorney for the Barona Group of the Capitan Grande, requested to consult on the project. The County met with Mr. Bunce on August 18, 2022. As part of the meeting the County outlined mitigation measures requiring the presence of Native American monitors during project-related ground disturbing activities. In an email sent following the meeting, Mr. Bunce agreed to the outlined mitigation and concluded consultation on behalf of the Barona Group of the Capitan Grande.

Johnathan Mesa of the Campo Band of Mission Indians requested consultation pursuant to AB 52. The County scheduled a consultation meeting with Mr. Mesa for August 15, 2022, but Mr. Mesa did not attend the meeting. The County followed-up with Mr. Mesa via email on August 15 and 18, and September 7 to re-schedule. Mr. Mesa did not respond, and the County concluded consultation efforts with the Campo Band of Mission Indians.

On January 3, 2022, Lisa K. Cumper, Tribal Historic Preservation Officer for the Jamul Indian Village requested consultation pursuant to AB 52. In an email dated June 28, 2022, Ms. Cumper indicated that upon researching the project, she chose to conclude consultation of behalf of the Jamul Indian Village. Ms. Cumper did not provide recommendations regarding mitigation measures.

On December 29, 2021, Angelina Gutierrez, Tribal Historic Preservation Officer for the San Pasqual Band of Mission Indians requested to consult on the project. On August 23, 2022 the County met with Ms. Guiterrez and Desiree Morales-Whitman, Environmental Manger for the San Pasqual Band of Mission Indians. As part of the consultation, Ms. Guiterrez and Ms. Morales-Whitment requested a Native American monitor associated with the San Pasqual Band of Mission Indians be present during project-related ground disturbing activities. In an email dated September 7, 2022 the County stated that mitigation will be included requiring that a Kumeyaay tribal monitor be retained during project ground disturbance, and requested conclusion of AB 52 consultation. In a follow-up email dated October 7, the County requested conclusion of the AB 52 consultation process. To date, the County has received no additional response from the San Pasqual Band of Mission Indians.

As outlined in *Section V. – Cultural Resources*, Mitigation Measure **MM-CUL-1** outlined in the 2017 IS/MND would be implemented. The mitigation measure requires an archaeological and Native American monitoring program to be implemented during project-related ground disturbing activities. This mitigation measure fulfills the requests for the presence of a Native American monitor made by the Barona Group of the Capitan Grande and the San Pasqual Band of Mission Indians. Therefore, the proposed project would result in a less-than-significant impact related to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS – Since the previous EIR was certified or previous MND 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 effects to utilities and service systems including: require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; have sufficient water supplies available to serve the project and

reasonably foreseeable future development during normal, dry and multiple dry years; 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; generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

YES	NO
☐	☒

The 2017 IS/MND concluded that impacts on utilities would be less than significant with the implementation of mitigation for potential impacts related to the construction of new storm water drainage facilities or expansion of existing facilities.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

Water

The Ramona Municipal Water District's (RMWD) boundary encompasses a total of 45,796 acres (72 square miles). The RMWD service area is within the Ramona CPA. The RMWD relies on the Metropolitan Water District (MWD) and the San Diego County Water Authority (CWA) to provide a reliable supply of imported water to the region. The RMWD purchases untreated and treated water from CWA and has in the past produced treated water at the Bargar Water Treatment Plant using untreated water from Lake Sutherland. This water is purchased from the City of San Diego.

In 2020, RMWD supplied 5,358 acre-feet (AF) to its customers, including 4,747 AF of potable water and 611 AF of recycled water. RMWD projects a total demand of approximately 5,268 AF of potable water and approximately 520 AF of recycled water by 2040 (RMWD 2021). This results in a 10.4 percent increase for potable water demand by 2040 and 16 percent decreased demand of recycled water by 2040. RMWD projects that by 2040, normal year water supplies from CWA and MWD would be approximately 6,535 AF, which would be able to accommodate the future demand of 5,788 AF (RMWD 2021).

Existing recycled water facilities for the Santa Maria Wastewater Service Area consist of a tertiary treatment plant and a transmission main to a single end user. Reclaimed water is currently produced at the Tertiary Treatment Plant at Rangeland Road. The tertiary plant has an influent capacity of 0.360 mgd with an effluent capacity of 0.342 mgd. Recycled water is conveyed from the Rangeland Road Tertiary Treatment Plant to the Mount Woodson Golf Course. Mount Woodson Golf course is presently the sole end user of recycled water in the Santa Maria Wastewater Service Area (County of San Diego 2010).

Similar to the previous project, the proposed project would connect to existing municipal water lines that would connect to RMWD pipelines for water service. No off-site infrastructure would be required to implement the proposed project. The project would be served by the RMWD potable water system. As noted above, the RMWD 2020 Urban Water Master Plan (UWMP) potable water identified that 4,747 AF of potable water was supplied in 2020. The proposed project site is within the RMWD's Service Area and as such, the proposed water demand is accounted for in the UWMP's projections. The UWMP forecasts a surplus of water under 2040 conditions and, therefore, adequate water supply would be available. While the proposed project has different uses from the 2017 project (as detailed in Table 2), a Project Facility Availability - Water Service Letter, dated August 16, 2023, was provided by the RMWD for the proposed project (Appendix K). The letter indicates that water facilities to serve the project are expected to be available for the project with adherence to certain conditions, including a water system evaluation that would be required to be prepared with final design of the project, in compliance with existing local regulations. Based on RMWD's Project Facility Availability - Water Service Letter and compliance with local regulations, the RMWD would have sufficient water supply for the proposed project in normal, dry, and multiple dry years. Therefore, impacts would be less than significant, consistent with the 2017 IS/MND.

Wastewater

The RMWD is within the Ramona Planning Area and is responsible for sewage disposal within approximately 90 percent of the Ramona Community Planning Area. The RMWD has four sewer service boundaries, the "Latent Powers Area" (LPA), the "Activated Sewer Powers Areas" (ASPA), and two sewer service areas. The RMWD is authorized by LAFCO to provide sewer service in the ASPA and the two sewer service areas in the ASPAs are; the San Vicente Sewer Service Area (SVSSA) serving the San Diego Country Estates area, and the Santa Maria Sewer Service Area (SMSSA), which provides sewer service to an area of approximately 2,634 acres, in and around the Ramona Town Center, including the project site and the Mt. Woodson Community.

A larger area of the Ramona Area referred to as the Activated Sewer Powers Area (ASPA) of approximately 6,989 acres may also receive sewer service. The Santa Maria Water Reclamation Plant (SMWRP) is permitted to process up to one million gallons of wastewater per day. According to the 2020 UWMP, SMWRP treated 763 AF, and has an influent capacity of 0.360 mgd with an effluent capacity of 0.342 mgd. In 2020, all RMWD wastewater plants, treated 1,334 AF of wastewater.

Similar to the previous project, the proposed project would connect to existing sewer lines that would connect to RMWD pipelines for sewer service. While the proposed project has different uses from the 2017 project (as detailed in Table 2), a Project Facility Availability - Sewer Service Letter, dated August 16, 2023, was provided by the RMWD for the proposed project (Appendix L). The letter indicates that sewer facilities to serve the project are expected to be available for the project with adherence to certain conditions, including a sewer system evaluation that would be required to be prepared with final design of the project, in compliance with existing local regulations. Based on RMWD's Project Facility Availability - Sewer Service Letter and compliance with local regulations, the RMWD would have sufficient sewer service for the proposed project. Therefore, impacts would be less than significant, consistent with the 2017 IS/MND.

Solid Waste

Similar to the previous project, implementation of the proposed project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. As of 2020, in San Diego County there were 12 active County-maintained landfills and transfer stations (DPW 2020). The nearest landfill to the project site is the Sycamore Landfill, which is a Class III disposal site with a remaining capacity of 113,972,637 cubic yards with a cease operation date of 2042 (CalRecycle 2021).

Construction of the proposed project would be required to comply with the County's Construction and Demolition (C&D) Ordinance, which requires all projects within unincorporated San Diego County to recycle 65 percent of all materials, including 90 percent of inert materials, such as concrete, asphalt and dirt (DPW 2021).

Operation of the proposed project would generate approximately 2,130 pounds or 1.26 cubic yards of solid waste per day, as shown in **Table 12**, *Solid Waste Generation*. This would represent a negligible percentage of Sycamore Landfill's remaining capacity.

Although the proposed project would generate solid waste, the Sycamore Landfill has sufficient remaining capacity to support the proposed project. Furthermore, the proposed project would be required to comply with the County's C&D Ordinance, which would reduce construction-related impacts. Impacts would be less than significant, consistent with the 2017 IS/MND.

Table 12
Solid Waste Generation

Land Use	Demand Factor	Project Demand	Total Demand
Residential	12lbs/person/day	115 persons	1,380lbs/day
Nursing/Retirement Home	5lbs/person/day	150 persons[2]	750lbs/day
Total			**2,130 lbs/day**

[1] Nursing/Retirement Home to be used for the senior center and PACE Wellness Center

[2] Total demand conservatively assumes 35 employees plus 115 residents.

SOURCE: Factors provided by CalRecycle: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates

Storm Water Drainage

As discussed above in *Section X. - Hydrology and Water Quality*, implementation of BMPs and mitigation measures MM-WQ-1 and MM-WQ-2 would ensure that the proposed project would be designed so that runoff rates are controlled to maintain or reduce downstream erosion conditions and reduce the potential for water quality impacts. Similar to the previous project, compliance with the County's RPO and applicable standards would require peak flow rates and volumes for both pre- and post-project conditions to be determined, and the site's drainage design to be engineered to convey such flows. This would include adequately sizing stormwater conveyances, including drainage features. Similar to the previous project, with implementation of **MM-HYD-1**, the County shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study would delineate drainage areas, describe pre- and post-cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study would require the project to comply with applicable County codes, including

the County of San Diego Flood Damage Prevention Ordinance and the County's RPO. Therefore, if new stormwater facilities are determined to be necessary for the proposed project, they would be constructed in a manner that would not cause significant environmental effects due to compliance with applicable standards. Impacts would be less than significant with implementation of mitigation, consistent with the 2017 IS/MND.

MM-HYD-1: Prior to project approval, the ~~County~~ developer shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek.

XX. WILDFIRE – Since the previous EIR was certified or previous MND 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 result in one or more effects related to environmental effects associated with wildfire including substantially impair an adopted emergency response plan or emergency evacuation plan; due to slope, prevailing winds, and other factors, exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment; expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

YES	NO
☐	☒

The 2017 IS/MND did not include a wildfire analysis as it was not required by CEQA at that time. While CEQA does not require the analysis of environmental impacts that were not previously evaluated in the 2017 IS/MND, an analysis of potential wildfire impacts associated with the proposed project have been included for informational purposes only.

The majority of San Diego County is included in a State Responsibility Area (SRA) for fire prevention and suppression. Fire Hazard Severity Zones (FHSZs) also include the classification Very High Fire Hazard Severity Zone (VHFHSZ) in areas where local agencies are responsible for fire protection (Local Responsibility Areas). The proposed project site is identified as a VHFHSZ in a Local Responsible Area (LRA) (CALFIRE 2009); therefore, the potential for risk of wildfire at the project site would be considered high, where impacts would be considered significant.

Construction of the proposed project would include grading, building, and paving activities, which would introduce new flammable building material and personnel within the project site. However, construction would occur over 23 months and would be temporary in nature where all flammable

building materials would be finished in accordance with architectural requirements and the County's Fire Code. The proposed project site does not include any steep slopes and construction of the proposed project would not exacerbate conditions such as slope instability that would result in downslope or downstream flooding or landslides, or other significant risks. For this reason, the risk of wildfire during construction would not substantially change from existing conditions. Nevertheless, the proposed project would still implement fire safety protocols and plans typical during construction to decrease the risk of wildfire.

Operation of the proposed project would introduce new conditions that could exacerbate wildfire risk at the project site by adding 115 new senior residents, new employees, and buildings and recreational features onsite. While development of the project would reduce fuel load on the project site by developing natural habitat with built environment, operation of the project would introduce visitors to the project site that were not previously present. Given the high percentage of wildfires in Southern California that are ignited by human-related causes, this could exacerbate the existing wildfire risks onsite.

As a part of the project entitlement process, proposed projects are reviewed by County Fire Services staff (i.e., County Fire Marshall) to ensure onsite access is accessible for emergency vehicles and onsite utilities are sufficient for emergency response. In addition, County Fire staff also review the building plans to certify that all fire suppressant equipment and features are adequate in accordance with all applicable fire codes, including the 2020 County Fire Code. For example, the proposed project would be required to comply with County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3, and Appendix II-A of the Uniform Fire Code for all proposed buildings. Similarly, County DPR would be required to comply with the Defensible Space for Fire Protection Ordinance (2011) for all recreational features, including the park and multipurpose trails. The ordinance requires combustible vegetation; dead, dying, or diseased trees; green waste; rubbish; or other flammable materials to be cleared within 30 feet of the property line and 10 feet of each side of a highway, private road, or driveway in order to maintain defensible space (County of San Diego 2011c). The proposed project is also required to comply with the County of San Diego Fire Service Conditions stipulated by the County Fire Services staff (i.e., County Fire Marshall) upon review and approval of the project. Therefore, the proposed project would be compliant with all applicable fire codes and regulations as determined by the County Fire staff, which would reduce severity of the risk of wildfire at the project site.

In combination with the fire code and regulation compliance, the proposed project would also provide adequate emergency response to the project site. As detailed above in *Section IX. – Hazards and Hazardous Materials* and *Section XV. – Public Services*, a Project Facility Availability - Fire Service Letter, dated June 9, 2023, was provided by the San Diego County Fire Protection District (located in Appendix I). The letter indicates that based on the capacity and capabilities of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. Additionally, the letter states that expected emergency travel time to the proposed project would be 2.5 minutes, well within the ten-minute response time guideline for the District. Similar to the 2017 IS/MND, the San Diego Fire Protection District would still be able to adequately serve the project site for emergency fire services with the development of the proposed project. Additionally, the proposed project would comply with the applicable requirements set forth by the *County of San Diego Multi-Jurisdictional Hazard Mitigation Plan* and the *Operational Area Emergency Operations Plan* during an emergency. Therefore, with service provided by the San Diego County Fire Protection District

and adherence to the local emergency plans, the proposed project would operate sufficiently during a wildfire emergency, which would reduce severity of impacts associated with wildfire at the project site.

Since the proposed project would comply with PRC 4291, the Defensible Space for Fire Protection Ordinance, all applicable CBC and CFC requirements for development in a VHFHSZ, and the *Operational Area Emergency Operations Plan*, the potential to exacerbate wildfire risk onsite would be reduced. The presence and ongoing maintenance of infrastructure on the proposed project site would not introduce any specific conditions that would result in exacerbation of wildfire risk any more than operation of the rest of the project facilities. There would be no steep slopes on the project site and the proposed project would not exacerbate conditions such as slope instability that would result in downslope or downstream flooding or landslides, or other significant risks. Therefore, the proposed project would result in less than significant wildfire impacts.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous MND 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 result in any mandatory finding of significance listed below?

Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

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

YES	NO
☐	☒

The 2017 IS/MND found that less-than-significant impacts with implementation of mitigation on Mandatory Findings of Significance would result from the previous project.

The proposed project differs from the previous project because the project footprint has been reduced from 14 acres in 2017 to 7.86 acres currently. Furthermore, as detailed in Table 2, the proposed project would include the construction of 100 affordable senior housing units, a senior center, a PACE Wellness Center, and a public park area, and would no longer include the previously proposed community gymnasium and teen café, childcare center, and community support center.

The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in *Section IV. – Biological Resources* and *Section V. – Cultural Resources* of this IS/MND. However, mitigation has been included to reduce these effects to a level below significance. This mitigation includes **MM-BIO-1** through **MM-BIO-8**, which consists of: the preparation of a southern tarplant mitigation plan; conducting all construction outside of the bird nesting season; conducting all construction outside of the special-status bat maternity roosting season; pre-construction surveys of all suitable habitat for the presence of special-status wildlife; preparation of a manure management plan; and purchasing credits at a County-approved mitigation bank and/or preparation of a revegetation plan. In addition, with incorporation of **MM-CUL-1,** potential impacts to cultural and tribal cultural resources would be reduced to a less than significant level. Therefore, similar to the previous project, with implementation of mitigation measures, the proposed project would not substantially degrade the quality of the environment, reduce the habitat or population of fish or wildlife, threaten to eliminate a plant or animal community, or eliminate important examples of the major periods of California history or prehistory.

A cumulative impact would occur if the proposed project would result in an incrementally considerable contribution to a significant cumulative impact in consideration of past, present, and reasonably foreseeable projects for each resource area. One 60-unit residential project was identified in the 2017 IS/MND as potentially contributing to cumulative conditions at the time the prior project was analyzed. That project has since been withdrawn, and nine past, present, and reasonably foreseeable projects have been identified as potentially contributing to cumulative conditions with the proposed project, detailed below in **Table 13***, Cumulative Projects*. The Ramona Community Resource Center is currently under construction and is anticipated to be completed prior to the beginning of construction of the proposed project, and as such, is included as part of this cumulative analysis.

There are a number of environmental issue areas for which the proposed project would have no impact. These issues include agriculture and forestry resources and mineral resources. For these issue areas, as the proposed project would have no impact, the proposed project would also not contribute to a cumulatively significant impact. The proposed project would result in less than significant impacts to aesthetics, air quality, energy, geology and soils, GHG emissions, land use, noise, public services, recreation, transportation, and wildfire. Cumulative analyses are provided in greater detail above within *Section III. – Air Quality*, *Section XIII. – Noise*, and *Section XVII – Transportation,* which conclude less than significant cumulative impacts for these resource areas. GHG emissions are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective, and therefore the cumulative analysis of GHG emissions is provided above in *Section VIII – Greenhouse Gas Emissions*. For issue areas that are location specific including aesthetics, geology and soils, land use, and wildfire, the location of the project would not contribute to a cumulatively significant impact due to the geographic extent of the project site. Additionally, all past, present, and future projects would be required to dedicate land or pay into County fee structures as applicable to provide recreational facilities and public services; thus there would be a less than significant cumulative impact for these resources. The proposed project could contribute to cumulatively

significant impacts when considered with other past, present, or reasonably foreseeable future projects for resource areas in which a potentially significant impact has been identified. However, with implementation of mitigation measures **MM-BIO-1** through **MM-BIO-8**, **MM-CUL-1**, **MM-HAZ-2** through **MM-HAZ-5**, **MM-WQ-1** through **MM-WQ-2**, and **MM-HYD-1**, the proposed project's impacts would be reduced to a less than significant level and would not contribute to cumulatively significant impact. Additionally, impacts to biological resources, cultural resources, hydrology and water quality, and hazardous materials as a result of construction activities would be short term and limited by construction periods during construction of the proposed project and cumulative projects. Further, similar to the proposed project, all the past, present, and future projects would be required to comply with all relevant and applicable federal, state, and local laws and regulations. Therefore, similar to the 2017 IS/MND, with the implementation of mitigation measures, the proposed project would not result in an incrementally considerable contribution to a significant cumulative impact. Therefore, similar to the previous project, with implementation of mitigation measures, the proposed project would not result in environmental effects, which will cause substantial adverse effects on human beings, and would not contribute to impacts that are cumulatively considerable.

Table 13
Cumulative Projects

Project Name	Address	Description	Status
Village Place Apartments	N/A	28 dwelling unit apartment complex	Grading permit issued
Ramona Paving Construction Yard	1255 Olive Street, Ramona, CA 92065	2,150CY Cut/2,150CY Fill for an equipment storage and parking facility on 2.39 acres	Ongoing
Creekside at Village Walk 40 Lot Tentative Map	N/A	40 unit condominium complex on 5.5 acres. Involves 4,950 cubic yards of cut, 22750 cubic yards of fill, and 17,800 cubic yards of import	Ongoing
Grading - Commercial Office	405 Ramona Street, Ramona, CA 92065	Grading and construction of a 5,400 sf commercial office space and two-unit residential complex	Ongoing
Village Walk Town Homes	1869 La Brea Street, Ramona CA 92065	14 Unit Townhomes with a residential park	Ongoing
McDonald's Restaurant	1550 Main Street, Ramona, CA 92065	Rebuild of a 3,571 sf McDonalds after a fire	In review
Ludwick Tentative Parcel Map	1512 Walnut Street, Ramona, CA 92065	3 Lot Tentative Parcel Map on 4.22 acres	Out to applicant
13th Street Bridge Project	N/A	New vehicular bridge spanning the Santa Maria Creek, and roadway and pathway improvements to 13th Street and Willow Road	In review
Ramona Community Resource Center	North of Main Street between 12th and 13th Street	7,500 sf public health services building	Under construction. Construction is anticipated to be completed prior to construction of the proposed project.

SOURCE: County of San Diego Planning & Development Services, July 2023

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Appendix A
2017 Final IS/MND

FINAL
Initial Study/Mitigated Negative Declaration
for the
Ramona Intergenerational Community Campus Project
(SCH# 2016121008)
Ramona, California

Prepared for:

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FEBRUARY 2017

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APPENDIX

A Comment Letters

This Final Initial Study/Mitigated Negative Declaration (IS/MND) consists of three sections:

1. **Preface to the Final Mitigated Negative Declaration.** The Preface summarizes the Final IS/MND process and Final IS/MND contents.

2. **Ramona Intergenerational Community Campus Project Final IS/MND Errata**.

3. **Responses to Comments on the Draft MND.** This section addresses comments on the Draft IS/MND raised during the public review period. Each comment letter has been scanned and individual comments bracketed. Responses for the each of the individual comments in each of the comment letters have been prepared.

PREFACE TO THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Conforming to the California Environmental Quality Act (CEQA) Guidelines, Section 15070 and Section 15071, the County of San Diego (County) prepared an IS/MND for the construction of the Ramona Intergenerational Community Campus Project (project), which includes the following components:

Main Project Site

The main project site is situated within the unincorporated community of Ramona, California, which is located in central San Diego County at the intersection of State Route 67 (Main Street) and CA-78. The main project site is approximately 14 acres in size and is bounded by Main Street to the south, Santa Maria Creek and Walnut Street to the north, 12th Street to the east, and 13th Street to the west. The new Ramona Branch Library borders the main project site to the southwest. The southeastern portion of the main project site includes two 0.69-acre parcels currently owned by Caltrans (APN #281-191-03 and APN #281-191-02). These parcels were formerly operated as a Caltrans vehicle service and maintenance yard and currently contain a former sea cargo container and no other structures. The rest of the main project site includes five vacant parcels that are located to the north of the Caltrans parcels and the Ramona Public Library. Three of these parcels are owned by the County (APN #281-182-13, APN #281-182-12, and APN #760-157-49) and two of the parcels are privately owned (APN #281-182-18, and APN #281-182-17). Future development of the site would require acquisition of these parcels but is not included as part of this project.

Replacement Parcels

The County of San Diego proposes to acquire the two Caltrans parcels in exchange for two replacement parcels that the County is currently under an option agreement to purchase. The first replacement parcel is a 0.5-acre parcel that is located approximately 900 feet north of the main project site in the community of Ramona (APN #281-122-18). This parcel currently contains a lumber operation that will be removed prior to Caltrans taking ownership of the replacement parcel

and the County taking ownership of the Caltrans parcel. The parcel will then be improved for staging as needed during major events and the temporarily storage of Caltrans equipment and roadway materials (Class II base, rock, sand, guardrail, asphalt, etc.).

The second replacement parcel is a 0.65-acre parcel that is located approximately 12 miles east of the main project site in the unincorporated community of Julian (APN #291-122-18). This parcel is currently vacant and will be improved for Caltrans staging and storage purposes including the construction of a 1,600 square foot storage barn for dry sand and cinders.

Upon the acquisition of the Caltrans parcels, the main project site would be developed as the Ramona Intergenerational Community Campus that includes the following facilities: 1) 12,500 square-foot senior facility; 2) 5,000 square-foot adult day care center; 3) 14,000 square-foot community gymnasium and teen café; 4) 20,000 square-foot childcare center; 5) 10,000 square-foot family resource center; 6) 3,660 square-foot community support center; 7) approximately 230 parking spaces; and 8) various infrastructure improvements to support the new facilities.

The main project site is subject to the County's Ramona Community Plan Area. The Ramona Community Plan Area designates the parcels that make up the main project site as Public/Semi-Public Facilities, Rural Commercial or Rural Lands. The Ramona Community Plan also designates the Ramona replacement parcel as High Impact Industrial. The Julian replacement parcel is subject to the County of San Diego's Julian Community Planning Area, which designates the parcel as Medium Impact Industrial.

The main project site is located in the Paseo Sub-Area of the Ramona Village Center, which is an area identified in the Ramona Community Plan. The parcels of the main project site are zoned as CD Civic District, V4 General District, V2 Rural District or V1 Natural District. The Ramona replacement parcel is zoned as M54 Industrial and the Julian replacement parcel is zoned as M52 Industrial.

Table 1 summarizes the various parcels within the main project site and the parcel sizes, as well as the parcels' land use and zoning designations.

Table 1
Main Project Site
APN Numbers, Acreage, Land Use Designations and Zoning

APN Number	Acreage	Ramona Community Plan Area General Plan Land Use Designations (Adopted August 2011)	Ramona Village Form Based Code Zoning Designation (Adopted January 2014)	Current Use
281-182-13	0.97 acre	Public/Semi-Public Lands	CD[1]	Unoccupied/ Vacant (County owned)
760-157-49	2.27 acres	Public/Semi-Public Lands	CD[1]	
281-182-12	1.58 acres	Public-Semi Public Facilities	CD[1]	
281-182-17	2.20 acres	Rural Commercial & Rural Lands	V4[2] and V2[3]	Unoccupied Vacant (Privately Owned)
281-182-18	5.66 acres	Rural Commercial & Rural Lands	V4[2], V2[3] and V1[4]	
281-192-03	0.69 acre	Public-Semi Public Facilities	CD[1]	Caltrans Operation Yard
281-191-02	0.69 acre	Public-Semi Public Facilities	CD[1]	

[1] Subject to the Ramona Village District's Public Realm: Civic District Design Standards
[2] Subject to the Ramona Village District's General District Development Standards
[3] Subject to the Ramon Village District's Rural District Development Standards
[4] Subject to the Ramona Village District's Natural District Development Standards

Table 2 summarizes the two replacement parcels and their sizes as well as the parcel's land use and zoning designations.

Table 2
Replacement Parcels
APN Numbers, Acreage, Land Use Designations and Zoning

APN Number	Acreage	General Plan Land Use Designations	Zoning	Current Use
291-122-18	0.65 acre	Medium Impact Industrial	M52 Industrial	Vacant
281-122-18	0.5 acre	High Impact Industrial	M54 Industrial	Industrial Use (lumber yard)

Vehicular Access to the main project site would be provided by three access points connecting to 13th Street and two access points connecting to 12th Street. Both 12th and 13th Streets are County roads that connect to Main Street.

The project proposes the installation of new utilities to support the proposed project's buildings, and the installation of curbs, gutters and sidewalks along 12th and 13th Streets. All temporary and permanent lighting will be shielded away from preserved native vegetation.

The following project design considerations are also being implemented to minimize environmental impacts:

- All new proposed project buildings will be constructed as "zero net energy" buildings.
- During grading on active grading sites, water will be applied three times daily.
- Unpaved roads will have water applied three times daily
- All vehicles associated with the proposed project shall reduce speeds to 15 mph on unpaved roads
- Exterior coatings shall use architectural coatings with a VOC content of 150 g/l or less and interior coating shall use 100 g/l or less
- In accordance with County of San Diego Planning and Development Services requirements, the project will require the construction contractor to use a minimum of Tier III equipment.

CEQA Guidelines Regarding Recirculation and Substitution of Mitigation Measures in a Proposed IS/MND

Pursuant to CEQA Guidelines, Section 15073.5, the County is required to recirculate a draft IS/MND when the document is substantially revised after public notice of its availability, but prior to its adoption. A substantial revision is identified as follows: (1) a new avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or revisions must be required.

The County determined that based on the CEQA Guidelines, Section 15073.5, recirculation of the IS/MND prior to adoption is not required because no substantial revisions were made to the MND. This conclusion is based on the fact that no new, avoidable significant effects have been identified, and no new mitigation measures were added to the Final IS/MND.

RAMONA INTERGENERATIONAL COMMUNITY CAMPUS PROJECT FINAL IS/MND ERRATA

Introduction

The County has prepared this Errata section to clarify information regarding the IS/MND prepared for the proposed Project. This Errata section includes minor edits to the IS/MND and the clarification points herein do not contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect. All of the information elucidated in this Errata section merely illuminates, amplifies, or provides further detail. This information is not "significant" and recirculation of the IS/MND is not required, as defined in the CEQA Guidelines. The County has reviewed the information in this Errata section and has determined that it does not change the findings or the conclusions of the IS/MND and does not constitute "significant new information" pursuant to CEQA. This Errata section merely clarifies data included as part of the IS/MND and does not constitute "substantial revisions" requiring recirculation of the IS/MND as set forth in Section 15073.5 of the CEQA Guidelines. The corrections do not change the environmental analysis in the IS/MND. The clarifications do not demonstrate (1) that a new, avoidable significant effect requiring new mitigation measures will result or (2) that proposed mitigation measures will not reduce all impacts to a less than significant level (14 CCR 15073.5).

In accordance with CEQA Guidelines Section 15121, the IS/MND and technical appendices, together with the Errata section, are intended to serve as documents that will generally inform the decision makers and the public about the environmental effects of the Proposed Project. This Errata section, combined with the Mitigation Monitoring and Reporting Program (MMRP) (which is a separate document) and the Response to Comments, comprises the Final IS/MND.

Errata Items

Table ERR-1 lists errata items identified for the Final MND.

Table ERR-1
Final IS/MND Errata Items

MND Location – Section, Page	Revision	Summary
Section 7 – Description of Project, page 5, first paragraph, second sentence	The project proposes the installation of new utilities to support the proposed project's buildings, and the installation of curbs, gutters and sidewalks along 12th and 13th Streets. All temporary and permanent lighting will be shielded away from preserved native vegetation.	IS/MND is revised to clarify that all temporary and permanent lighting will be shielded away from preserved native vegetation.
Section IV. Biological Resources, page 23, second paragraph, first sentence	Based on a literature search using: 1) the California Department of Fish and Wildlife California Natural Diversity Database, 2) the California Native Plant Society's Online Inventory of Rare and Endangered Vascular Plants, and 3) the San Diego Plant Atlas; a field reconnaissance site visit by Dudek biologists Danielle Mullen, Kathleen Dayton and Marshall Paymard on August 11, 2015; and a Biological Resources Memo dated ~~August 17, 2015~~February 3, 2017 prepared by Callie Ford, a Dudek staff biologist (attached as Appendix B), the main project site and replacement parcels support a total of ~~six~~five vegetation communities and/or land cover types as outlined in Table 4, *Vegetation Communities* and shown on Figures 6 through 8.	The IS/MND is revised to reflect the date of the updated biological resources memorandum attached as Appendix B to the IS/MND and to clarify that there are five vegetation communities and/or land cover types as outlined in Table 4, Vegetation Communities and shown in Figures 6,7, and 8.
Section IV. Biological Resources, page 24, paragraph 3, first sentence	The ~~Removal of or impacts to~~ jurisdictional ~~wetlands/riparian habitat (southern willow scrub) and~~ non-wetland intermittent stream channel ~~(Santa Maria Creek)~~and wetlands/riparian habitat (southern willow scrub) adjacent to Santa Maria Creek, including a 200-foot RPO wetland buffer are being avoided (Figure 6); therefore, there are no ~~would cause~~ substantial adverse effects to this resource. Potential indirect impacts from landscaping will be less than significant with implementation of MM-BIO-1. ~~, either directly or through habitat modifications. Mitigation to protect and preserve this area in place is required to avoid direct impacts to the wetland.~~ ~~With implementation of mitigation measure **MM-BIO-1**, the impact would be less than significant.~~	IS/MND is revised to clarify the impacts and required mitigation, and avoidance of the RPO wetland and 200' wetland buffer. Figure 6 has also been revised to show this area.

	MM-BIO-1 ~~Prior to grading on the main project site, the County shall mitigate impacts to 1.65 acres of jurisdictional wetlands/riparian habitat and 10-foot wide (287 linear feet) of non-wetland intermittent stream channel through the creation of an open-space or conservation easement that contains a continuous wetland buffer of 50 to 200 feet in width between the wetlands and all proposed development. The wetland buffer shall be preserved through a land conservation easement and shall include the erection of a permanent fence along the edge of the wetland buffer. The creation of the buffer shall be in concurrence with the mitigation plan accepted by the Wildlife Agencies.~~ The west central portion of the main project site also contains a small patch of willows (0.08 acre~~s~~) that are the result of run-off from the adjacent disturbed habitat. This patch is not associated with a streambed and the surrounding substrate is comprised of riprap, therefore it does not meet the standards of ACOE/RWQCB or County jurisdiction wetlands. This is not considered to be RPO-eligible. However, this patch may be considered riparian habitat by CDFW during the permitting process. Due to the very small size, lack of surrounding hydrology, and surrounding disturbed habitat, impacts to this 0.08-acre area would not be a substantial adverse effect to this resource. ~~With implementation of mitigation measure **MM-BIO-1**, the impact would be less than significant.~~ **MM-BIO-1** ~~Prior to grading on the main project site, the County shall mitigate impacts to 1.65 acres of jurisdictional wetlands/riparian habitat and 10-foot wide (287 linear feet) of non-wetland intermittent stream channel through the creation of an open-space or conservation easement that contains a continuous wetland buffer of 50 to 200 feet in width between the wetlands and all proposed development. The wetland buffer shall be preserved through a land conservation easement and shall include the erection of a permanent fence along the edge of the wetland buffer. The creation of the buffer shall be in concurrence with the mitigation plan accepted by the Wildlife~~	

	~~Agencies.~~All landscaping activities on the project sites will incorporate native plants to the extent feasible and will avoid ~~-~~plants listed on California Invasive Plant Council's Invasive Plant Inventory. Additionally, temporary and permanent lighting will be directed away from the RPO wetland and wetland buffer areas, shown on Figure 6.	
Section IV. Biological Resources, page 25, paragraph 4, first sentence	Non-native grassland is considered a sensitive habitat. The main project site contains 4.1~~2~~ acres of non-native grassland, of which approximately ~~3.6~~2.2 acres would be ~~preserved~~ avoided in the 200-foot RPO wetland buffer ~~required in MM-BIO-1~~described above (Figure 6), however approximately ~~0.6~~1.9 acre~~s~~ would be impacted by the proposed project. The Julian replacement parcel also includes 0.6 acre~~s~~ of non-native grassland that would be impacted by the storage and parking improvements that are part of the proposed project (Figure 8). This represents a significant impact; however, this impact will be reduced to below a level of significance with implementation of mitigation measure MM-BIO-1~~2~~, which requires the preservation of off-site non-native grassland habitat at a 0.5:1 ratio for the non-native grassland habitat impacted on the site. Under the County of San Diego Guidelines for Determining Significance, a mitigation ratio of 0.5:1 may be used for non-native grassland loss, so long as the site meets the following criteria: 1) site is located outside of approved Multiple Species Conservation Program (MSCP) plan; 2) site is located outside of the Ramona Grasslands Preserve Area; and 3) site is not occupied by burrowing owls. The main project site and the replacement parcels meet the criteria noted above, so a mitigation ratio of 0.5:1 is appropriate. Preservation of off-site habitat would retain non-native grassland habitat in perpetuity. The ~~0.6~~1.3 acre~~s~~ of mitigation that is proposed would occur at a County~~-~~ approved site. With implementation of mitigation measure MM-BIO-2, the impact would be less than significant. **MM-BIO-2:** Impacts to 1.9~~0.6~~ acres of non-native grassland on the main project site and 0.6 acre~~s~~ to be impacted at the Julian replacement parcel to be mitigated at a 0.5:1 ratio. Prior to the issuance of any grading or improvement plans, ~~0.6~~1.3 acres of non-native grassland shall be purchased on a County-approved	The IS/MND is revised to clarify the impacts and required mitigation to non-native grassland. MM-BIO-2 is revised to include the requirement to prepare a management plan as well as a funding mechanism. A PAR may be prepared if the County determines it necessary.

	mitigation bank. The County-approved mitigation bank shall contain non-native grassland or provide opportunities to restore disturbed areas to grassland habitat. The proposed project would also grade and construct on 2.65 acres of developed habitat and 9.08.8 acres of disturbed habitat (Figures 6 through 8). These are not considered to be sensitive habitats and do not require mitigation.	
Section IV. Biological Resources, page 26, paragraph 4, first sentence	***San Diego Gumplant*Special-Status Plants** A population of approximately 100 individual San Diego gumplant (*Grindellia hallii*) was found on the Julian replacement parcel during rare plant surveys in 2015. San Diego gumplant is a County of San Diego List A plant and has a California Native Plant Survey rare plant rank of 1B.2, meaning that it is rare, threatened or endangered in California or elsewhere. Additional rare plants have potential to occur based on the location, elevation range, and vegetation communities. The following rare plants have potential to occur on site and may not have been detectable during the August 2015 survey due to their bloom periods: • San Diego thorn-mint (*Acanthomintha ilicifolia*, FT/CE/1B.1/List A) • San Diego goldenstar (*Bloomeria clevelandii*, None/None/1B.1/List A) • thread-leaved brodiaea (*Brodiaea filifolia*, FT/CE/1B.1/List A) • Orcutt's brodiaea (*Brodiaea orcuttii*, None/None/1B.1/List A) • round-leaved filaree (*California macrophylla*, None/None/1B.2/List B) • Dunn's mariposa lily (*Calochortus dunnii*, None/CR/1B.2/List A) • long-spined spineflower (*Chorizanthe polygonoides var. longispina*, None/None/1B.2/List A) • San Miguel savory (*Clinopodium chandleri*, None/None/1B.2/List A) • small-flowered morning-glory (*Convolvulus simulans*, None/None/4.2/List D) • western dichondra (*Dichondra occidentalis*, None/None/4.2/List D)	MM-BIO-3 is revised to include the requirement to prepare a management plan as well as a funding mechanism. A PAR may be prepared if the County determines it necessary.

	• variegated dudleya (*Dudleya variegata*, None/None/1B.2/List A) • San Diego button-celery (*Eryngium aristulatum* var. *parishii*, FE/CE/1B.1/List A) • Palmer's grapplinghook (*Harpagonella palmeri*, None/None/4.2/List D) • vernal barley (*Hordeum intercedens*, None/None/3.2/List C) • Gander's pitcher sage (*Lepechinia ganderi*, None/None/1B.3/List A) • small-flowered microseris (*Microseris douglasii* ssp. *platycarpha*, None/None/4.2/List D) • little mousetail (*Myosurus minimus* ssp. *apus*, None/None/3.1/List C) • California adder's-tongue (*Ophioglossum californicum*, None/None/4.2/List D) • golden-rayed pentachaeta (*Pentachaeta aurea* ssp. *aurea*, None/None/4.2/List D) • Moreno currant (*Ribes canthariforme*, None/None/1B.3/List A) Development of the Julian replacement parcel would result in impacts to the San Diego gumplants. Under the County of San Diego Guidelines for determining significance, a mitigation ratio of 3:1 may be used for loss of the San Diego g~~G~~umplant. Therefore, mitigation for this impact must result in ~~Preservation of these plants would be retained in perpetuity. T~~the preservation of 300 plants as mitigation ~~would occur~~ at a County approved site. Mitigation options can include translocation of the Julian replacement parcel population. Additionally, the rare plants listed above could occur on site, but were not detectable during the late summer surveys. Impacts to the San Diego gumplant as well as potentially occurring rare plants would be a potentially significant adverse effect. With implementation of Mitigation Measure MM-BIO-3, the impact would be less than significant. **MM-BIO-3** Impacts to 100 individual San Diego gumplants to be mitigated at a 3:1 ratio. Prior to the issuance of any grading or improvement plans on the Julian replacement parcel, 300 San Diego gumplants shall be ~~purchased and~~ preserved and/or planted on a County-approved mitigation bank as described in BIO-1. The Applicant shall develop a rare plant ~~relocation~~management plan for the	

	County-approved mitigation ~~site~~bank (described in BIO-1) (prepared by a biologist with at least 5 years of experience in rare plant relocation), with plant specimens grown on site or from local seed or cutting sources. The County-approved mitigation bank shall include the appropriate habitat, soils, and located in areas known to support San Diego gumplant. Prior to construction, rare plant surveys for the 11 County List A plants and the 1 County List B plant species that have potential to occur on site, will be conducted to determine presence/absence. If these species are found, they will be addressed in the rare plant management plan. The individuals shall be planted within the open space to secure a 2:1 or 3:1 mitigation ratio for any County List A species, and a 1:1 mitigation ratio for County list B species identified. The rare plant relocation plan shall require the Applicant to submit a revegetation plan, including annual monitoring reports for at least 5 years after the replanting to demonstrate that the plants have been successfully established at the required mitigation ratio.	
Section IV. Biological Resources, page 32, paragraph 2, first sentence	**Less Than Significant Impact With Mitigation Incorporated:** As discussed above in Question a, the literature search, reconnaissance site visit and biological memo dated ~~August 17, 2015~~February 3, 2017, determined that the main project site and replacement parcels support a variety of sensitive vegetation communities and land cover types, including 1.65 acres of jurisdictional wetlands/riparian habitat. With avoidance of these jurisdictional wetlands/riparian habitat, ~~the incorporation of **MM-BIO-1**, potential impacts to these natural communities would be mitigated to below a level of significance~~there are no significant adverse effects. In addition, the wetland buffer ensures that all development is set back 200 feet to protect the riparian habitat and incorporation of this avoidance area and BIO-1 ensures there are no ~~from~~ potential indirect impacts, including noise, light, human encroachment and invasive species. The main project site contains trees, which can provide nesting habitat for birds that are protected under the Migratory Bird Treaty Act. Breeding birds can be significantly affected by	The IS/MND is revised to clarify the impacts and required mitigation, and avoidance of the RPO wetland and 200' wetland buffer. Figure 6 has also been revised to show this area. MM-BIO-4 has been revised to include more details on avoiding impacts to nesting birds and to include fencing/flagging, as well as a biological monitor.

	short-term construction-related noise, which can result in the disruption of foraging, nesting, and reproductive activities. If breeding birds are in areas adjacent to the proposed project site during construction activities, their reproductive activities could be adversely impacted by construction-related noise. Therefore, indirect impacts to nesting birds due to construction-related noise may occur as a result of the proposed project. This potential indirect impact to breeding birds is considered significant and mitigation **(**MM-BIO-4**)** would be required**.** **MM-BIO-4** If project-related work is to occur during the avian breeding season (15 February – 31 August), then pre-construction protocol level surveys for migratory birds shall be performed to determine the status of breeding birds on-site and within 500-feet of the site. If nesting migratory birds are detected on-site or within 500-feet of the site, a 300-foot buffer (500 feet for raptors) shall be established between the nesting bird and the construction activities. Clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. A biological monitor shall serve as construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Once the nesting birds have fledged, construction activities may resume within the previous buffer area. This measure does not apply to nests that are started on construction equipment or panels or supporting structures. ~~Once the nesting birds have fledged, construction activities may resume within the previous buffer area.~~	

	Incorporation of MM-BIO-~~4~~3 will bring this potential impact to below a level of significance.	
Section IV. Biological Resources, page 33, paragraph 8, first sentence	This ~~Removal of or impacts to~~ jurisdictional wetlands/riparian habitat (southern willow scrub) and non-wetland intermittent stream channel (Santa Maria Creek) ~~would cause substantial adverse effects, either directly or through habitat modifications~~will not be impacted. ~~However, with the implementation of **MM-BIO-1**, all impacts will be avoided because federally protected wetlands have been placed in a biological conservation easement with the 200-foot wetland buffer and no significant impacts will occur to federally protected wetlands on the main project site.~~	The IS/MND is revised to clarify the impacts and required mitigation, and avoidance of the RPO wetland buffer. Figure 6 has been revised to show this area.
Section IV. Biological Resources, page 34, paragraph 6, first sentence	**Less than Significant Impact with Mitigation Incorporated:** An analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, a site visit by Dudek biologists Danielle Mullen, Kathleen Dayton and Marshall Paymard on August 11, 2015, and a Biological Resources Report dated ~~August 17, 2015~~February 3, 2017 prepared by Callie Ford, Dudek staff biologist, determined that there is no evidence on the main project site or replacement parcels that demonstrates they are an established native resident or migratory wildlife corridor. Therefore, the project's impacts to the movement of any native resident or wildlife species are less than significant. However, MM-BIO-4, above, will further ensure migratory birds nesting on the site will be protected, so that project construction does not disrupt avian breeding or impede the use of avian nursery sites.	The IS/MND is revised to show the updated date of the biological resources memorandum attached as Appendix B of the IS/MND
Section VIII Hazards and Hazardous Materials, Page 52, paragraph 4	**MM-HAZ-1** The ~~County~~future site occupants shall not commence grading the main project site until the vapor survey for the Ramona Texaco at 1210 Main Street is completed, and a determination is made as to the risk to worker's health and safety. Once the health risk assessment is complete, the ~~County~~future site occupants shall follow the recommendations outline in the DEH letter dated March 13, 2005, which include: 1) remove the sea cargo container on APN 281-191-03 and 2) upon redevelopment, enter the Voluntary Assistance	MM-HAZ-1 is revised to state "future site occupants" will comply with the MM-HAZ-1

	Program for oversight of management of petroleum-impacted soil.	
Page 105	Figure 6: Conceptual Site Plan is replaced by Figure 6: Main Project Site Biological Resources with Impact Limits.	Figure 6 of the IS/MND was changed to show the biological resources and proposed impacts on the main project site. The IS/MND is also revised to clarify the impacts and required mitigation, and avoidance of the RPO wetland and 200' wetland buffer.
Page 107	Figure 7: Ramona Replacement Project Site Biological Resources with Impact Limits	Figure 7 was added to the IS/MND to show the biological resources and the proposed impacts on the Ramona Replacement Project Site.
Page 108	Figure 8: Julian Replacement Project Site Biological Resources with Impact Limits	Figure 8 was added to the IS/MND to show the biological resources and the proposed impacts on the Julian Replacement Project Site.
Appendix B – Ramona Intergeneration Community Campus Biological Memorandum, Page 1, paragraph 1	**To:** Marc Cass, County of San Diego **From:** Callie Ford, Dudek **Subject:** Ramona Intergenerational Community Campus Project (RICC) **Date:** ~~December 16, 2016~~ February 3, 2017 **cc:** Carey Fernandes, Dudek **Attachment(s):** Figures 1-3, Attachment A	The date of the biological resources memorandum was updated to reflect February 3, 2017.
Appendix B – Ramona Intergeneration Community Campus Biological	A total of ~~six~~five vegetation communities and/or land cover types were mapped within the proposed RICC project site and associated parcels (Figures 1 through 3). Descriptions of each vegetation community are provided following Table 1. Holland	The biological resources memorandum is revised to clarify that there are five vegetation

Memorandum, Page 4, paragraph 6	(1986) and Oberbauer et al. (2008) were used to describe vegetation communities on site.	communities and/or land cover types as outlined in Table 1, Vegetation Communities and shown in Figures 1, 2, and 3.
Appendix B – Ramona Intergeneration Community Campus Biological Memorandum, Attachment A	Figures have been revised to include: • Figure 1: Main Project Site Biological Resources with Impact Limits. • Figure 2: Ramona Replacement Project Site Biological Resources with Impact Limits • Figure 3: Julian Replacement Project Site Biological Resources with Impact Limits	Figures 1 through 3 in the biological resources memorandum (Appendix B to the MND) show the vegetation communities, jurisdictional resources, and rare plants mapped on site.

RESPONSES TO COMMENTS ON THE DRAFT IS/MND

In accordance with CEQA Guidelines Section 15073, the IS/MND was circulated for a 30-day public review comment period. The comment period began December 2, 2016, and ended January 2, 2017. Following the public and agency comment period for the MND, this document was prepared with the responses to the comments raised in relation to the circulated IS/MND. According to CEQA, the lead agency shall evaluate comments on environmental issues received from persons who have reviewed the draft and shall provide a written response. The County has prepared responses to all environmental impact areas. A total of 3 comment letters were received by the County. The responses to the comments received are provided in this section. The numbered responses to each of the comments made are cross referenced to the comment letters, copies of which are provided in Appendix A. Comments that do not state a concern or question regarding the adequacy of the Draft IS/MND are not required to have a response pursuant to CEQA.

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Responses to Comment Letter 1

U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife

January 13, 2017

1-1 **The comment states that the biological resources are not clearly identified, the extent of the project impacts are unclear, and the mitigation measures lack specificity to fully avoid and minimize project-related impacts.**

Figures 1 through 3 in the biological resources memorandum (Appendix B to the MND) show the vegetation communities, jurisdictional resources, and rare plants mapped on site. The Final MND is revised to include Figures 6 through 8 which show the biological resources and proposed impacts.

1-2 **The comment notes that the MND states there are six vegetation communities, but the biological resources memorandum only lists five.**

The biological resources memorandum, pg. 4, and Final MND, pg. 23, have been revised to state the following: "a total of five ~~six~~ vegetation communities and/or land cover types".

1-3 **The comment recommends protocol rare plant surveys during the sprint (March-May) to more accurately determine the presences of rare plants.**

Rare plant surveys and a rare plant protection plan are required as part of mitigation measure BIO-3.

1-4 **The comment states that the MND is unclear on the project impacts and the softball field and trails shown within a portion of the 200' conservation easement buffer described in BIO-1 are not compatible uses for open space, and need to quantified and mitigated.**

The MND is revised to clarify the impacts and required mitigation, and avoidance of the RPO wetland and 200' wetland buffer. Figure 6 has been revised to show this area.

1-5 **The comment states that the MND shows non-native grassland impacted by the softball field and trails that are not quantified. The commenter recommends mitigating all impacts to NNG at a 1:1 mitigation ratio due the importance of grassland supporting burrowing owl, golden eagle, and other raptors through purchasing off-site credits rather than conserving fragmented portions.**

The MND is revised to clarify the impacts and required mitigation. Additionally, the NNG located within the open space easement within the RPO buffer and adjacent to the riparian

area is not considered fragmented and contributes to the quality of the habitat by providing additional foraging opportunities for riparian species as well as offering a buffer between the development and the riparian vegetation.

The site visits did not find any evidence of burrowing owl use and the closest CNDDB record for burrowing owl is 2.3 miles west of the site. Additionally, the sites are likely too urban to be used by raptors, including golden eagle. Therefore, the County disagrees that the NNG meets the definition of a Sensitive Habitat Lands under the RPO and requires more than the 0.5:1 mitigation ratio.

1-6 The comment states that the MND does not show the location of the San Diego gumplant that would be impacted.

The MND is revised to clarify the impacts and required mitigation. Figure 8 has been added which shows the location of the San Diego gumplant.

1-7 The comment states that mitigation measures BIO-1, BIO-2 and BIO-3 should include the preparation of a management and monitoring plan (MMP), and describe the funding commitment for the on-site and/or off-site conservation easements. The MMP should include a PAR.

BIO-2 and BIO-3 were revised to include the requirement to prepare a management plan as well as a funding mechanism. The County will prepare the management plan and identify the funding mechanism. A PAR may be prepared if the County determines it necessary.

1-8 The comment recommends that vegetation clearing, grading, and construction activities occur outside of the avian breeding season. BIO-4 should include more contingencies for the project activities and how they will avoid impacts to nesting birds.

BIO-4 has been revised to include more details on avoiding impacts to nesting birds.

1-9 The comment recommends the buffer for an active nest be increased to 500 feet for raptor species.

BIO-4 has been revised to include more details on avoiding impacts to nesting birds.

1-10 The comment recommends that fencing or flagging shall be installed to delineate the limits of construction to protect avoided biological resources. The comment recommends requirements for biological monitoring.

BIO-4 has been revised to include fencing/flagging, as well as a biological monitor.

1-11 The comment recommends shielding temporary or permanent lighting away from preserved native vegetation.

BIO-1 has been revised to include requirements to shield light away from the avoided habitat areas.

1-12 The comment recommends using native plants in all project landscaping and avoid plants listed on the California Invasive Plant Council's Invasive Plant Inventory.

BIO-1 has been revised to include requirements for native plantings and avoidance of plants on Cal-IPC's Invasive Plant Inventory.

1-13 The comment states that the Wildlife Agencies typically accept the results of the fairy shrimp surveys up to 1 year. The Wildlife Agencies recommend future surveys be conducted and to contact the FWS office to ensure compliance with the Endangered Species Act.

Comment noted. Protocol-level vernal pool branchiopod surveys were completed for this project. The last wet season survey was completed in May 2016 and the dry season was completed in June 2016. The FWS guidelines (USFWS 2015) do not specify a term for which the surveys are valid, and given that the surveys have been completed less than one year ago, they are still considered valid. If a reasonably long delay occurs between the surveys and project construction, it is understood that the County may be required to conduct additional surveys.

1-14 The commenter states that vernal pool plant species may be present on site and recommends spring surveys when those species would be detectable. If vernal pools with vernal pool plants are found, impacts to those should be mitigated at a minimum of 3:1 mitigation ratio.

Rare plant surveys are required under mitigation measure BIO-3. However, as stated in the vernal pool report and the comment, the habitat for vernal pool branchiopods were primarily road-ruts on disturbed areas showing signs of fill and void of vegetation. Therefore, it is unlikely these features support vernal pool plants.

Responses to Comment Letter 2

Department of Toxic Substances Control

January 13, 2017

2-1. This comment states that the MND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment may be appropriate to identify any recognized environmental conditions.

Appendix E of the November 3, 2016 MND included a Hazards Assessment for the Ramona Intergenerational Community Campus Project (Dudek 2015). The Hazards Assessment included a review and summary of the following data:

(1) Regulatory agency records for sites within the ASTM 1527-13 specified search radius (provided by Environmental Data Resources (EDR) in August 2015),
(2) Historical aerial photographs,
(3) Records on or near the project site listed in GeoTracker and EnviroStor (online databases maintained by the State Water Resources Control Board and Department of Toxic Substance Control, respectively), and
(4) Previous hazard studies prepared for developments near the project site.

The Hazards Assessment identified current and historic uses on and around the Main Project Site and replacement parcels, and reviewed the available environmental data. The Hazards Assessment findings and are presented below:

- Parcel APN 281-191-02 of the Main Project Site is the Ramona Maintenance Station owned by Caltrans. This parcel is located at the southeastern portion of the Main Project Site. It is listed in the HIST CORTESE, LUST, SWEEPS UST, San Diego Co. HMMD, and San Diego Co. SAM databases. Upon removal of two USTs in July 1986, residual petroleum hydrocarbons were observed in the excavation pit. Remediation activities were conducted at the site between 1990 and 2005. A 2004 health risk evaluation concluded the residual contamination represented less than a one in one million cancer risk for residential use at the site. In 2005, maximum benzene and toluene detections in groundwater were reported as 6.8 micrograms per liter (µg/L) and 11 µg/L, respectively. In April 2006, the case was closed by the San Diego County Local Oversight Program (LOP).

- The other APNs located within the Main Project Site were not listed in the regulatory databases searched for the EDR report

- The Ramona Texaco at 1210 Main Street is located adjacent to the Main Project Site, to the south. A release of gasoline to soil was reported at the Ramona Texaco in October

1998. This site is currently undergoing active remediation; groundwater sampling occurs on a semi-annual basis. According to the May 2015 groundwater concentration maps, benzene and methyl tert-butyl ether (MTBE) plumes extend onto the Main Project Site. In wells nearest the Main Project Site, benzene concentrations in groundwater ranged from 130 µg/L to 4,400 µg/L, greater than the EPA Maximum Contaminant Level (MCL) of 5 µg/L established for drinking water. In a letter dated July 8, 2015, the Department of Environmental Health (DEH) approved a workplan for a soil vapor survey and stated that the Ramona Texaco should complete a health risk assessment to evaluate potential impacts to any proposed buildings constructed on the Caltrans site (which is part of the Main Project Site).

- A total of 36 additional sites, within the ASTM-specified search distances of the Main Project Site, were listed in regulatory agency databases. The available information did not indicate that the Main Project Site has been impacted by contamination from these nearby sites.

- Based on the review of aerial photographs, the central portion of the Main Project Site may have been used for agriculture from at least 1939 to 1979. Thus there is a potential for residual pesticides to be present in shallow soils associated with former agricultural uses in this area.

2-2. This comment states that if there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

As the Hazards Assessment did not include a site inspection or environmental lien search, it does not meet the standard of a Phase I Environmental Site Assessment, and as such the findings were not discussed in terms of recognized environmental conditions (REC). However, as discussed above in the response to Question 1, there are potential impacts to the Main Project Site that would constitute RECs. Accordingly, the following recommendations were outlined in the IS/MND and Hazards Assessment (Dudek 2015):

- Development of the Main Project Site should not begin until the proposed soil vapor survey for the Ramona Texaco site is completed and results are evaluated for potential risk to construction workers and future site occupants. If the survey results indicate a vapor intrusion risk, appropriate mitigation measures should be implemented (see MM-HAZ-1 in the MND).

- Due to the historical agricultural activities on the central portion of the Main Project Site, soils may contain chlorinated and/or arsenical pesticides. Thus, soil sampling may

be necessary before excavation or construction activities in order to assess potential human health and environmental risk (see MM-HAZ-6 in the MND).

- In a letter dated March 13, 2005, San Diego DEH outlined recommendations for APN 281-191-03 (Ramona Maintenance Station on parcel owned by Caltrans) which should be completed prior to site development. The County will follow through with the DEH-recommended tasks, including:
  - Remove the sea cargo container on the property, and
  - Upon redevelopment, enter the Voluntary Assistance Program for oversight of management of petroleum-impacted soil (see MM-HAZ-1 in the MND).

- A variety of hazardous substances and wastes could be stored, used, and generated on the project site during construction of the RICC Project. These would include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. Hazardous materials should not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all refuse. Accident prevention and containment would be the responsibility of the construction contractors. The developer would monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes (including disposal). All construction waste, including litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials. Adherence to the construction specifications and applicable regulations regarding hazardous materials and hazardous waste, including disposal, would ensure that construction of the proposed project would not create a significant hazard to the public or environment (see MM-HAZ-2 and MM-HAZ-3 in the MND).

- A Site Mitigation Plan (SMP) should be developed and followed during all development activities. The SMP should include strategies for identification and management of contaminated soil, and should outline mitigation measures should these development activities result in an accidental release of contaminants. The SMP should include a hazardous substance management, handling, storage, disposal, and emergency response plan. Hazardous materials spill kits should be maintained on-site for small spills. Copies of the SMP should be maintained on site during demolition, excavation, and construction of the proposed project. All workers on the project site should be familiar with these documents (see MM-HAZ-4 in the MND).

- A project-specific Health and Safety Plan (HASP) should be developed and followed during all construction-related activities. Copies of the HASP should be maintained on site during demolition, excavation, and construction of the proposed project. All workers on the project site should be familiar with these documents (see MM-HAZ-5 in the MND).

2-3. This comment states if the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).

The developer will be ultimately responsible for obtaining the appropriate permits for construction and operation of the new facilities. Typically, contractors and consultants will assist with recognizing and applying for the appropriate permits. The developer and contractors will maintain transparency and keep an open line of communication with the RWQCB during planning, development, and operation of the facilities. See Section IX. Hydrology and Water Quality in the MND for a discussion of the NPDES requirement and recommended best management practices for stormwater management.

2-4. This comment quotes the MND as stating, "The County shall not commence grading the main project site until the vapor survey for the Ramona Texaco at 1210 Main Street is completed, and a determination is made as to the risk to worker's health and safety." As far as the project site is proposed for the development of residential purposes or sensitive uses (e.g., 12,500 square-foot senior facility; 5,000 square-foot adult day care center; 14,000 square-foot community gymnasium and teen cafe; and 20,000 square-foot childcare center), evaluation of potential vapor intrusion risk for sensitive uses in the future is necessary rather than just workers' health and safety. The proposed occupants would be senior citizens, teens and children. Adequate mitigation measures or cleanup to unrestricted use should be obtained prior to the development of the site.

The County agrees with this comment. Development of the Main Project Site should not begin until the proposed soil vapor survey for the Ramona Texaco site is completed and results are evaluated for potential risk to construction workers and future site occupants. If the survey results indicate a vapor intrusion risk, appropriate mitigation measures should be implemented. MM-HAZ-1 will be revised to include "future site occupants."

2-5. This comment states the MND describes the Main Project Site as: "The southeastern portion of the main project site includes two 0.69-acre parcels currently owned by Caltrans (APN #281-191-03 and APN #281-191-02). These parcels were formerly operated as a Caltrans vehicle service and maintenance yard and currently contain a former sea cargo container and no other structures." The historical use of this area includes vehicle service and maintenance which are recognized environmental conditions. Proper evaluation, investigation and mitigation measures, if necessary, should be implemented.

Parcel APN 281-191-02 of the Main Project Site has been assessed, remediated, and re-evaluated for human health risk for residential use; it received case closure in 2006. In the context of a Phase I ESA, the status of the parcel would be considered a historical REC, but not a current REC; therefore no additional evaluation or investigation is warranted. However, the IS/MND did recommended preparation of a Site Mitigation Plan (MM-HAZ-

4) which would outline procedures for identification and management of impacted soil should it be discovered during construction. .

With regard to APN 281-191-03, as noted in the response to Question 2 above, the County will follow through with the DEH-recommended tasks, including:

- Remove the sea cargo container, and
- Upon redevelopment, enter the Voluntary Assistance Program for oversight of management of petroleum-impacted soil (see MM-HAZ-1 in the MND).

It is anticipated that entrance into the Voluntary Assistance Program for oversight and management of petroleum-impacted soil will require investigation, evaluation, and potential mitigation.

2-6. This comment states that the Main Project Site is furthered describes in the MND as, "The rest of the main project site includes five vacant parcels that are located to the north of the Caltrans parcels and the Ramona Public Library." Historical use of these vacant parcels should be evaluated. If there is any potential presence of hazardous constituents, further evaluation, investigation and mitigation, if necessary, should be implemented.

Historical use of these vacant parcels was evaluated as discussed in the response to Questions 1, above, and as detailed in the Hazards Assessment (Dudek 2015). Given the historical agricultural activities on the central portion of the Main Project Site, soils may contain chlorinated and/or arsenical pesticides. Thus, soil sampling may be necessary before excavation or construction activities in order to assess potential human health and environmental risk (MM-HAZ-6 in the MND).

2-7. This comment states the First Replacement Parcel is defined in the MND as, "The first replacement parcel is a 0.5-acre parcel that is located approximately 900 feet north of the main project site in the community of Ramona (APN #281-122-18) (Figure 4, Ramona Replacement Parcel). This parcel currently contains a lumber operation." Lumbar . . . cinders." Wood preservatives contain volatile organic compounds (VOCs) and other hazardous constituents. This area should be investigated and remediated, if necessary.

As noted in the IS/MND, the first replacement parcel (in Ramona) contains a lumber operation. Based on a review of current aerial photographs, the wood trusses used to support roofs typical of residential or small commercial buildings are assembled and stored on the site. There is no indication of wood treating activities occurring on this parcel, therefore no reason to suspect wood preservation chemicals would be present in soil or groundwater.

The cinders statement was as follows: "This parcel [APN 291-122-18] is currently vacant and will be improved for Caltrans staging and storage purposes including the construction of a 1,600 square foot storage barn for dry sand and cinders." Therefore, cinders refers to

a planned future use by the new owner of the replacement parcel. Once this storage barn is operational, Caltrans will be responsible for ensuring that the cinders are managed in a way that they do not pose an unacceptable risk to human health or the environment.

2-8. This comment quotes the IS/MND as stating, "The second replacement parcel is a 0.65-acre parcel that is located approximately 12 miles east of the main project site in the unincorporated community of Julian (APN #291-122-18) (Figure 5, Julian Replacement Parcel). This parcel is currently vacant . . . cinders." Historical uses of this vacant parcel should be evaluated, and if any recognized environmental conditions exist in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development.

Historical uses of this parcel were evaluated during the Hazards Assessment as described in response to Question 1, above. This parcel has been vacant since at least 1994. There were no records related to this parcel in the regulatory databases searched or at the County Department of Health. Adjacent sites were also evaluated for their potential to impact this parcel. No impacts were identified for this parcel; therefore, no additional investigation is recommended.

The reference to "cinders" in the MND was as follows: "This parcel is currently vacant and will be improved for Caltrans staging and storage purposes including the construction of a 1,600 square foot storage barn for dry sand and cinders." Therefore, cinders refers to a planned future use for the replacement parcel. Once this storage barn is operational, Caltrans will be responsible for ensuring that the cinders are managed in a way that they do not pose an unacceptable risk to human health or the environment.

2-9. This comment states if during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the MND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

The following recommendations were made in the MND and Hazards Assessment (Dudek 2015):

- A Site Mitigation Plan (SMP) should be developed and followed during all development activities. The SMP should include strategies for identification and management of contaminated soil, and should outline mitigation measures should these development activities result in an accidental release of contaminants. The SMP should include a hazardous substance management, handling, storage, disposal, and emergency response plan. Hazardous materials spill kits should be maintained on-site for small spills. Copies of the SMP should be maintained on site during demolition, excavation, and construction of the proposed project. All workers on the project site should be familiar with these documents.

- A project-specific Health and Safety Plan (HASP) should be developed and followed during all construction-related activities. Copies of the HASP should be maintained on site during demolition, excavation, and construction of the proposed project. All workers on the project site should be familiar with these documents.

Responses to Comment Letter 3

Department of Transportation

January 4, 2017

3-1. This comment states that the existing curb ramps located at 12th and 13th Street must be upgraded to the current American with Disabilities Act (ADA) standards. A Construction detail sheet will be needed to show elevations and slopes of the proposed ADA curb ramp to show that it meets Caltrans DIB-82-04 guidelines. Please refer to 2015 Standard Plan A88A to A88B. No pedestrians will be allowed to cross SR-67 (Main Street) fronting the proposed Project.

Comment noted. Curb ramps at 12th and 13th street will be upgraded to current ADA standards that will meet Caltrans DIB 82-04 Guidelines.

3-2 This comment states that work performed within Caltrans right-of-way to complete ADA improvements will require discretionary review and approval by Caltrans. An Encroachment permit will be required for any work within the Caltrans right-of-way prior to construction.

Comment noted. An encroachment permit will be applied for through Caltrans for all work that would occur with the right-of-way.

3-3 This comment asks for clarification of Mitigation Measures for cumulative impacts stating "payment of the required Traffic Impact Fee (TIF) would mitigate the Project's cumulative impact to below a level of significance."

A Traffic Impact Fee is designed to mitigate cumulative impacts (i.e. past project, current project, and reasonably foreseeable future projects) by requiring a monetary payment that is generally proportional to the traffic expected to be generated by the project. The fees would be used for improvements to the circulation system in the area."

APPENDIX A - COMMENT LETTERS

Comment Letter #1

U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, California 92008
760-431-9440
FAX 760-431-9624

California Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, California 92123
858-467-4201
FAX 858-467-4299

In Reply Refer To:
FWS/CDFW-SDG-17B0047-17CPA0035

January 13, 2017
Sent by Email

Mr. Marc Cass
Project Manager-Entitlements
County of San Diego
Department of General Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project, San Diego County, California (SCH# 2016121008)

Dear Mr. Cass:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter collectively referred to as the Wildlife Agencies, have reviewed the above-referenced draft Mitigated Negative Declaration (MND) dated November 3, 2016. We requested, and were granted an extension until January 16, 2017, to submit our comments. The Wildlife Agencies have identified potential effects of the proposed project on wildlife and sensitive habitats. Our comments and recommendations are based on the information provided in the draft MND, our knowledge of sensitive and declining vegetation communities in San Diego County, and our participation in regional conservation planning efforts.

The primary concern and mandate of the Service is the protection of fish and wildlife resources and their habitats. The Service has the legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service also is responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10 of the Act. The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the State's biological resources, including rare, threatened, and endangered plant and animal species pursuant to the California Endangered Species Act (CESA; Fish and Game Code §2050 *et seq.*) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program (Fish and Game Code 2800, *et seq.*).

The proposed project contains two components: the exchange of two 0.69-acre parcels for one 0.5-acre and one 0.65-acre parcel between Caltrans and the County of San Diego; and the development of the Ramona Intergeneration Community Campus (RICC). The proposed RICC is located in central San Diego County within the downtown area of the unincorporated community of Ramona, California. The two 0.69-acre parcels that the County of San Diego would acquire from Caltrans would be developed as part of the RICC project footprint. In return, Caltrans would receive a 0.5-acre

replacement parcel that is currently developed and located approximately 900 feet north of the proposed RICC. The other 0.65-acre replacement parcel that Caltrans would receive currently supports non-native grassland and approximately 100 San Diego gumplant (*Grindelia hirsutula* var. *hallii*; SD gumplant) individuals. This parcel is located approximately 12 miles east of the RICC site in the unincorporated community of Julian. Both of the replacement parcels will serve as staging areas and for storage of Caltrans equipment.

The RICC site is approximately 14 acres in size – including two privately owned parcels on the northern end of the site that the County is proposing to acquire in addition to the Caltrans parcels. The entirety of the proposed project site is bounded by the Santa Maria Creek to the north and is otherwise bounded by development including the Ramona Branch Library. The site currently supports southern willow scrub and non-native grassland/non-native grass broad-leafed dominated (NNG) habitats as well as disturbed and developed areas. In addition, 11 ephemerally ponded features that could potentially support federally listed branchiopod species were identified. The proposed RICC includes the construction of numerous facilities including a senior facility, adult day care center, a community gymnasium, a teen café, a childcare center, a family resource center, and a community support center. It will also include the development of approximately 230 parking spaces, various infrastructure improvements, and a recreation area.

The RICC project site and Caltrans replacement parcel located in Ramona are outside of the identified Pre-approved Mitigation Areas (PAMA) in the draft Multiple Species Conservation Program North County Plan (NCMSCP). The other Caltrans replacement parcel in Julian is outside of the Focused Conservation Areas in the draft Multiple Species Conservation Program East County Plan (ECMSCP).

Our general concerns with the draft MND are that the biological resources on the project site are not clearly identified, the extent of project impacts are unclear, and the mitigation measures lack specificity and are thus inadequate in fully avoiding, minimizing, and sufficiently mitigating project-related impacts. The Wildlife Agencies offer the following specific comments and recommendations to assist the County in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources: 1-1

1. The draft MND states that the RICC site and two replacement parcels support a total of six vegetation communities and/or land cover types as outlined in Table 4. However, Table 4 and the subsequent text in the memorandum by DUDEK regarding biological resources dated August 17, 2015 (Appendix B of the draft MND); only list five vegetation communities/land cover types. The final MND should clarify the number of vegetation communities/land cover types on the RICC site and the two replacement parcels. 1-2

2. The draft MND states that a rare plant survey was performed in August 2015 and Appendix B indicates that a subsequent rare plant survey was planned during the spring (March-May) in 2016 in order to better accurately assess the potential presence of rare plants occurring within the site. However, the draft MND does not provide any further information regarding this subsequent spring survey. In order to more accurately determine the presence of rare plants and potential impacts that would occur to them as a result of the project, the Wildlife Agencies recommend performing protocol rare plant surveys during the spring and prior to finalizing the MND. 1-3

3. It is unclear in the draft MND how many acres on the RICC site are proposed to be impacted and if the riparian habitat associated with Santa Maria Creek will be avoided. Mitigation measure *BIO-1* suggests that an open space or conservation easement with a 50 to 200 foot buffer will be created and the narrative checklist items a and c describe a buffer of 200 feet between the wetlands and all proposed development in order to conserve NNG and wetlands, respectively. The exact width and location of the mitigation and the number of acres proposed to be conserved are unclear in the draft MND and are absent from Figure 6. Figure 6 of the MND does not illustrate an adequate riparian buffer easement area as described in the narrative and indicates recreational structures and development encompassing the buffer described in *BIO-1*. The Wildlife Agencies do not agree that the construction and subsequent use of a softball field or any walking pathways (see Figure 6 of the draft MND) are compatible with an appropriate wetland or riparian buffer as described in the RPO or as avoidance of biological resources. The Wildlife Agencies strongly recommend avoiding all project impacts (including walking pathways) to riparian habitat, maximizing the buffer between riparian habitat and recreation areas, and appropriately delineating between the final conserved area and recreation area to prevent encroachment into the conserved area. The final MND should clarify and clearly illustrate the configuration of the buffer and how the habitat contained within it will be conserved. Riparian habitats are considered Tier I habitat types in the draft NCMSCP due to their relative rarity and value to sensitive species. Therefore, the Wildlife Agencies recommend that all unavoidable impacts to riparian habitat be mitigated at a minimum 3:1 ratio in conformance with the County's Resource Protection Ordinance (RPO). 1-4

4. It appears that Figure 6 of the draft MND illustrates that more than 0.6 acres of NNG will be impacted on the RICC site as a result of the construction and use of a softball field, walking pathways, skate park, etc. The amount of impacts and location of the impacts to NNG should be clearly depicted in the final MND. Mitigation measure *BIO-2* currently requires impacts to 0.6 acres of NNG on the RICC site and 0.6 acres at the replacement parcel in Julian be mitigated at a 0.5:1 ratio. Because the proposed remaining amount of NNG will not contribute as significant functioning habitat for wildlife species due to the high degree of fragmentation if conserved separately, and the site is not in the PAMA under the draft NCMSCP, we recommend that all 4.2 acres of NNG at the RICC site (3.6 acres of NNG and 0.7 acres of NNG: broad leaf dominated) be mitigated through the purchase of off-site credits at a Wildlife Agencies approved bank or contribution to an already established conserved parcel with a Wildlife Agencies approved land management plan and endowment. 1-5

   We recommend that all impacts to NNG be mitigated at a minimum 1:1 ratio. The NNG on site meets the definition of Sensitive Habitat Lands under the RPO because of the importance of grassland in this area in supporting sensitive species such as Western burrowing owl (*Athene cunicularia hypugaea*), golden eagle (*Aquila chrysaetos*), and other raptors.

5. The distribution of the approximately 100 SD gumplant individuals proposed to be impacted is not provided in the draft MND. The Wildlife Agencies recommend avoidance of the plants if feasible based on the distribution. Mitigation measure *BIO-3* requires that impacts to 100 SD gumplant individuals be mitigated at a 3:1 ratio. Thus, 300 individual plants will be purchased and planted on a County-approved site prior to the issuance of any grading or improvement plans. The Wildlife Agencies recommend providing a figure depicting the approximate distribution of the SD gumplant individuals and revising the measure to include the specific location for the planting, that the work will be performed by 1-6

a qualified biologist with experience in restoration of southern California ecosystems and native plant revegetation techniques, and that the individuals will be planted in a similar habitat type and at a density similar to what was found at the impact site. 1-6 contd.

6. Mitigation measures *BIO-1*, *BIO-2*, and *BIO-3* should include preparation and implementation of a management and monitoring plan (MMP), including a funding commitment, for any on- and/or off-site biological open-space or conservation easements. An appropriate natural lands management organization, subject to approval by the Department, should be identified. The MMP should outline biological resources on the site, provide for monitoring of biological resources, address potential impacts to biological resources, and identify actions to be taken to eliminate or minimize those impacts. A Property Analysis Record (PAR), or PAR-equivalent analysis, should be completed to determine the amount of funding needed for the perpetual management, maintenance, and monitoring of the biological conservation easement areas by the natural lands management organization. It should be demonstrated that the proposed funding mechanism would ensure that adequate funds would be available on an annual basis to implement the MMP. The natural lands management organization should submit a draft MMP, PAR results, and proposed funding mechanism to the Department for review and approval prior to initiating construction activities. The final plan should be submitted to the Department and the funds for implementing the MMP transferred within 90 days of receiving approval of the draft plan. 1-7

7. The Wildlife Agencies strongly recommend that vegetation clearing, grading, and construction activities occur outside of the avian breeding season as defined in the draft MND (February 15 through August 31). In the final MND, mitigation measure *BIO-4* should include more detailed contingencies for any project activities occurring during the nesting bird season to avoid project impacts to nesting birds. If avoidance of the avian breeding season is not feasible, the Wildlife Agencies recommend that the pre-construction surveys noted in the mitigation measure be conducted specifically by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within the defined 500 foot buffer. 1-8

The draft MND proposes a 300-foot buffer be established between the nesting bird and the construction activities if nesting migratory birds are detected on site during the avian breeding season. The Wildlife Agencies recommend a minimum buffer of 500 feet for raptor species. However, reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors. We also recommend revising the measure to reflect that a qualified biologist (with the same experience as stated above) make the determination if the nesting birds have fledged before construction activities resume within the previous buffer area. We recommend that all pre-construction surveys for raptors and general birds occur within 72 hours prior to the start of project impacts to minimize the likelihood that nests are established between the final surveys and the beginning of any habitat disturbances. 1-9

8. The Wildlife Agencies recommend that prior to the occurrence of project impacts, appropriate fencing and/or flagging be installed to delineate the limits of construction and any approved staging areas to protect sensitive biological resources, especially riparian areas that are to be avoided. All staging and construction areas should be checked daily for entrapment of small animals in excavations, equipment, or hollow materials by a qualified 1-10

biological monitor. We also recommend that project personnel, including all contractors working on site, be instructed on the sensitivity of the habitats and species that inhabit the area. 1-10 contd.

9. The Wildlife Agencies recommend shielding any temporary or permanent lights and directing them away from the native vegetation communities as increases in lighting levels can increase predation risks and disrupt normal wildlife behaviors. 1-11

10. Figure 6 of the draft MND shows potential landscaping features. The Wildlife Agencies recommend native plants be used to the greatest extent feasible in landscaped areas adjacent to and/or near mitigation/open space areas and/or wetland/riparian areas. The applicant should not plant, seed, or otherwise introduce invasive exotic plant species to landscaped areas adjacent and/or near native habitat areas. Exotic plant species not to be used include those species listed on the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (http://www.cal-ipc.org). This list includes such species as: pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. In addition, landscaping adjacent to native habitat areas should not use plants that require intensive irrigation, fertilizers, or pesticides. Water runoff from landscaped areas should be directed away from mitigation/open space and/or wetland/riparian areas and contained and/or treated within the development footprint. 1-12

11. The draft MND states that the federally endangered San Diego fairy shrimp (*Branchinecta sandiegonensis*, SD fairy shrimp) were not detected during protocol surveys conducted in 2015 through 2016. The Wildlife Agencies typically consider the results of biological surveys to be current for up to 1 year. If the project has not begun construction within this 1 year span, protocol surveys should be repeated because they may not detect individual SD fairy shrimp in a particular year even when viable cysts are present due to a potential low hatching percent in a given pool (Service 2008). Additionally, SD fairy shrimp have been detected in vernal pools formerly located at the Ramona library site, which is adjacent to the RICC site. In the event that future surveys detect SD fairy shrimp or any other federally listed species, the Service recommends that our office be contacted for further coordination in order to ensure compliance with the Act. 1-13

12. The draft MND states that there is potentially suitable habitat for vernal pool branchiopods present on the RICC site and that the majority of the features surveyed were characterized as road-rut type depressions, void of vegetation. However, it is unclear if the site supports vernal pool plant species in the depressions particularly because plant surveys were not conducted during the spring when these species would be more detectable. Vernal pools support unique and sensitive plant species such as the federally endangered and State-listed endangered San Diego button-celery [*Eryngium aristulatum* var. *parishii* (TAIC and EDAW 2005)]. Urbanization, degradation by off-road vehicle activity, agricultural practices, and draining of lands have cumulatively resulted in estimated losses of vernal pools as high as 96% in San Diego County as of 1990 (TAIC and EDAW 2005). The Ramona area in particular has been subject to small parcel land subdivisions resulting in small lot residential and commercial development where vernal pools and their habitat historically occurred (TAIC and EDAW 2005). Therefore, the Wildlife Agencies recommend clarifying if vernal pools supporting vernal pool obligate plant species are present on the RICC site. We also recommend that unavoidable impacts to vernal pools be mitigated at a minimum ratio of 3:1 (this shall include a minimum 1:1 creation component, 1-14

while restoration/ enhancement of existing wetlands may be used to make up the remaining requirements for a total 3:1 ratio) as specified in the RPO. 1-14 contd.

We appreciate the opportunity to comment on the draft MND. If you have questions regarding this letter, please contact Eric Hollenbeck of the Department at 858-467-2720 or Emily Cate of the Service at 760-431-9440, extension 252.

Sincerely,



for Karen A. Goebel
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Gail K. Sevrens
Environmental Program Manager
California Department of Fish and Wildlife

cc:
Office of Planning and Research, State Clearinghouse, Sacramento

LITERATURE CITED

[TAIC] Technology Associates International Corporation and [EDAW] Edaw, Inc. 2005. Ramona Vernal Pool Conservation Study: Ramona, California. Prepared for: County of San Diego Department of Planning and Land Use. January 2005.

[Service] U.S. Fish and Wildlife Service. 2008. San Diego Fairy Shrimp 5-Year Review: Summary and Evaluation. Unpublished.

Comment Letter 2

Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Matthew Rodriquez
Secretary for
Environmental Protection

Edmund G. Brown Jr.
Governor

December 22, 2016

Mr. Marc Cass
Project Manager
Department of General Services
County of San Diego
5560 Overland Avenue
Ramona, California 92065

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION (ND) FOR RAMONA INTERGENERATIONAL COMMUNITY CAMPUS PROJECT (SCH# 2016121008)

Dear Mr. Cass:

The Department of Toxic Substances Control (DTSC) has reviewed the subject ND. The following project description is stated in the ND: "**Main Project Site:** Along State Route (SR) 67 (otherwise known as Main Street) between 12th Street and 13th Street in the downtown area of the unincorporated community of Ramona in San Diego County. **Ramona Replacement Parcel:** Along Olive Street between Pine Street and Maple Street in the downtown area of the unincorporated community of Ramona in San Diego County. **Julian Replacement Parcel:** Along Holland Glen Road near its intersection with Banner Road in the downtown area of the unincorporated community of Julian in San Diego County. Upon the acquisition of the Caltrans parcels, the main project site would be developed as the Ramona Intergenerational Community Campus (RICC or proposed project) that includes the following facilities: 1) 12,500 square-foot senior facility; 2) 5,000 square-foot adult day care center; 3) 14,000 square-foot community gymnasium and teen café; 4) 20,000 square-foot childcare center; 5) 10,000 square-foot family resource center; 6) 3,660 square-foot community support center; 7) approximately 230 parking spaces; and 8) various infrastructure improvements to support the new facilities (Figure 6, RICC Conceptual Site Plan)."

Based on the review of the submitted document DTSC has the following comments:

1. The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment may be appropriate to identify any recognized environmental conditions. 2.1

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2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction. 2.2

3. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB). 2.3

4. The ND states, "The County shall not commence grading the main project site until the vapor survey for the Ramona Texaco at 1210 Main Street is completed, and a determination is made as to the risk to worker's health and safety." As far as the project site is proposed for the development of residential purposes or sensitive uses (e.g., 12,500 square-foot senior facility; 5,000 square-foot adult day care center; 14,000 square-foot community gymnasium and teen café; and 20,000 square-foot childcare center), evaluation of potential vapor intrusion risk for sensitive uses in the future is necessary rather than just workers' health and safety. The proposed occupants would be senior citizens, teens and children. Adequate mitigation measures or cleanup to unrestricted use should be obtained prior to the development of the site. 2.4

5. The ND describes the Main Project Site as: "The southeastern portion of the main project site includes two 0.69-acre parcels currently owned by Caltrans (APN #281-191-03 and APN #281-191-02). These parcels were formerly operated as a Caltrans vehicle service and maintenance yard and currently contain a former sea cargo container and no other structures." The historical use of this area includes vehicle service and maintenance which are recognized environmental conditions. Proper evaluation, investigation and mitigation measures, if necessary, should be implemented. 2.5

6. The Main Project Site further describes in the ND, "The rest of the main project site includes five vacant parcels that are located to the north of the Caltrans parcels and the Ramona Public Library." Historical use of these vacant parcels should be evaluated. If there is any potential presence of hazardous constituents, further evaluation, investigation and mitigation, if necessary, should be implemented. 2.6

7. The First Replacement Parcel defines in the ND, "The first replacement parcel is a 0.5-acre parcel that is located approximately 900 feet north of the main project site in the community of Ramona (APN #281-122-18) (Figure 4, Ramona Replacement Parcel). This parcel currently contains a lumber operation." Lumbar . . . cinders." Wood preservatives contain volatile organic compounds (VOCs) and other hazardous constituents. This area should be investigated and remediated, if necessary. 2.7

8. The ND further states, "The second replacement parcel is a 0.65-acre parcel that is located approximately 12 miles east of the main project site in the unincorporated community of Julian (APN #291-122-18) (Figure 5, Julian Replacement Parcel). This parcel is currently vacant . . . cinders." Historical uses of this vacant parcel should be evaluated, and if any recognized environmental conditions exist in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development. 2.8

9. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight. 2.9

If you have any questions regarding this letter, please contact me at (714) 484-5476 or email at Johnson.Abraham@dtsc.ca.gov.

Sincerely,

Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program - Cypress

kl/sh/ja

cc: See next page.

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
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CEQA# 2016121008

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Serious drought.
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January 4, 2017

11-SD-67
PM 24.17
Ramona Intergenerational Center
MND

Mr. Marc Cass
County of San Diego
Planning and Development Services
5560 Overland Avenue
San Diego, CA 92123

Dear Mr. Cass:

The California Department of Transportation (Caltrans) has received the Mitigated Negative Declaration (MND) for the Ramona Intergenerational Center Project, located adjacent to State Route 67 (SR-67) between 12th and 13th Streets. Caltrans would like to provide the following comments:

The existing curb ramps located at 12th and 13th Street must be upgraded to the current American with Disabilities Act (ADA) standards. A construction detail sheet will be needed to show elevations and slopes of the proposed ADA curb ramp to show that it meets Caltrans DIB 82-04 guidelines. Please refer to 2015 Standard Plan A88A to A88B. No pedestrians will be allowed to cross SR-67 (Main Street) fronting the proposed Project. (http://www.dot.ca.gov/hq/oppd/dib/dib82-04.pdf). 3-1

Work performed within Caltrans right-of-way (R/W) to complete ADA improvements will require discretionary review and approval by Caltrans. An encroachment permit will be required for any work within the Caltrans R/W prior to construction. 3-2

MITIGATION MEASURES for cumulative impacts: States that "Payment of the required Traffic Impact Fee (TIF) would mitigate the Project's cumulative impact to below a level of significance" Please clarify. 3-3

If you have any questions on the comments Caltrans has provided, please contact Roy Abboud of the Development Review Branch at (619) 688-6968 or roy.abboud@dot.ca.gov.

Sincerely,

JACOB M. ARMSTRONG, Chief
Development Review Branch

County of San Diego

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DEPARTMENT of GENERAL SERVICES
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DRAFT MITIGATED NEGATIVE DECLARATION

Project Name: Ramona Intergenerational Community Campus Project

Project Number(s): 1018658 and 1018659

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

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

a. Initial Study Form
b. Environmental Analysis Form and attached extended studies for Air Quality and Greenhouse Gases, Biology, Cultural, Hazardous Materials, Hydrology and Water Quality.

1. California Environmental Quality Act Mitigated Negative Declaration Findings:

   Find that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration), that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

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

   A. BIOLOGICAL RESOURCES: Implementation of the following mitigation measures would reduce potential biological impacts to less than significant levels:

BIO-1: Prior to grading on the main project site, the County shall mitigate impacts to 1.65 acres of jurisdictional wetlands/riparian habitat and 10-foot wide (287 linear feet) of non-wetland intermittent stream channel through the creation of an open- space or conservation easement that contains a continuous wetland buffer of 50 to 200 feet in width between the wetlands and all proposed development. The wetland buffer shall be preserved through a land conservation easement and shall include the erection of a permanent fence along the edge of the wetland buffer. The creation of the buffer shall be in concurrence with the mitigation plan accepted by the Wildlife Agencies.

BIO-2: Impacts to 0.6 acres of non-native grassland on the main project site and 0.6 acres to be impacted at the Julian replacement parcel to be mitigated at a 0.5:1 ratio. Prior to the issuance of any grading or improvement plans, 0.6 acres of non-native grassland shall be purchased on a County-approved site.

BIO-3: Impacts to 100 individual San Diego gumplants to be mitigated at a 3:1 ratio. Prior to the issuance of any grading or improvement plans on the Julian replacement parcel, 300 San Diego gumplants shall be purchased and planted on a County-approved site.

BIO-4: If project-related work is to occur during the avian breeding season (15 February – 31 August), then pre-construction protocol level surveys for migratory birds shall be performed to determine the status of breeding birds on-site and within 500-feet of the site. If nesting migratory birds are detected on-site or within 500-feet of the site, a 300-foot buffer shall be established between the nesting bird and the construction activities. Once the nesting birds have fledged, construction activities may resume within the previous buffer area.

B. CULTURAL RESOURCES: Implementation of the following mitigation measures would reduce potential impacts to cultural resources to less than significant levels:

CUL-1: Pre-Construction

- o Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction

- o Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.
  Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.

- o Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area.

Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic checks of the fencing to confirm that it remains in good repair.

- If cultural resources are identified: Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
  The Project Archaeologist shall contact the County Archaeologist.

  The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources. Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non- significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native American origin) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.

  If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

  Human Remains
  The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  Upon identification of human remains, nofurther disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
  The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section
  5097.98 has been conducted.

  Public Resources Code
  §5097.98, CEQA

§15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered o Rough Grading
Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.

o Final Grading
A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.

o Disposition of Cultural Material
The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe.
The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79

D. HAZARDOUS MATERIALS: Implementation of the following mitigation measures would reduce potential impacts to hazardous materials to less than significant levels:

HAZ-1: The County shall not commence grading the main project site until the vapor survey for the Ramona Texaco at 1210 Main Street is completed, and a determination is made as to the risk to worker's health and safety. Once the health risk assessment is complete, the County shall follow the recommendations outline in the DEH letter dated March 13, 2005, which include: 1) remove the sea cargo container on APN 281- 191-03 and 2) upon redevelopment, enter the Voluntary Assistance Program for oversight of management of petroleum-impacted soil.

HAZ-2: During all excavation and construction activities, the developer shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes (including disposal) and adherence to the construction specifications.

HAZ-3: During all excavation and construction activities, hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all refuse. All construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials.

HAZ-4: Prior to excavation and construction, the developer shall develop a Site Mitigation Plan (SMP) and follow the SMP during all development activities. The SMP shall include strategies for identification and management of contaminated soil, and shall outline mitigation measures should these development activities result in an

accidental release of contaminants. A hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared and included in the SMP. Hazardous materials spill kits shall be maintained on-site for small spills. A copy of the SMP shall be maintained on site during excavation and construction of the proposed project, and all workers on the project site shall be familiar with this document.

HAZ-5: A project-specific Health and Safety Plan (HASP) shall be developed and followed during all construction-related activities. Copies of the HASP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.

HAZ-6: Prior to excavation or construction activities, the County shall conduct soil sampling in order to assess potential human health and environmental risk**.**

E. WATER QUALITY: Implementation of the following mitigation measures would reduce potential impacts to water quality to less than significant levels:

WQ-1: During the Grading Plan and Improvement Plan Engineering for the proposed project, the applicant shall have qualified individuals as defined by the Storm Water Regional Control Board develop and implement a stormwater pollution prevention plan (SWPPP), which shall include and specify all construction BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving water.

WQ-2: A Major Stormwater Management Plan (SWMP) shall be prepared in compliance with the County's SUSMP. The SWMP shall demonstrate the proposed project has implemented LID design practices including (1) conservation of natural areas, soils, and vegetation; (2) minimizing disturbance to natural drainages; (3) minimizing and disconnecting impervious surfaces; (4) minimizing soil compaction; and (5) draining runoff from impervious to pervious areas. The SWMP shall show these LID design practices have been incorporated into the project design to the maximum extent feasible. Integrated management practices (IMPs) shall be used in conjunction within LID design concepts to treat runoff near its source using the three basic elements: infiltration, retention/detention, and biofiltration. Infiltration IMPs include (1) bioretention areas, (2) bioretention swales, (3) permeable pavement, and (4) rock infiltration swales. Filtration IMPs include (1) flow-through planters, (2) vegetated roofs, and (3) sand filters. Volume-storage and reuse IMPs include cisterns And rain barrels. Connectivity IMPs include detail vegetated swales and vegetated filter (or buffer) strips. The SWMP shall detail the selection of structural IMP type and location based on site- specific precipitation patterns, soil characteristics, slopes, existing utilities, and any appropriate setbacks from buildings or other infrastructures. The SWMP shall also consider the pollutant categories likely to be generated by the proposed project, the water quality issues of receiving waters, and site constraints in selecting and located LID design practices and IMPs.

F. TRAFFIC: Implementation of the following mitigation measures would reduce potential impacts to traffic to less than significant levels:

TRA-1: At the issuance of building permits, the applicant shall pay the required Traffic Impact Fee (TIF) to the TIF program.

G. HYDROLOGY: Implementation of the following mitigation measures would reduce potential impacts to hydrology to less than significant levels:

HYD-1: Prior to project approval, the County shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and the above California Environmental Quality Act findings made by the County Board of Supervisors on January 24, 2017.

MITIGATION MONITORING AND REPORTING PROGRAM

RAMONA INTERGENERATIONAL COMMUNITY CAMPUS PROJECT

Mitigation measures have been identified in the Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project to reduce or avoid potential environmental impacts. In order to ensure compliance, the following mitigation monitoring program has been formulated. This program provides a checklist of who is responsible for the mitigation, when the mitigation will occur and the measure to document compliance.

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures				
BIO-1: Prior to grading on the main project site, the County shall mitigate impacts to 1.65 acres of jurisdictional wetlands/riparian habitat and 10-foot wide (287 linear feet) of non-wetland intermittent stream channel through the creation of an open-space or conservation easement that contains a continuous wetland buffer of 50 to 200 feet in width between the wetlands and all proposed development. The wetland buffer shall be preserved through a land conservation easement and shall include the erection of a permanent fence along the edge of the wetland buffer. The creation of the buffer shall be in concurrence with the mitigation plan accepted by the Wildlife Agencies.	County Department of General Services	No more than 30 days before initial grading		
BIO-2: Impacts to 0.6 acres of non-native grassland on the main project site and 0.6 acres to be impacted at the Julian replacement parcel to be mitigated at a 0.5:1 ratio. Prior to the issuance of any grading or improvement plans, 0.6 acres of non-native grassland shall be purchased on a County-approved site.	County Department of General Services	Prior to the issuance of grading and improvement plans		

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
BIO-3: Impacts to 100 individual San Diego gumplants to be mitigated at a 3:1 ratio. Prior to the issuance of any grading or improvement plans on the Julian replacement parcel, 300 San Diego gumplants shall be purchased and planted on a County-approved site.	County Department of General Services	Prior to the issuance of grading and improvement plans		
BIO-4: If project-related work is to occur during the avian breeding season (15 February – 31 August), then pre-construction protocol level surveys for migratory birds shall be performed to determine the status of breeding birds on-site and within 500-feet of the site. If nesting migratory birds are detected on-site or within 500-feet of the site, a 300-foot buffer shall be established between the nesting bird and the construction activities. Once the nesting birds have fledged, construction activities may resume within the previous buffer area.	County Department of General Services	Preconstruction		
CUL-1: Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the project applicant shall retain a County Approved Principal Investigator (PI) known as the "Project Archaeologist to implement an Archaeological Monitoring Program and potential Data Recovery Program pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA. The details of the archaeological monitoring program are provided below:	County Department of General Services	Prior to the issuance of grading and improvement plans/during preconstruction/ during construction		

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
• Pre-Construction ○ Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements. • Construction ○ Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. ○ Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area. Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic	County Department of General Services			

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
checks of the fencing to confirm that it remains in good repair. ○ If cultural resources are identified: ▪ Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. ▪ The Project Archaeologist shall contact the County Archaeologist. ▪ The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources. ▪ Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. ▪ Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native	County Department of General Services		○	○

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
American origin) may collect the cultural material for transfer to a Tribal curation facility or repatriation program. ▪ If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). o Human Remains ▪ The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. ▪ Upon identification of human remains, no	County Department of General Services			

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. ▪ If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. ▪ The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. ▪ Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.	County Department of General Services			

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
○ Rough Grading ▪ Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. ○ Final Grading ▪ A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. ○ Disposition of Cultural Material ▪ The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe. ▪ The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79	County Department of General Services			

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
HAZ-1: The County shall not commence grading the main project site until the vapor survey for the Ramona Texaco at 1210 Main Street is completed, and a determination is made as to the risk to worker's health and safety. Once the health risk assessment is complete, the County shall follow the recommendations outline in the DEH letter dated March 13, 2005, which include: 1) remove the sea cargo container on APN 281-191-03 and 2) upon redevelopment, enter the Voluntary Assistance Program for oversight of management of petroleum-impacted soil.	County Department of General Services	Prior to issuance of a grading permit.		
HAZ-2: During all excavation and construction activities, the developer shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes (including disposal) and adherence to the construction specifications.	County Department of General Services	During construction.		
HAZ-3: During all excavation and construction activities, hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all refuse. All construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials.	County Department of General Services	During construction.		
HAZ-4: Prior to excavation and construction, the developer shall develop a Site Mitigation Plan (SMP) and follow the SMP during all development activities. The SMP shall include strategies for identification and management of contaminated soil, and shall outline mitigation measures should these development activities result in an accidental release of contaminants. A hazardous substance management, handling, storage, disposal, and emergency response plan shall be	County Department of General Services	Preconstruction.		

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
prepared and included in the SMP. Hazardous materials spill kits shall be maintained on-site for small spills. A copy of the SMP shall be maintained on site during excavation and construction of the proposed project, and all workers on the project site shall be familiar with this document.				
HAZ-5: A project-specific Health and Safety Plan (HASP) shall be developed and followed during all construction-related activities. Copies of the HASP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.	County Department of General Services	Preconstruction		
HAZ-6: Prior to excavation or construction activities, the County shall conduct soil sampling in order to assess potential human health and environmental risk.	County Department of General Services	Preconstruction		
WQ-1: During the Grading Plan and Improvement Plan Engineering for the proposed project, the applicant shall have qualified individuals as defined by the Storm Water Regional Control Board develop and implement a stormwater pollution prevention plan (SWPPP), which shall include and specify all construction BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving water.	County Department of General Services	Preconstruction		

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
WQ-2: A Major Stormwater Management Plan (SWMP) shall be prepared in compliance with the County's SUSMP. The SWMP shall demonstrate the proposed project has implemented LID design practices including (1) conservation of natural areas, soils, and vegetation; (2) minimizing disturbance to natural drainages; (3) minimizing and disconnecting impervious surfaces; (4) minimizing soil compaction; and (5) draining runoff from impervious to pervious areas. The SWMP shall show these LID design practices have been incorporated into the project design to the maximum extent feasible. Integrated management practices (IMPs) shall be used in conjunction within LID design concepts to treat runoff near its source using the three basic elements: infiltration, retention/detention, and biofiltration. Infiltration IMPs include (1) bioretention areas, (2) bioretention swales, (3) permeable pavement, and (4) rock infiltration swales. Filtration IMPs include (1) flow-through planters, (2) vegetated roofs, and (3) sand filters. Volume-storage and reuse IMPs include cisterns And rain barrels. Connectivity IMPs include detail vegetated swales and vegetated filter (or buffer) strips. The SWMP shall detail the selection of structural IMP type and location based on site-specific precipitation patterns, soil characteristics, slopes, existing utilities, and any appropriate setbacks from buildings or other infrastructures. The SWMP shall also consider the pollutant categories likely to be generated by the proposed project, the water quality issues of receiving waters, and site constraints in selecting and located LID design practices and IMPs.	County Department of General Services	Preconstruction		
MM-TRA-1: At the issuance of building permits, the applicant shall pay the required Traffic Impact Fee (TIF) to the TIF program.	County Department of General Services	At the time of building permit issuance.		

Mitigation Measure/Project Design Element	Implementation Responsibility	Timing	Compliance Action	Verification of Compliance (Date/Notes)
Mitigation Measures (cont.)				
HYD-2: Prior to project approval, the County shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek.	County Department of General Services	Prior to project approval.		

County of San Diego

MARCO MEDVED, P.E.
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DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE., STE. 410, SAN DIEGO, CA 92123-1204

FACILITIES OPERATIONS
FLEET MANAGEMENT
MAIL SERVICES
PROJECT MANAGEMENT
REAL ESTATE SERVICES

MITIGATED NEGATIVE DECLARATION
November 3, 2016

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G)

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

Ramona Intergenerational Community Campus Project; 1018658 and 1018659

2. Lead agency name and address:

County of San Diego, Department of General Services
Project Management Division
5560 Overland Avenue, Suite 410
San Diego, CA 92123-1294

a. Contact: Marc Cass, Project Manager
b. Phone number: (858) 694-2047
c. E-mail: Marc.Cass@sdcounty.ca.gov.

3. Project location:

Main Project Site: Along State Route (SR) 67 (otherwise known as Main Street) between 12th Street and 13th Street in the downtown area of the unincorporated community of Ramona in San Diego County.

Ramona Replacement Parcel: Along Olive Street between Pine Street and Maple Street in the downtown area of the unincorporated community of Ramona in San Diego County.

Julian Replacement Parcel: Along Holland Glen Road near its intersection with Banner Road in the downtown area of the unincorporated community of Julian in San Diego County.

4. Project Applicant name and address:

County of San Diego, Department of General Services
5560 Overland Drive, Suite 410
San Diego, CA 92123-1294
Contact: Marc Cass, Project Manager

5. General Plan

Community Plan: Ramona Community Plan

Land Use Designations: **Main project site:** Public/Semi Public Facilities, Rural Commercial, Rural Lands

Ramona Replacement Parcel: High Impact Industrial

Julian Replacement Parcel: Medium Impact Industrial

Density: N/A

6. Zoning

Use Regulation: **Main Project Site:** Ramona Village Center Form-Based Code Map 2 - Ramona Village Center: CD Civic District, V4 General District, V2 Rural District, V1 Natural District

Ramona Replacement Parcel: M54 Industrial

Julian Replacement Parcel: M52 Industrial

Minimum Lot Size: N/A

Special Area Regulation: CD, V1, V2, and V4 (Design Standards and Review)

7. Description of project:

Main Project Site

The main project site is situated within the unincorporated community of Ramona, California, which is located in central San Diego County at the intersection of SR-67 (Main Street) and CA-78 (Figure 1, Regional Map and Figure 2, Vicinity Map). The main project site is approximately 14 acres in size and is bounded by Main Street to the south, Santa Maria Creek and Walnut Street to the north, 12th Street to the east, and 13th Street to the west (Figure 3, Main Project Site). The new Ramona Branch Library borders the main project site to the southwest. The southeastern portion of the main project site includes two 0.69-acre parcels currently owned by Caltrans (APN #281-191-03 and APN #281-191-02). These parcels were formerly operated as a Caltrans vehicle service and maintenance yard and currently contain a former sea cargo container and no other structures. The rest of the main project site includes five vacant parcels that are located to the north of the Caltrans parcels and the Ramona Public Library. Three of these parcels are owned by the County of San Diego (APN #281-182-13, APN #281-182-12, and APN #760-157-49) and two of the parcels are privately owned (APN #281-182-18, and APN #281-182-17). Future

development of the site would require acquisition of these parcels but is not included as part of this project.

Replacement Parcels

The County of San Diego proposes to acquire the two Caltrans parcels in exchange for two replacement parcels that the County is currently under an option agreement to purchase. The first replacement parcel is a 0.5-acre parcel that is located approximately 900 feet north of the main project site in the community of Ramona (APN #281-122-18) (Figure 4, Ramona Replacement Parcel). This parcel currently contains a lumber operation that will be removed prior to Caltrans taking ownership of the replacement parcel and the County taking ownership of the Caltrans parcel. The parcel will then be improved for staging as needed during major events and the temporarily storage of Caltrans equipment and roadway materials (Class II base, rock, sand, guardrail, asphalt, etc.).

The second replacement parcel is a 0.65-acre parcel that is located approximately 12 miles east of the main project site in the unincorporated community of Julian (APN #291-122-18) (Figure 5, Julian Replacement Parcel). This parcel is currently vacant and will be improved for Caltrans staging and storage purposes including the construction of a 1,600 square foot storage barn for dry sand and cinders.

Upon the acquisition of the Caltrans parcels, the main project site would be developed as the Ramona Intergenerational Community Campus (RICC or proposed project) that includes the following facilities: 1) 12,500 square-foot senior facility; 2) 5,000 square-foot adult day care center; 3) 14,000 square-foot community gymnasium and teen café; 4) 20,000 square-foot childcare center; 5) 10,000 square-foot family resource center; 6) 3,660 square-foot community support center; 7) approximately 230 parking spaces; and 8) various infrastructure improvements to support the new facilities (Figure 6, RICC Conceptual Site Plan).

The main project site is subject to the County of San Diego's Ramona Community Plan Area. The Ramona Community Plan Area designates the parcels that make up the main project site as Public/Semi-Public Facilities, Rural Commercial or Rural Lands. The Ramona Community Plan also designates the Ramona replacement parcel as High Impact Industrial. The Julian replacement parcel is subject to the County of San Diego's Julian Community Planning Area, which designates the parcel as Medium Impact Industrial.

The main project site is located in the Paseo Sub-Area of the Ramona Village Center, which is an area identified in the Ramona Community Plan. The parcels of the main project site are zoned as CD Civic District, V4 General District, V2 Rural District or V1 Natural District. The Ramona replacement parcel is zoned as M54 Industrial and the Julian replacement parcel is zoned as M52 Industrial.

Table 1 summarizes the various parcels within the main project site and the parcel sizes, as well as the parcels' land use and zoning designations.

Table 1
Main Project Site
APN Numbers, Acreage, Land Use Designations and Zoning

APN Number	Acreage	Ramona Community Plan Area General Plan Land Use Designations (Adopted August 2011)	Ramona Village Form Based Code Zoning Designation (Adopted January 2014)	Current Use
281-182-13	0.97 acre	Public/Semi-Public Lands	CD[1]	Unoccupied/ Vacant (County owned)
760-157-49	2.27 acres	Public/Semi-Public Lands	CD[1]	
281-182-12	1.58 acres	Public-Semi Public Facilities	CD[1]	
281-182-17	2.20 acres	Rural Commercial & Rural Lands	V4[2] and V2[3]	Unoccupied Vacant (Privately Owned)
281-182-18	5.66 acres	Rural Commercial & Rural Lands	V4[2], V2[3] and V1[4]	
281-192-03	0.69 acre	Public-Semi Public Facilities	CD[1]	Caltrans Operation Yard
281-191-02	0.69 acre	Public-Semi Public Facilities	CD[1]	

1 Subject to the Ramona Village District's Public Realm: Civic District Design Standards
2 Subject to the Ramona Village District's General District Development Standards
3 Subject to the Ramon Village District's Rural District Development Standards
4 Subject to the Ramona Village District's Natural District Development Standards

Table 2 summarizes the two replacement parcels and their sizes as well as the parcel's land use and zoning designations.

Table 2
Replacement Parcels
APN Numbers, Acreage, Land Use Designations and Zoning

APN Number	Acreage	General Plan Land Use Designations	Zoning	Current Use
291-122-18	0.65 acre	Medium Impact Industrial	M52 Industrial	Vacant
281-122-18	0.5 acre	High Impact Industrial	M54 Industrial	Industrial Use (lumber yard)

Vehicular Access to the main project site would be provided by three access points connecting to 13th Street and two access points connecting to 12th Street. Both 12th and 13th Streets are County roads that connect to Main Street.

The project proposes the installation of new utilities to support the proposed project's buildings, and the installation of curbs, gutters and sidewalks along 12th and 13th Streets.

The project would be served by the Ramona Municipal Water District (RMWD) for sewer and water.

The following project design considerations are also being implemented to minimize environmental impacts:

- All new proposed project buildings will be constructed as "zero net energy" buildings.
- During grading on active grading sites, water will be applied three times daily.
- Unpaved roads will have water applied three times daily
- All vehicles associated with the proposed project shall reduce speeds to 15 mph on unpaved roads
- Exterior coatings shall use architectural coatings with a VOC content of 150 g/l or less and interior coating shall use 100 g/l or less
- In accordance with County of San Diego Planning and Development Services requirements, the project will require the construction contractor to use a minimum of Tier III equipment.

8. Surrounding land uses and setting:

The community of Ramona is located in a rural setting in the eastern portion of San Diego County. Main Street is a four-lane highway adjacent to the main project site and is the main artery of the community connecting Ramona to Lakeside and Poway to the south, Santa Ysabel and Julian to the north at State Route 79 (SR-79), and Escondido to the west at State Route 78 (SR-78) south.

The main project site is located along Main Street immediately adjacent to the new Ramona Public Library on property designated as Public or Semi-public Facilities, Rural Commercial or Rural Lands. Across Main Street from the library and the Caltrans parcels includes a variety of commercial uses in an area that is zoned General Commercial. This area includes a number of fuel stations and auto repair facilities. Areas to the west of the main project site include industrial uses (SDG&E and Lakeside Furniture), equipment storage, and a large salvage yard in an area designated General Commercial or Rural Commercial. The properties immediately to the north of the main project site contain industrial facilities (Ramona Material Recovery Facility & Transfer Station) or are vacant in an area designated as High Impact Industrial. Areas to the east of the main project site include a church, salvage yard, and a large storage facility in an area also designated as General Commercial or Rural Commercial.

The main project site is located in the Paseo Subarea of the Ramona Village Center. The Paseo Subarea is intended to be the main development area along Main Street and is envisioned to be the civic and commercial core of Ramona. The parcels surrounding the main project site along Main Street are zoned as V5 Center District in the Ramona Village Center and are subject to the Development Standards of the Center District. The parcels surrounding the site that are further north from Main Street are zoned as V4 General District and are subject to the development standards of the General District. The Paseo Subarea is envisioned to one day connect the more established neighborhoods to the south to the Santa Maria Creek in to the north; therefore, the Santa Maria Creek Greenway is planned to accommodate for a trail and/or pathway.

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

Permit Type/Action	Agency
Landscape Plans	County of San Diego
Minor Grading Permit	County of San Diego
Site Plan	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Stormwater Permit	RWQCB
Water District Approval	Ramona Municipal Water District
Sewer District Approval	Ramona Municipal Water District
Fire District Approval	Ramona/CAL Fire Districts

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

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, the Department of General Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ On the basis of this Initial Study, the Department of General Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, the Department of General Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature — 28 Nov 2016 — Date

Marko Medved — Director

Printed Name — Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should,

where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

No Impact: The main project site is located in the center of the community of Ramona in an area that is highly developed. Main Street makes up the southern border of the main project site. The Ramona replacement parcel is located 900 feet to the north of main project site in an area that primarily contains industrial uses. The Julian replacement parcel is located in an area of Julian that is surrounded by a mix of open space, industrial uses, and rural residential. Based on area topography, the main project site and the replacement parcels are not located near or within, or visible from, a scenic vista and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore the proposed project will not have an adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewsheds and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a list of the projects considered. Those projects listed in Section XVII are not located within the scenic vista's viewshed and will not contribute to a cumulative impact because the proposed project, in combination with those projects will not result in incompatible changes in visual character or degrade the overall visual quality of the area. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

No Impact: The main project site and the Ramona replacement parcel are not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The main project site is located on Main Street in the center of the Ramona Village Center and does not contain any scenic views. Similarly, the Ramona replacement parcel is located approximately 900 feet to the north of the main project site and does not contain any scenic views. Main Street (SR-67) is not designated as a state designated scenic highway. The nearest designated scenic highway is located approximately 0.3 miles north of the main project site where SR-67 terminates at the intersection of SR-78 and SR-79. SR-79 is a designated scenic highway between the communities of Ramona and Julian, and the SR-78 which is identified as a County designated scenic highway in the Conservation and Open Space Element of the San Diego County General Plan. These highways are not visible from the main project area or the Ramona replacement parcel. Therefore, the proposed improvements on either site would not have any substantial adverse effect on a scenic resource on land adjacent to or visible from a State Scenic Highway.

The Julian replacement parcel is visible within the composite viewshed of SR-78, which is identified as a County designated scenic highway in the Conservation and Open Space Element of the San Diego General Plan. However, the improvements proposed on the replacement parcel would not create any substantial visible alterations to the visual environment, including landform modification. The proposed improvements are for parking and the construction of a 1,600 square foot, low profile storage barn that will not impact the viewshed from SR-78. Therefore, the project will not alter the existing visual character or quality of the replacement parcel and surrounding area and will not have any adverse effect on a scenic resource or land visible from a State Scenic Highway.

The proposed project will not result in cumulative impacts on a state scenic vista because the proposed project viewshed and past, present and future projects within

that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a list of the projects considered. Those projects listed in Section XVII are not located within the scenic vista's viewshed and will not contribute to a cumulative impact because the main project site and the Ramona replacement parcel are not located within a scenic highway's viewshed and the Julian Replacement parcel does not propose any improvements that would adversely impact the viewshed from SR-78. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the main project site and surrounding areas can be characterized as predominantly vacant with surrounding library, retail, commercial and industrial uses. Mountains are visible to the north and east, acting as a visual background that is smaller in scale.

The main project site is located in the center of the Ramona Village Center. The topography of the site is relatively flat, with an average slope of 5 percent grade. The proposed community center buildings are compatible with the existing environment's visual character and quality for the following reasons: the project does not propose any grading in areas having slopes with a gradient of 25 percent or greater. The community of Ramona does not have high profile buildings to block the surrounding mountain views. The project does not propose construction of any building in excess of 35 feet or more in vertical height which may obstruct any scenic vistas. Therefore, the proposed buildings would not obstruct any views of the surrounding mountains due to vertical height, or change the existing visual character of the surrounding main project site areas.

The existing visual character and quality of the Ramona replacement parcel can be characterized as predominantly industrial with mountains visible to the east, west, and south acting as a visual background that is smaller in scale. This parcel is located in an industrial area that is flat, with an average slope of 5 percent grade. The proposed improvements on this replacement parcel are for parking and storage and will not include the construction of any buildings which may obstruct any scenic

vistas. Therefore, the proposed improvements would not obstruct any views of the surrounding mountains due to vertical height or change in the existing visual character of the surrounding replacement parcel areas.

The existing visual character and quality of the Julian replacement parcel can be characterized as predominantly rural with some industrial, rural commercial and residential uses surrounding the parcel. Mountains are visible to the north and south acting as a visual background. This parcel is located in a rural area that is flat, with an average slope of 10 percent grade. The proposed improvements on the parcel are for parking and storage and will include the construction of one 1,600 square foot, low profile storage barn that will not obstruct any scenic vistas or significantly alter the existing landform. Therefore, the proposed improvements would not obstruct any views of the surrounding mountains due to vertical height or change in the existing visual character of the surrounding replacement parcel areas.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the main project site will not have high profile buildings that will block the surrounding mountain viewshed or will be incompatible with the existing visual character. The proposed improvements on the replacement parcels will also not contribute to a cumulative impacts because the proposed improvements do not include construction of high profile buildings or other visual elements that will degrade the visual character of the existing environment. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project on the main project site will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, and located approximately 22 miles from the Palomar Observatory. However, the project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was

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

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact. The main project site and the replacement parcels do not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use and no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The main project site is zoned as CD Civic District, V4 General District, V2 Rural District or V1 Natural District. The Julian replacement parcel is zoned as

M52 Industrial and the Ramona replacement parcel is zoned as M54 Industrial. None of these zones are considered to be agricultural zones. Additionally, neither the main project site's land nor the replacement parcels are under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The main project site and the replacement parcels do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the main project site or the replacement parcels is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The main project site and the replacement parcels do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, neither the main project site nor the replacement parcels are located in the vicinity of offsite forest resources.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The surrounding areas within a radius of 1 mile of the main project site and the Ramona replacement parcel do not contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

The Julian replacement parcel and surrounding area within a radius of a ¼ mile does have land zoned as A70 Agricultural, but there are no active agricultural operations interspersed with single family residential uses. The surrounding areas are not designated as Prime Farmland, Unique Farmland or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agencies. In addition, the proposed improvements to this parcel are for storage and parking and do not propose uses that would significantly change the existing agricultural uses in the area, resulting in a change that could convert agricultural operations to non-agricultural use. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland or Statewide Importance or Farmland of Local Importance to non-agricultural use will occur as a result of this project. Impacts are less than significant.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: As discussed in the Air Quality Assessment attached as Appendix A of this IS/MND, dated September 11, 2015, prepared by Valorie L. Thompson of Scientific Resources Associated, the project proposes development that is consistent with the County General Plan designations for the site. The proposed project is also consistent with the zoning, and would therefore not conflict with the land use projections within the RAQS and SIP. The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the

RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

In summary, the proposed project is consistent with the future build out plans for the project site under the County's General Plan and site zoning and therefore satisfies the Consistency Criterion of the RAQs and SIP. Impacts due to this issue area are considered less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Less Than Significant Impact:

Construction

The project proposes minor grading to the main project site that includes cut and fill grading of 500 cubic yards of cut for a duration of approximately one month. The cut and fill would balance on the site. The project then proposes to construct six buildings on the main project site. Table 3, *Construction Schedule and Phasing Ramona Intergenerational Community Campus,* presents a summary of the construction phases associated with the proposed project.

Table 3
Construction Schedule and Phasing
Ramona Intergenerational Community Campus

Phase	Phase Name	Duration
1	Site Preparation	1 month
2	Grading	2 months
3	Building Construction	9 months (Concurrent with Paving and Architectural Coating)
4	Paving	9 months (concurrent with Building Construction and Architectural Coating)
5	Architectural Coating	5 months (concurrent with building construction and paving)

Grading operation associated with the construction of the project would be subject to County of San Diego's Grading Ordinance, which requires the implementation of dust control measures. In addition, the following project design considerations which constitute best management practices for dust control, architectural coatings, diesel particulate, and construction equipment emissions are also being implemented as part of the proposed project:

- During grading on active grading sites, water will be applied three times daily.
- Unpaved roads will have water applied three times daily
- All vehicles associated with the proposed project shall reduce speeds to 15 mph on unpaved roads
- Exterior coatings shall use architectural coatings with a VOC content of 150 g/l or less and interior coating shall use 100 g/l or less
- In accordance with County of San Diego Planning and Development Services requirements, the project will require the construction contractor to use a minimum of Tier III equipment.

As discussed in the Air Quality Assessment dated September 11, 2015, prepared by Valorie L. Thompson of Scientific Resources Associated (attached as Appendix A), the proposed project's construction emissions were estimated using the CalEEMod Model, Version 2013.2.2. With adherence to the project design considerations to control emissions during project construction (outlined above), project criteria pollutants emissions during the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the guidelines for determining significance. Impacts from project construction are less than significant.

Operation

As discussed in the Air Quality Assessment, the main operational emissions from the proposed project would be associated with traffic accessing the main project site, and with area sources such as energy use and landscaping. Emissions are attributable to the following sources:

- Vehicles from trips generated by the project. Trip generation rates were obtained from the Traffic Impact Analysis (Linscott, Law, and Greenspan September 2015), estimated at 2,204 average daily trips.
- Architectural coatings application for maintenance purposes
- Consumer products use
- Fireplace use – fireplaces are assumed to be natural gas
- Landscaping equipment use
- Energy use – natural gas

The Air Quality Assessment estimated project operational emissions using the CalEEMod Model, Version 2013.2.2, assuming an operational year of 2020. Emissions were calculated for both summer and winter conditions, as well as for annual operations.

In addition, the Air Quality Assessment conducted a CO "hot spots" evaluation to determine if project-related traffic would form a locally high concentration of CO.

The evaluation of operational air emissions determined that the proposed project emissions would not exceed the screening-level thresholds for project operations, and would therefore not result in a significant impact to the ambient air quality. Furthermore, the CO hot spot analysis determined that the proposed project would not cause or contribute to a violation of the CO standard and would therefore not cause or contribute to a violation of this air quality standard. Impacts due to operational emissions would be less than significant.

As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact:

Construction

The Air Quality Assessment reviewed other projects in the vicinity of the proposed project and identified one project: the Robertson Street Apartments Project, STP13-013. This project is a Site Plan to construct a 60-unit affordable housing apartment complex. The project consists of six two story residential buildings with 10 units each and a 2,200 square feet clubroom and outdoor pool/bbq area. The site is located near the intersection of Pala Street and Robertson Street in the Ramona Community Planning area, within unincorporated San Diego County. It is unknown when this project would be constructed; however, the Robertson Street Apartments site is located approximately 0.75 miles from the main project site, and therefore the combined impact of PM_{10} would not be substantial. Because impacts would be limited to localized areas and emissions are below the significance thresholds, impacts would be less than cumulatively considerable.

In addition, the emissions budget for 2015 in the SIP, as reported on the ARB's website, includes the following emissions for construction for the San Diego Air Basin:

- Off-Road Equipment: 12.44 tons/day VOC, 26.12 tons/day NOx
- Construction Fugitive Dust: 28.54 tons/day PM10 2.85 tons/day PM2.5

Emissions of nonattainment pollutants for the proposed project would be consistent with the construction emissions evaluated in the RAQs and SIP for construction project and would not be cumulatively considerable. Emissions of PM_{10} would be localized and would not result in a cumulatively considerable impact.

Operation

The Air Quality Assessment concluded that emissions of nonattainment pollutants PM_{10}, $PM_{2.5}$, NO_x, or VOCs would be below the screening-level thresholds for project operations. The project would therefore not result in a cumulatively

considerable net increase in nonattainment pollutants. The project would also not result in a CO "hot spot." The project would therefore not have a cumulatively significant impact on air quality.

d) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

Less Than Significant: The Air Quality Assessment conducted for the proposed project found that the project would result in emissions of diesel particulate matter during construction activities at the main project site due to the operation of heavy equipment. Because diesel exhaust particulate matter is considered to be carcinogenic, long-term exposure to diesel exhaust emissions could have the potential to result in adverse health impacts. To evaluate whether project construction could pose a significant impact associated with exposure to diesel exhaust particulate matter to nearby sensitive receptors, a health risk evaluation was conducted on the particulate emissions.

The nearest existing receptors were located for the main project site based on site maps and aerial photographs for the project area. The residential receptors identified are the closest residences. No other sensitive receptors are located in the main project site vicinity. The health risk evaluation assessed the potential for an unacceptable risk at these existing receptors due to exposure to diesel particulate emissions from heavy construction equipment during construction. The U.S. EPA's approved air dispersion model, AERMOD (U.S. EPA 2009), was used to estimate the downwind impacts at the closest receptors to the construction site. Risks were estimated using the Office of Environmental Health Hazard Assessment (OEHHA)'s March 2015 Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments. The health risk evaluation concluded that the risk associated with exposure to diesel particulate from construction of the project is not significant. The health risk evaluation also concluded that vehicular truck traffic associated with proposed project operations would be minor and would not affect nearby sensitive receptors.

The replacement parcels would include staging areas that would be used for equipment and vehicles during Caltrans construction projects. While the staging areas would be used periodically and would not be used continually, it is anticipated that there would be some idling of construction equipment on the replacement

parcels. The Ramona replacement parcel is not adjacent to any sensitive receptors and would therefore not have an impact due to emissions of Toxic Air Contaminants associated with vehicle exhaust. The Julian replacement parcel is located north of a residential dwelling, which is uphill from the site. However, because of the use of staging areas is not continuous, emissions of diesel particulate matter due to equipment idling would be minor and would not result in a significant risk to the existing residential dwelling. Results of the risk evaluation and risk calculations are included in Appendix A of this IS/MND.

The health risk evaluation was based on the proposed project's design consideration that requires the construction contractor to have a construction fleet that uses a minimum of ARB certified Tier III equipment. Therefore, with adherence to this project design consideration, impacts to sensitive receptors would be less than significant.

e) Create objectionable odors affecting a substantial number of people?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project construction could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. Because the construction equipment would be operating at various locations throughout the construction site, and because any operation that would occur in the vicinity of existing receptors would be temporary, the Air Quality Assessment determined that impacts associated with odors during construction are not considered significant.

During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the distance of sensitive receptors to the project site and the temporary nature of construction, odors associated with project construction would not be significant.

The Air Quality Assessment also determined that the proposed project is not considered a source of objectionable odors from operations. The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the operational phases. However, these substances, if present at all, would only be in trace amounts (less than 1 $\mu g/m^3$). Subsequently, no significant air quality–odor impacts are expected to affect surrounding receptors.

The proposed project would not generate objectionable odors that would affect a considerable number of persons or public. Odor impacts are less than significant. Furthermore, the affects of objectionable odors are localized to the immediate

surrounding area around the main project site and will not contribute to a cumulatively considerable odor.

IV. BIOLOGICAL RESOURCES -- Would the project:

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact with Mitigation:

Special Status Plants

Based on a literature search using: 1) the California Department of Fish and Wildlife California Natural Diversity Database, 2) the California Native Plant Society's Online Inventory of Rare and Endangered Vascular Plants, and 3) the San Diego Plant Atlas; a field reconnaissance site visit by Dudek biologists Danielle Mullen, Kathleen Dayton and Marshall Paymard on August 11, 2015; and a Biological Resources Memo dated August 17, 2015 prepared by Callie Ford, a Dudek staff biologist (attached as Appendix B), the main project site and replacement parcels support a total of six vegetation communities and/or land cover types as outlined in Table 4, *Vegetation Communities*.

Table 4
Vegetation Communities

Vegetation Community or Land Cover	Main Project Site	Julian Replacement Parcel	Ramona Replacement Parcel
Southern Willow Scrub	1.7	--	--
Non-Native Grassland	3.5	0.6	--
Non-Native Grassland –Broad Leaf Dominated	0.7	--	--
Disturbed Habitat	9.0	--	--
Urban/ Developed	0.4	--	2.1
Total	**15.3**	**0.6**	**2.1**

Wetlands/Riparian Habitat

A jurisdictional delineation conducted in August 2015 determined there is a 10-foot wide non-wetland unvegetated stream channel (Santa Maria Creek) that flows in the east to west direction location in the northern portion of the main project site. The

stream channel eventually forms a confluence with Santa Ysabel Creek which eventually flows into the San Dieguito River and ultimately connects to the Pacific Ocean. Thus, the Santa Maria Creek forms a nexus to a traditional navigable water and would be considered a non-wetland waters of the United States and state under the jurisdiction of Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW).

In addition, the northern portion of the main project site along the Santa Maria Creek has 1.65 acres of southern willow scrub, which was evaluated to determine if it meets ACOE, RWQCB, CDFW and San Diego County Resources Protection Ordinance (RPO) for wetlands. Due to the presence of all three wetland indicators, the southern willow scrub is an ACOE/RWQCB wetland, CDFW riparian habitat and a San Diego RPO wetland.

Removal of or impacts to jurisdictional wetlands/riparian habitat (southern willow scrub) and non-wetland intermittent stream channel (Santa Maria Creek) would cause substantial adverse effects, either directly or through habitat modifications. Mitigation to protect and preserve this area in place is required to avoid direct impacts to the wetland. With implementation of mitigation measure **MM-BIO-1**, the impact would be less than significant.

MM-BIO-1 Prior to grading on the main project site, the County shall mitigate impacts to 1.65 acres of jurisdictional wetlands/riparian habitat and 10-foot wide (287 linear feet) of non-wetland intermittent stream channel through the creation of an open-space or conservation easement that contains a continuous wetland buffer of 50 to 200 feet in width between the wetlands and all proposed development. The wetland buffer shall be preserved through a land conservation easement and shall include the erection of a permanent fence along the edge of the wetland buffer. The creation of the buffer shall be in concurrence with the mitigation plan accepted by the Wildlife Agencies.

The west central portion of the main project site also contains a small patch of willows (0.08 acres) that are the result of run-off from the adjacent disturbed habitat. This patch is not associated with a streambed and the surrounding substrate is comprised of riprap, therefore it does not meet the standards of ACOE/RWQCB or County jurisdiction wetlands. This is not considered to be RPO-eligible. However, this patch may be considered riparian habitat by CDFW during the permitting process.

Non-native Grassland

Non-native grassland is considered a sensitive habitat. The main project site contains 4.2 acres of non-native grassland, of which approximately 3.6 acres would be preserved in the 200-foot wetland buffer required in MM-BIO-1, however approximately 0.6 acre would be impacted by the proposed project. The Julian replacement parcel also includes 0.6 acres of non-native grassland that would be impacted by the storage and parking improvements that are part of the proposed project. This represents a significant impact; however, this impact will be reduced to

below a level of significance with implementation of mitigation measure MM-BIO-2, which requires the preservation of off-site non-native grassland habitat at a 0.5:1 ratio for the non-native grassland habitat impacted on the site. Under the County of San Diego Guidelines for Determining Significance, a mitigation ratio of 0.5:1 may be used for non-native grassland loss, so long as the site meets the following criteria: 1) site is located outside of approved Multiple Species Conservation Program (MSCP) plan; 2) site is located outside of the Ramona Grasslands Preserve Area; and 3) site is not occupied by burrowing owls. The main project site and the replacement parcels meet the criteria noted above, so a mitigation ratio of 0.5:1 is appropriate. Preservation of off-site habitat would retain non-native grassland habitat in perpetuity. The 0.6 acre of mitigation that is proposed would occur at a County approved site. With implementation of mitigation measure MM-BIO-2, the impact would be less than significant.

MM-BIO-2: Impacts to 0.6 acres of non-native grassland on the main project site and 0.6 acres to be impacted at the Julian replacement parcel to be mitigated at a 0.5:1 ratio. Prior to the issuance of any grading or improvement plans, 0.6 acres of non-native grassland shall be purchased on a County-approved site.

The proposed project would also grade and construct on 2.5 acres of developed habitat and 9.0 acres of disturbed habitat. These are not considered to be sensitive habitats.

San Diego Gumplant

A population of approximately 100 individual San Diego gumplant (Grindellia hallii) was found on the Julian replacement parcel. San Diego gumplant is a County of San Diego List A plant and has a California Native Plant Survey rare plant rank of 1B.2, meaning that it is rare, threatened or endangered in California or elsewhere. Under the County of San Diego Guidelines for determining significance, a mitigation ratio of 3:1 may be used for loss of the San Diego Gumplant. Preservation of these plants would be retained in perpetuity. The preservation of 300 plants as mitigation would occur at a County approved site. With implementation of Mitigation Measure **MM-BIO-3**, the impact would be less than significant.

MM-BIO-3 Impacts to 100 individual San Diego gumplants to be mitigated at a 3:1 ratio. Prior to the issuance of any grading or improvement plans on the Julian replacement parcel, 300 San Diego gumplants shall be purchased and planted on a County-approved site.

Special Status Wildlife

Dudek biologists found that there is potentially suitable habitat (i.e., ephemerally wet/ponded features) for vernal pool branchiopods present on the Project site. The habitat features consisted of man-made depressions generally located in the central portion of the Project site. The majority of the features were road-rut type depressions, void of vegetation, that were located on heavily disturbed soils and areas showing past fill depositions (e.g., gravel, blacktop). Because of the existing

occupied vernal pools present along the Main Street portion of Ramona, it was determined that these features should be surveyed for the federally listed endangered San Diego fairy shrimp (Branchinecta sandiegonensis). Wet and dry season protocol surveys for the fairy shrimp were performed during the 2015/2016 wet/dry season as described below (see Appendix B for the wet/dry season findings).

Wet Season

The Project site occurs in Survey Zone C according to the United States Fish and Wildlife Service (USFWS) 2015 protocol. During the 2015/2016 wet season the entire survey area was evaluated on-foot and by vehicle to provide 100% visual coverage of the site. Protocol-level surveys and sampling were conducted by Dudek biologists, Brock Ortega (BAO; Permit # TE813545) and Danielle Mullen (DAM; Permit # TE31221B). The site was surveyed 14 times throughout the wet season and an additional nine post-rain event checks were made. Daily precipitation for the site was monitored throughout the 2015/2016 wet season. A biologist searched the entire site within approximately 24 hours following every rain event to identify those features that satisfied the USFWS survey criteria.

Onset of significant rain events (i.e., greater than 0.20 inch cumulative) for the 2015/2016 wet season at the project site began during the storm between November 2 and 5, 2015. Protocol-level sampling commenced on site on November 14, 2015, in accordance with the survey protocol to initiate sampling within 1 week of initial inundation. All habitats (features) on site that met the USFWS inundation criteria (i.e., depth of 3 centimeters (1.2 inches) or greater 24 hours post rainfall) to initiate protocol-level surveys were sampled and USFWS survey forms were completed.

All features were surveyed to confirm inundation (i.e., wet at least 3 centimeters deep) and any inundated features were sampled at approximately 1-week intervals, until dried up or until 120 days of continuous inundation had elapsed. Features that dried up and then refilled were surveyed within 7 days of refilling and survey sampling was reinitiated at the 1-week interval. A schedule of the 2015/2016 survey season is presented in Table 5.

Table 5
2015/2016 Site Visit Schedule

Site Visit Number	Staff	Date	Event
1	BAO	November 6, 2015	Check
2	BAO	November 11, 2015	Check
3	BAO	November 16, 2015	Check
4	BAO	November 28, 2015	Check
5	DAM	December 14, 2015	Check
6	BAO	December 21, 2015	Survey
7	BAO	December 24, 2015	Check/Survey
8	BAO	December 30, 205	Check/Survey
9	BAO	January 8, 2015	Survey
10	BAO	January 15, 2015	Survey
11	BAO	January 22, 2015	Survey
12	BAO	January 29, 2016	Survey
13	BAO	February 1, 2016	Survey
14	BAO	February 8, 2016	Survey
15	BAO	February 15, 2016	Survey
16	BAO	March 9, 2016	Check
17	BAO	March 11, 2016	Check
18	BAO	March 31, 2016	Check
19	DAM	April 13, 2016	Check
20	BAO	April 20, 2016	Survey
21	BAO	April 27, 2016	Survey
22	BAO	May 7, 2016	Check
23	BAO	May 14, 2016	Survey
24*	DAM	June 16, 2016	Soil Collection

Note: DAM = Danielle Mullen
BOA = Brock Ortega

Dry Season Sampling Survey

Because the basin is a detention basin and appears to stay wet throughout most, if not all of the year due to resident runoff, it was only surveyed when surveyors were on site to perform normal surveying or to conduct post-rain site checks.

Sampling was performed within all features that met the USFWS inundation requirement. During the survey visits all features were inspected for depth; surface area of water; air and water temperature; level of disturbance; and presence of aquatic wildlife. An aquarium net was passed through every feature that met the USFWS inundation requirement. All portions of ponded water were sampled from the bottom to the surface. All information was recorded in the field onto a data sheet as provided in the survey protocol with the most pertinent information (e.g., inundation, fairy shrimp presence/absence, and species identification). Data sheets were completed for every feature that met the minimum USFWS inundation requirement at the time of sampling (Appendix B). Photographs of the features sampled were taken and the locations of the features surveyed and sampled during the 2015/2016 survey were presented

Dry Season

Soil Sample Collection

Dry season sampling was authorized by USFWS and was conducted according to the current 2015 guidelines. The soil sample collection was conducted by Dudek biologist Danielle Mullen (Permit # TE31221B) on June 16, 2016.

Soil samples were collected from the bottom of six known features using a small 6-inch hand trowel to excavate samples “chunks” of substrate from the upper 3 centimeters of soil. The hand trowel was cleaned between each feature prior to collection. Samples were collected equidistantly along two perpendicular transects (lengthwise and widthwise), incorporating the deepest region/s of the feature, and thoroughly sampling the feature surface area. If neither transect passed within the deepest region of the seasonal feature, another sample was taken to specifically include it. The amount of soil collected from each feature was proportional to the size of the feature and follows the direction provided in the USFWS guidelines. All features sampled were less than 24 square meters in size; therefore, no more than 10 samples (<100 milliliters each), totaling 1 liter composite samples per feature were collected.

Immediately after sample collection, the soil was carefully placed into a brown paper lunch-sized bag and labeled according to the feature name. Sample bags from each feature were then placed into another paper bag or box for organization. All of the samples collected from the features were submitted to Charles Black of Ecological Restoration Service in the same day of collection.

Soil Processing and Examination for Cyst Presence

The samples were processed per the USFWS 2015 guidelines, by Charles Black of Ecological Restoration Service (TE835549). The samples were processed per the U.S. Fish and Wildlife Service (USFWS) April 19, 1996 Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(l)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods, modified by Ecological Restoration Service as described below. Charles Black is authorized by the U.S. fish and Wildlife Service to process dry samples for the presence of fairy shrimp cysts and to culture cysts to identify to species level as special conditions of his 10(a)(1)(A) permit. Samples were divided into approximately one hundred ml portions until no material remained, except that for two smaller basins with approximately 250 ml of soil collected, samples were divided into three approximately 83 ml portions. These samples were hydrated for 1-2 hours in tap water, then washed through a set of sieves. Material passing through a Number 45 (.0139”) USA Standard Testing Sieve, A.S.T.M.E.-11 specification and caught on a Number 70 (.0083”) Sieve was rinsed into a container with approximately 50 ml of a saturated brine solution to float organic material, including fairy shrimp cysts. The material floating on the brine was decanted onto a paper filter on a filter funnel, and water was removed through the filter paper by vacuum suction. The material left on

the paper was examined under a 6.3-570x power Olympus SZX9 Zoom Stereo Microscope. Distinctive fairy shrimp cysts, if present, were individually counted (if less than approximately 50) or estimated (for larger numbers) by examining .25 or .5 subsections of the filter and multiplying the subset by the appropriate factor. The presences of ostracod shells and cladoceran ephippia were also noted in samples.

Culturing Cysts

No culturing was performed as part of the dry-season effort.

Survey Results

Wet Season

Basin Descriptions

A total of 11 features and 1 detention basin were surveyed as potential suitable habitat for vernal pool branchiopods and were surveyed during the 2015/2016 wet season. All of the features were formed on modified soils that had either been manipulated or deposited on the site. All of these met the minimum inundation requirement and were sampled. Most all of the features sampled on site are considered road ruts, which are depressions that are typically formed by vehicular traffic within or immediately adjacent to roadways, generally lack aquatic vegetation, and are heavily disturbed by vehicles.

Fairy Shrimp Presence/Absence

During the 14 protocol sampling visits, no features were found to support any Branchiopod species during the wet or dry surveys. Thus no special status wildlife species were found on the main Project site or the replacement parcels. Impacts to wildlife species are less than significant.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact With Mitigation Incorporated: As discussed above in Question a, the literature search, reconnaissance site visit and biological memo dated August 17, 2015, determined that the main project site and replacement parcels support a variety of sensitive vegetation communities and land cover types, including 1.65 acres of jurisdictional wetlands/riparian habitat. With the incorporation

of **MM-BIO-1**, potential impacts to these natural communities would be mitigated to below a level of significance. In addition, the wetland buffer ensures that all development is set back 200 feet to protect the riparian habitat from potential indirect impacts, including noise, light, human encroachment and invasive species.

The main project site contains trees, which can provide nesting habitat for birds that are protected under the Migratory Bird Treaty Act. Breeding birds can be significantly affected by short-term construction-related noise, which can result in the disruption of foraging, nesting, and reproductive activities. If breeding birds are in areas adjacent to the proposed project site during construction activities, their reproductive activities could be adversely impacted by construction-related noise. Therefore, indirect impacts to nesting birds due to construction-related noise may occur as a result of the proposed project. This potential indirect impact to breeding birds is considered significant and mitigation **(MM-BIO-4)** would be required**.**

MM-BIO-4 If project-related work is to occur during the avian breeding season (15 February – 31 August), then pre-construction protocol level surveys for migratory birds shall be performed to determine the status of breeding birds on-site and within 500-feet of the site. If nesting migratory birds are detected on-site or within 500-feet of the site, a 300-foot buffer shall be established between the nesting bird and the construction activities. Once the nesting birds have fledged, construction activities may resume within the previous buffer area.

Incorporation of **MM-BIO-4** will bring this potential impact to below a level of significance.

Therefore, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, are considered less than significant.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: As discussed above, the main project site contains federally protected wetlands defined by Section 404 of the Clean Water Act that include riparian habitat. A biological reconnaissance survey was conducted by Dudek staff biologists Danielle Mullen, Kathleen Dayton and Marshall Paymard on August 11, 2015 and a wetland delineation was prepared by

Dudek biologist Callie Ford. The jurisdictional delineation determined the northern portion of the main project site along the Santa Maria Creek has 1.65 acres of southern willow scrub, which is an ACOE/RWQCB wetland, CDFW riparian habitat and a San Diego RPO wetland.

Removal of or impacts to jurisdictional wetlands/riparian habitat (southern willow scrub) and non-wetland intermittent stream channel (Santa Maria Creek) would cause substantial adverse effects, either directly or through habitat modifications. However, with the implementation of **MM-BIO-1**, all impacts will be avoided because federally protected wetlands have been placed in a biological conservation easement with the 200-foot wetland buffer and no significant impacts will occur to federally protected wetlands on the main project site.

No other federally protected wetlands were found on the main project site or the replacement parcels.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: An analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, a site visit by Dudek biologists Danielle Mullen, Kathleen Dayton and Marshall Paymard on August 11, 2015, and a Biological Resources Report dated August 17, 2015 prepared by Callie Ford, Dudek staff biologist, determined that there is no evidence on the main project site or replacement parcels that demonstrates they are an established native resident or migratory wildlife corridor. Therefore, the project's impacts to the movement of any native resident or wildlife species are less than significant. However, **MM-BIO-4**, above, will further ensure migratory birds nesting on the site will be protected, so that project construction does not disrupt avian breeding or impede the use of avian nursery sites.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than significant: The project area is located within the County's draft (unapproved) North County MSCP Downtown Ramona MSCP Downtown Ramona Vernal Pool Planning Area, in which vernal pools have been identified containing fairy shrimp cysts. As discussed in Response IV-a above, wet and dry season protocol surveys for the federally-listed endangered San Diego fairy shrimp (Branchinecta sandiegonensis) were performed on the project site and the surveys found that no features were found to support any Brachiopod species during the wet or dry surveys Since no there are no fairy shrimp occupied vernal pools located on the Project site, impacts would be considered less than significant.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:
Based on an analysis of records and a survey of the main project site and the two replacement parcels by County of San Diego approved archaeologists, Adriane Dorrler and Adam Giacinto, and Native American monitors from Red Tail Monitoring and Research Inc. in July and September 2015, it been determined that there are one or more historical resources within the main project site and the replacement parcels. These resources include a historic age foundation and an alignment of nine eucalyptus trees. A report entitled Cultural Resources Report for the Ramona Intergenerational Community Campus Project, dated September 2015, and prepared by Dudek, evaluated the significance of the historical resources based on a review of historical records including a South Coastal Information Center (SCIC) one-mile buffer records search and literature review (August 5, 2015), Native American information outreach, an intensive-level pedestrian survey, and a resource evaluation. The complete report is attached as Appendix C of this IS/MND.

The Cultural Resources Report found that the historic "L" shape concrete slab foundation was the ruin of a previously extant single-family residence that was previously recorded and evaluated while the residence was still standing. At that time it was determined that the residence was not eligible for the National Register of Historic Places (NRHP), California Register of Historic Places (CRHP) or local register listing. The concrete pad, continues to be not eligible for listing and is not considered a significant resource under CEQA or under the County RPO.

The Cultural Resources Report also determined that the nine eucalyptus trees have been identified as a contributing element to the Main Street Eucalyptus Colonnade,

which has been nominated for listing in the NRHP. Because the Main Street Eucalyptus Colonnade has been NRHP nominated, it is considered significant under Section 106 of the National Historic Places Act, CEQA and the County RPO. Therefore, the nine eucalyptus trees within the main project site are contributing components to the significance of this historic property and are important under County Guidelines. Any impacts to these trees would be considered a significant effect under CEQA and County Guidelines and mitigation would be required.

The proposed project will not modify the significant historic nine eucalyptus trees and therefore, will not contribute to a potentially significant cumulative impact on historical resources and no impact will be identified.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated:
The project's main project site and replacement parcels were surveyed by a County approved archaeologist Adriane Dorrler and Adam Giacinto in July and September 2015, and it has been determined that there is one archaeological resource present. The resource includes a small, sparse, historic age refuse scatter site within the Julian replacement parcel. This resource was documented in the Cultural Resources Report, entitled Cultural Resources Report for the Ramona Intergenerational Community Campus Project, prepared by Dudek, dated September 2015 (attached as Appendix C).

The Cultural Resources Report evaluated the significance of the archaeological resource based on subsurface testing, analysis of recovered artifacts, and other investigations. The Phase 1 intensive level survey concluded that, based on inspection of the landform and topographic setting, a subsurface deposit was not likely to be present. All cultural material appeared to have washed to the present location from an upslope out of the proposed project's area of potential effect. To assess the subsurface character of the area and the potential to support a subsurface deposit, the Phase 1 survey was augmented by an Extended Phase I shovel probe program. This served to provide information relating to the subsurface character of the site and further demonstrated the absence of buried archaeological deposits.

The archaeological technical study determined that the archaeological resource is not significant pursuant to the CEQA Guidelines, Section 15064.5. Moreover, the resource is not considered significant or "unique" archaeological resources pursuant to CEQA Section 15064.5 or under the County RPO, is not eligible for listing in the CRHR or local register, and is not significant under County RPO. In addition, the loss of this resource cannot contribute to a potentially significant cumulative impact.

In consideration of the presence of recorded historic-era resources (the historic age foundation) in the project area of potential effect, mitigation in the form of an archaeological monitoring program compliant with CEQA and County of San Diego Guidelines shall be implemented to avoid any significant impacts to unanticipated subsurface features or deposits or undiscovered buried archaeological resources as outlined in **MM-CUL-1**.

MM-CUL-1 Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the project applicant shall retain a County Approved Principal Investigator (PI) known as the "Project Archaeologist to implement an Archaeological Monitoring Program and potential Data Recovery Program pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA. The details of the archaeological monitoring program are provided below:

- Pre-Construction
  - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
  - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.
  - Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area. Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic checks of the fencing to confirm that is remains in good repair.
  - If cultural resources are identified:
    - Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
    - The Project Archaeologist shall contact the County Archaeologist.

- The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
- Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
- Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native American origin) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
- If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

o Human Remains.
- The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
  - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
- Final Grading

- A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
- Disposition of Cultural Material.
  - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe.
  - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

Thus, with adherence to mitigation measure **MM-CUL-1**, impacts to unanticipated subsurface features or deposits or undiscovered buried archaeological resources would be less than significant.

c) Directly or indirectly destroy a unique geologic feature?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The main project site and the replacement parcels do not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor do the sites support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:
A review of the County's Paleontological Resources Maps and data on San Diego's geological formations indicates that the main project site is located on geological formations that have a low probability of containing unique paleontological

resources. The main project site will be graded and there is potential that excavation could occur into undisturbed ground beneath the soil horizons that may cause a significant impact if unique paleontological resources are encountered. Although potential impacts are possible during the grading process, with Adherence to **MM-CUL-1** described above, an archeological monitoring program shall be implemented by the project applicant. During the archeological monitoring program's implementation, the project archaeologist shall work with equipment operators and others involved in the excavation to watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, and a qualified Paleontologist shall be retained by the project applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the Planning and Development Services Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.);
- Demonstrated knowledge of southern California paleontology and geology; and
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented. If no fossils or fossil assemblages of greater than 12 inches in any dimension are encountered during excavation, a "No Fossils Found" letter will be submitted to the County Planning and Development Services identifying who conducted the monitoring and that no fossils were found. If one or more fossils or fossil assemblages are found, the Qualified Paleontologist shall prepare a report documenting the mitigation program, including field and laboratory methodology, location and the geologic and stratigraphic setting, list(s) of collected fossils and their paleontological significance, descriptions of any analyses, conclusions, and references cited.

Therefore, with the implementation of **MM-CUL-1** and the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant. Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation:
Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologists, Adriane Adam Giancola, in August 2015, it is unlikely that the project will disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. However, with implementation of **MM-CUL-1** above, an Archaeological Monitoring Program will be required. As part of that program, if human remains are inadvertently discovered, the property owner or their representative shall contact the County Coroner and the Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the County or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the Most Likely Descendant regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed. Therefore, with implementation of **MM-CUL-1**, the impacts to human remains would be less than significant with mitigation.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The main project site and the Ramona replacement parcel are not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other

area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project on these sites.

The Julian replacement parcel is located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or within an area with substantial evidence of a known fault. However, the only structure that is proposed on the Julian replacement parcel is a sand barn that will be used to store sand and ash and will not have any human habitation.

To ensure the structural integrity of the sand barn, the proposed project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore compliance with the California Building Code and the County Code ensures the proposed project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining

Significance for Geologic Hazards. However, during CEQA review and analysis of the Ramona Library project, it was determined that the project on-site conditions do not have susceptibility to settlement and liquefaction. Therefore, there is a low potential to expose people or structures to adverse effects from ground failure, including liquefaction.

iv. Landslides?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The main project site and the replacement parcels area not within a “Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey Geographic (SSURGO) database for San Diego County dated May 2011, the soils on the southern parcels of the main project site are identified as a Placentia sandy loam and the soils on the northern parcels are identified as Vasalia sandy loam. The southern parcels (approximately half) of the main project site have slopes of 2 to 9 percent (PeC) and have a soil erodibility rating of “slight” as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The northern parcels of

the main project site (APN #28118217 and APN #28118218) are identified as a mixture of Placentia sandy loam at slopes of 2 to 9 percent and vasalia sandy loam at slopes of 0 to 2 percent (PeC) and have a soil erodibility rating of “slight” as indicated by the Soil Survey. The area of APN #28118218 along the Santa Maria Creek has soils identified as riverwash that is cobbly and is excessively drained and permeable.

While the proposed project’s construction will result in site disturbance and grading, the project is required to comply with the San Diego Code of Regulations, Title 8, Zoning and Land Use Regulation, Division 7, Section 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING).

In addition, the proposed project will implement Site Design Best Management Practice (BMPs) that reduce erosion, to the maximum extent practicable. The BMPs include utilizing landscaping of the slopes and common areas with drought-tolerant plant species that are planted expeditiously to reduce erosion.

Furthermore, with the implementation of a Storm Water Management Plan (see Section IX, Hydrology and Water Quality) a number of BMPs will be implemented that will prevent the erosion process from occurring. Due to these factors, the proposed project appears to not result in significantly increased erosion potential. However, the proposed project boundary intersects the 100-year floodway and the 100-year Floodplain as identified in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and the project is proposing to place structures within the boundaries of the 100-year floodplain (or flood fringe), namely the proposed childcare center. The placement of a structure within the 100-year floodplain represents the potential to redirect flood flows in this area and may cause substantial soil erosion. This is considered to be potentially significant impact of the project. In order to reduce this impact to less than significant, the proposed project design shall locate the childcare center outside of the 100-year floodplain. Without structures located in the floodplain, the project would not contribute to a potentially significant impact on soil erosion and no impact will be identified.

In addition, with location of the childcare center outside the 100-year floodplain, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project involves grading that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the main project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on the main project site are a mixture of PeC sandy loam 2 to 9 percent, PeC placentia sandy loam 2 to 9 percent, and PeC vasalia sandy loam 0 to 2 percent. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property. This was confirmed by review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project will rely on public water and sewer for the disposal of wastewater. A service availability letter dated September 22, 2015 has been received from the Ramona Municipal Water District indicating that the facility has adequate capacity for the proposed project's wastewater disposal needs with the adherence to certain conditions. A site specific project level sewer analysis shall be prepared with final design of the RICC to ensure to that the Ramona Municipal Water District continues to have capacity for this project. No septic tanks or alternative wastewater disposal systems are proposed.

VII. GREENHOUSE GAS EMISSIONS – Would the project

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region[1] identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone

[1] San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from "business-as-usual" emissions to achieve 1990 emissions levels by the year 2020. "Business-as-usual" refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. The County of San Diego has also adopted Climate Change policies in the General Plan.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper that covers methods for addressing greenhouse gas emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant

cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

The County follows the recommendations of CAPCOA (CAPCOA 2008), which utilizes a screening threshold of 900 metric tons of CO2e to determine if further analysis is required. In the event that a project's GHG emissions exceed 900 metric tons of CO2e, the County requires an evaluation of the project's GHG reductions based on the ARB's 2011 Scoping Plan. As discussed in Section 3.0, the significance thresholds are based on a Threshold of 16% below "unmitigated" levels. If the project can demonstrate that it meets this threshold, it is considered to demonstrate that a project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Also, provided the project is consistent with applicable plans, programs, and regulations, the project would be consistent with the goals of AB 32.

A Global Climate Change Assessment, dated September 22, 2015, completed by Valorie Thompson of Scientific Resources Associated, was prepared for the proposed project (attached as Appendix D). The Assessment concluded that emissions of GHGs would result in a net increase in emissions from the proposed project construction and operations. The Assessment included a GHG inventory for emissions with implementation of GHG reduction measures and reductions due to specific project design features. The inventory assumed the following regulatory measures would be implemented:

- Pavley I Standards – 14.15% reduction for light-duty vehicles.
- Low Carbon Fuel Standard – 10% reduction in emissions from vehicles
- Advanced Clean Cars – 3% reduction in emissions from passenger vehicles by 2020
- Renewable Portfolio Standard – 33% renewables

In addition, the inventory assumed the following project design features would be implemented:

- The installation of low-flow fixtures would reduce water use from "unmitigated" levels.
- The buildings would be constructed as a "Zero net energy" building, therefore the project would generate no GHG emissions from the use of electricity or natural gas in the building.
- Solid waste would be reduced following the solid waste diversion goal of 75% established in California by AB 341.
- GHG emissions were reduced by 20% for solid waste handling based on standard County assumptions.
- The project will encourage recycling at the commercial uses.

The Assessment concluded that with the implementation of these project design features designed to reduce GHGs below "business as usual" levels, the

proposed Project will meet the significance threshold by reducing operational GHG emissions by 21.3%. Because the project would reduce emissions by more than 16% as required by the County, the Project would meet the County's threshold of 16% below business as usual. Therefore, the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego has incorporated climate change policies into its General Plan. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets.

The proposed Project will be consistent with the County's General Plan policies that are designed to reduce GHG emissions including:

- Policy COS-14.1 (Land Use Development)

- Policy COS-14.2 (Villages and Rural Villages)
- Policy COS-14.3 (Sustainable Development)
- COS-15.4 (Title 24 Energy Standards)
- COS-19.1 (Sustainable Water Supply – Sustainable Development Practices)

In addition, to the extent required by law, the proposed Project will comply with all applicable regulations adopted by the ARB and other regulatory agencies to implement the Scoping Plan pursuant to AB 32.

The propose project will purchase power from San Diego Gas and Electric, which is developing its renewable portfolio standard in accordance with the state mandates in Executive Order S-21-09.

The proposed project will achieve a net zero energy status in the building. The project would be net zero on an annual basis. Further, vehicles operating within the proposed project will meet Pavley and Low Carbon Fuel Standard Program to the extent required by law.

Therefore, the proposed project would not conflict with any applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases, would be consistent with the goals of AB 32 and the County's requirements, and would not result in a significant impact on global climate change.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated:

Main Project Site
Based on a Hazards Assessment conducted by Kristina Leybe, a Dudek hydrogeologist on August 19, 2015 (attached as Appendix E), a total of 37 sites, within the American Society for Testing Materials-specified search distances of the main project site, were listed in regulatory agency databases. Information reviewed did not indicate that the main project site has been impacted by contamination from any of the nearby sites, except for one adjacent site. The adjacent site, Ramona Texaco at 1210 Main Street, is located to the southwest across Main Street from the main project site. A release of gasoline to soil was reported in October 1998. This site is currently undergoing active remediation, and groundwater sampling occurs on a semi-annual basis.

Recent (May 2015) concentration plume maps show that benzene and methyl tert-butyl-ether plumes extend onto the main project site. Benzene concentrations for the past two years, in wells nearest the project site, ranged between 130 µg/L and 4,400 µg/L, greater than the Environmental Protection Agency's (EPA) maximum contaminated level (MCL) of 5 µg/L.

The Department of Environmental Health (DEH) stated, in a letter dated July18, 2015, that the Ramona Texaco should complete a health risk assessment to evaluate potential impacts to any proposed buildings constructed on the Caltrans site. The DEH recently (July 8, 2015) approved a soil vapor survey for the Ramona Texaco site, which includes sampling at the main project site. According to a letter from the DEH dated March 13, 2015, if the results of the survey show a significant impact to the project site, the DEH will require the Ramona Texaco to mitigate the

risk. If there is a vapor intrusion risk, mitigation measures should be implemented at the main project site. These could include vapor barriers beneath the proposed buildings, passive venting, and/or ongoing monitoring.

MM-HAZ-1 The County shall not commence grading the main project site until the vapor survey for the Ramona Texaco at 1210 Main Street is completed, and a determination is made as to the risk to worker's health and safety. Once the health risk assessment is complete, the County shall follow the recommendations outline in the DEH letter dated March 13, 2005, which include: 1) remove the sea cargo container on APN 281-191-03 and 2) upon redevelopment, enter the Voluntary Assistance Program for oversight of management of petroleum-impacted soil.

One of the Caltrans parcels on the southeastern portion of the main project site (APN #281-191-02) is listed in the HIST CORTESE, LUST, SWEEPS UST, San Diego Co. HMMD, and San Diego Co. SAM databases. This listing is for the Ramona Maintenance Station that is owned by Caltrans. A health risk evaluation conducted in 2004 indicated that there was a less than one in one million cancer risk for residential use at the site. According to the Case Closure Summary letter dated March 28, 2006, benzene and toluene in the groundwater are above the EPA MCLs of 5 µg/L and 1 µg/L, respectively.

A variety of hazardous substances and wastes would be stored, used, and generated on the main project site during construction of the RICC Project. These substances and wastes include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated. Accident prevention and containment would be the responsibility of the construction contractors, and provisions to properly manage hazardous substances and wastes are typically included in construction specifications. Thus, the following mitigation measures have been included to ensure accidents would be prevented and contained.

MM-HAZ-2 During all excavation and construction activities, the developer shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes (including disposal) and adherence to the construction specifications.

MM-HAZ-3 During all excavation and construction activities, hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all refuse. All construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials.

MM-HAZ-4 Prior to excavation and construction, the developer shall develop a Site Mitigation Plan (SMP) and follow the SMP during all development activities. The SMP shall include strategies for identification and management of contaminated soil, and shall outline mitigation measures should these development activities result in an accidental release of contaminants. A hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared and included in the SMP. Hazardous materials spill kits shall be maintained on-site for small spills. A copy of SMP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.

MM-HAZ-5 A project-specific Health and Safety Plan (HASP) shall be developed and followed during all construction-related activities. Copies of the HASP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.

Based on the review of aerial photographs, the central portion of main project site may have been used for agriculture from at least 1939 to 1979. Since portions of the project site may have historically been used for agricultural purposes, residual pesticides may be present in shallow soils associated with the former agricultural uses.

MM-HAZ-6 Prior to excavation or construction activities, the County shall conduct soil sampling in order to assess potential human health and environmental risk.

Therefore, although the main project site is listed in the HIST CORTESE, LUST, SWEEPS UST, San Diego Co. HMMD, and San Diego Co. SAM databases DEH SAM listing and/or CalSites Envirostor database, with mitigation incorporated, the project will not create a significant hazard to the public or the environment and impacts are less than significant.

Ramona Replacement Parcel

The Ramona replacement parcel was not listed in GeoTracker or EnviroStor. Two surrounding sites within 400 feet of the Ramona replacement parcel were identified in the GeoTracker databases. The first site was the Ramona Oil Co. Inc. at 1000 Olive Street that borders the Ramona replacement parcel to the east. This site is listed in the following databases: Cleanup Program Site, San Diego Co. HMMD, SLIC, LUST, SWEEPS UST, and HIST CORTESE. Information about this site was obtained from the EDR radius search report that was commissioned for the main project site. A release of gasoline to groundwater was reported on November 20, 1998. According to the Case Closure Summary letter dated July 13, 2010, the depth to water was between 10.44 and 17.73 feet below ground surface, and groundwater flow was to the southwest. Residual MTBE concentrations in the groundwater at one of the three well onsite is above the MCL. On July 13, 2010 the site received case closure by the San Diego County Local Oversight Program agency.

The second site was the Ramona Transit Mix at 940 Olive Street. This site is located approximately 400 feet east of the Ramona replacement parcel. This site is listed in the San Diego Co. HMMD database. Information about this site was obtained from the EDR radius search report that was commissioned for the RICC project site. On March 22, 1999, a release of diesel fuel to soil was reported. The site received case closure on July 25, 2002 by the LOP agency.
Therefore, while there are two sites listed in the Geotracker databases, the proposed project will not create a significant hazard to the public or the environmental and impacts are less than significant.

Julian Replacement Parcel

The Julian replacement parcel was not listed in GeoTracker or EnviroStor. Two surrounding sites within 400 feet of the Julian replacement parcel were identified in the Geotracker databases. The first site is the Julian Road Station at 1524 Highway 78, which is located adjacent to the replacement parcel to the west. This site is listed in the LUST Cleanup Site database. A release of gasoline to groundwater was reported On November 5, 1996. Three gasoline underground storage tanks (two - 1,000-gallon and one 10,000 gallon) were removed from the site. Based on the Case Closure Summary letter dated May 19, 2011, groundwater flow was to the north and northeast, and depth to water was 26.85 feet. The nearest onsite well to the replacement parcel is approximately 260 feet northwest of the replacement parcel. Benzene concentrations at this well have been below the MCL since at least 2004. On May 19, 2011 the site received case closure.

The second site is the CDF Julian Forest Fire Station at 1587 Highway 78, which is located approximately 350 west feet west of the replacement parcel. On March 31, 1997, a release of gasoline to soil was reported. A soil vapor survey was conducted in August 2002. A health risk evaluation was conducted. Results of the health risk evaluation showed less than one in one million cancer risk. The site received case closure on December 4, 2009. One neighboring site to the east of the Ramona replacement parcel may have impacted the subsurface conditions of the exchange parcel.

Therefore, while there are two sites listed in the Geotracker databases, the project will not create a significant hazard to the public or the environmental and impacts are less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

The main project site is located within two miles of the Ramona Airport, and falls within the Review Area 2 of the Ramona Airport Land Use Compatibility Plan. Table 6 presents the requirements for projects that fall within Review Area 2.

Table 6
Project Consistency with Ramona Airport Land Use Compatibility Plan

Requirements/Compatibility	Project Consistency
Any proposed object in a High Terrain Zone have a height of more than 35 feet, as indicated on the Compatibility Policy map: Airspace Protection included in Chapter 2 of the Airport Land Use Compatibility Plan.	The proposed project proposes several one-to-two story buildings that will not exceed the 35 feet building limit. Therefore, the project is consistent with this compatibility measure.
Any project having the potential to create electrical or visual hazards to aircraft in flight, including: electrical interference with radio communications or navigational signals; lighting which could be mistaken for airport lighting; glare or bright light in the eyes of pilots using the airport; and impaired visibility near the airport.	The proposed project does not propose any radio, navigational, bright lighting or visual hazards that may impair a pilot's vision. Additionally, the project proposes to comply with the County of San Diego lighting ordinance. Therefore, the project complies with this compatibility measure.
The project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/'or operations from an airport or heliport.	The project proposes the construction of community center buildings which do not include any structures that would exceed 150 feet in height. Therefore, the project complies with this compatibility measure.
The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).	The project proposes the construction of community center buildings and community recreation areas. Landscaping is proposed, however, it will not contain any features which would unusually attract bird species that could be a nuisance to flight operations. Therefore, the project complies with this compatibility measure.
The proposed project is located within the FAA Height Notification Surface due to its proximity to Ramona Airport, which requires that notice be filed with the FAA. The applicant has completed FAA Form 7460-1 Notice of Proposed Construction or Alteration and submitted the form to the FAA for review. The FAA has not identified the project to be an airspace obstruction or hazard, therefore, the project complies with the Federal Aviation Administration Regulations, Part 77 – Objects Affecting Navigable Airspace.	The project is located within Review area 2 of the Ramona Airport. The county will submit a completed FAA Form 7460-1 Notice of Proposed Construction or Alteration form to the FAA for review and comment.

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

i. Operational Area Emergency Plan and Multi-Jurisdictional Hazard Mitigation Plan:

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

ii. San Diego County Nuclear Power Station Emergency Response Plan

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

iii. Oil Spill Contingency Element

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

iv. Emergency Water Contingencies Annex and Energy Shortage Response Plan

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

v. Dam Evacuation Plan

No Impact: The Dam Evacuation Plan will not be interfered with because the proposed project is not located within a dam inundation zone. The nearest reservoir located near the main project site is Sutherland Dam, and the inundation area for this dam is located north of the main project site. Therefore, no impacts are identified for this issue area.

g) Expose 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:
The proposed project is located in the community of Ramona. Previous fires have burned areas within three miles north of the main project site. The main project site is located in the center of the Ramona Village Center, thus lowering the potential to wildland fires. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process.

A Fire Service Availability Letter and conditions, dated August 22, 2015, has been received from the Ramona Fire Department/CalFire (attached in Appendix F). The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be adequate. Therefore, through compliance with the Consolidated Fire Code, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all

past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: According to a Hydrology and Water Quality Review for the proposed project, dated August 2015, by Dylan Duverge, a Dudek hydrogeologist (attached as Appendix G), the project proposalrequires a National Pollutant Discharge Elimination System (NPDES) permit for discharge of storm water associated with grading and construction activities. To reduce potential pollutants to the maximum extent practicable from entering storm water runoff, the proposed project will be required to implement the following site design, source control, and/or treatment control Best Management Practices (BMPs):

Site Design BMPs: Landscaping of the slopes and common areas are incorporated into the plans. The landscaping will consist of both drought-tolerant plant species. The goal is to achieve plant establishment expeditiously to reduce erosion. The irrigation system for these landscaped areas will be monitored to reduce over irrigation and conserve

water. Also, riprap will be placed at storm drain outfalls to reduce velocities.

Source Control BMPs: Source control BMPs will consist of measures to prevent polluted runoff. This program will include an educational component directed at each of the facility occupants. The facility occupants will receive a set of brochures developed by the County's Environmental Health Department.

Treatment Control BMPs: The treatment control BMPs will be a combination of volume and flow control measures. The measures to be implemented to address water quality will include:

- Grass lined drainage channels acting as Bio-Filters will be incorporated as a means to filter particulates and bio-absorb nutrient pollutants.
- Drainage will be routed through planters that will function as Bio-Filters as a means to filter particulates and bio-absorb nutrient pollutants.
- Infiltration or bio-retention basins will be incorporated to minimize parking lot runoff for design storm events.

These BMPs will enable the proposed project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Thus, the proposed project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the proposed project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: The project lies in the Ramona Hydrologic Subarea of the Santa Maria Valley Hydrologic Area of the

San Dieguito Hydrologic Unit. According to the Clean Water Act Section 303(d) list, dated 2010, the primary water quality problems currently affecting the Santa Maria Valley Hydrologic Area specifically include total dissolved solids and bacteria/pathogens. The primary source of these pollutants in the watershed is from agricultural and equestrian land uses (e.g., manure). The San Dieguito River and Lake Hodges have Clean Water Act Section 303(d) impairments for a number of pollutants, including pathogens, total dissolved solids, nutrients, metals, and toxicity.

The proposed project is not expected to generate significant amounts of non-visible pollutants and does not include industrial activity or other significant pollutant generating activity. However, based on review of proposed uses, the following constituents of concern may be generated in limited quantities on the project site and hence could affect water quality if entrained in stormwater runoff:

- Sediment discharge due to construction activities
- Nutrients and/or pesticides associated landscaping or pre-existing uses (agriculture)
- Bacteria and viruses associated with food waste (e.g., uncovered trash bins and/or outdoor dining areas)
- Trash and debris
- Oil, hydrocarbons and motor fluids from driveways and parking areas

Potential project pollutants of concern are further detailed in Table 7.

Table 7
Potential Project Pollutants of Concern

Pollutant Category	Anticipated	Potential	Potential Source	Closest Surface Water Impairment (Distance Downstream)
Sediments		X	Landscaping	None
Nutrients		X	Landscaping	San Dieguito River (10 miles)
Organic compounds		X	Uncovered parking	None
Trash and debris	X		Waste bins, outdoor activity areas	None
Oxygen demanding Substances		X	Solvents	None
Oil and grease	X		Uncovered parking	None
Bacteria and viruses		X	Food waste	San Dieguito River (10 miles)
Pesticides		X	Landscaping	

The source of these pollutants from the proposed project would be food waste and trash enclosures or bins. The project's contribution of these pollutants in the context of watershed-wide issues would be negligible. The primary source of these pollutants in the watershed are from agricultural and equestrian land uses (e.g., manure), neither of which are proposed by the project. The San Dieguito River and Lake Hodges have CWA Section 303(d) impairments for a number of pollutants, but these waters are greater than 10 miles from the proposed project site. Given the distance, the small portion of the watershed occupied by the project, and the limited

quantity of pollutants to be generated by the project, it would not contribute substantially to any of these current CWA Section 303(d) impairments.

The project proposes to develop community center facilities on the main project site which disturbs 1 acre or more of soil. Therefore, the proposed project requires a Construction General Permit to avoid and minimize water quality impacts attributable with construction and land disturbance activity. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground, such as stockpiling and excavation. These activities require BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving waters. With the implementation of mitigation (**MM-WQ-1**) impacts associated construction activity will be less than significant.

MM-WQ-1 During the Grading Plan and Improvement Plan Engineering for the proposed project, the applicant shall have qualified individuals as defined by the Storm Water Regional Control Board develop and implement a stormwater pollution prevention plan (SWPPP), which shall include and specify all construction BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving water.

With the preparation and implementation of a SWPPP, a detailed description of construction BMPs will be developed such as the following:

- Silt Fence
- Fiber Rolls
- Street Sweeping and Vacuuming
- Storm Drain Inlet Protection
- Stockpile Management
- Solid Waste Management
- Stabilized Construction Entrance/Exit
- Dewatering Operations
- Vehicle and Equipment Maintenance areas
- Desiltin Basin
- Gravel Bag Berm
- Sandbag Barrier
- Material Delivery and Storage
- Spill Prevention and Control
- Concrete Waste Management
- Water Conservation Practices
- Paving and Grinding Operations
- Permanent Revegetation of All disturbed uncovered
- Erosion Control Mats and Spray-on Applications

Construction BMPs for the proposed project will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

In addition, the implementation of **MM-WQ-2** will also address the pollutants of concern noted above.

MM-WQ-2 A Major Stormwater Management Plan (SWMP) shall be prepared in compliance with the County's SUSMP. The SWMP shall demonstrate the proposed project has implemented LID design practices including (1) conservation of natural areas, soils, and vegetation; (2) minimizing disturbance to natural drainages; (3) minimizing and disconnecting impervious surfaces; (4) minimizing soil compaction; and (5) draining runoff from impervious to pervious areas. The SWMP shall show these LID design practices have been incorporated into the project design to the maximum extent feasible. Integrated management practices (IMPs) shall be used in conjunction within LID design concepts to treat runoff near its source using the three basic elements: infiltration, retention/detention, and biofiltration. Infiltration IMPs include (1) bioretention areas, (2) bioretention swales, (3) permeable pavement, and (4) rock infiltration swales. Filtration IMPs include (1) flow-through planters, (2) vegetated roofs, and (3) sand filters. Volume-storage and reuse IMPs include cisterns and rain barrels. Connectivity IMPs include vegetated swales and vegetated filter (or buffer) strips. The SWMP shall detail the selection of structural IMP type and location based on site-specific precipitation patterns, soil characteristics, slopes, existing utilities, and any appropriate setbacks from buildings or other infrastructures. The SWMP shall also consider the pollutant categories likely to be generated by the proposed project, the water quality issues of receiving waters, and site constraints in selecting and locating LID design practices and IMPs.

Proper implementation of the required SWMP, as described below, would avoid or substantially minimize the levels of these pollutants in stormwater runoff from the site.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the proposed project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to

prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project lies in the Ramona Hydrologic Subarea of the Santa Maria Valley Hydrologic Area of the San Dieguito Hydrologic Unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: 1) municipal and domestic supply; 2) agricultural supply; 3) industrial process supply, industrial service supply; 4) contact water recreation; 5) non-contact water recreation; 6) warm freshwater habitat; 7) cold freshwater habitat; 8) wildlife habitat; 9) estuarine habitat; 10) marine habitat; 11) preservation of biological habitats of special significance; 12) migration of aquatic organisms; and, 13) rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff:

- Sediment discharge due to construction activities
- Nutrients and/or pesticides associated landscaping or pre-existing uses (agriculture)
- Bacteria and viruses associated with food waste (e.g., uncovered trash bins and/or outdoor dining areas)
- Trash and debris
- Oil, hydrocarbons and motor fluids from driveways and parking areas

However, site design measures, source control BMPs, and treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses:

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

d) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: The project proposes the development of community center facilities and recreational amenities. The proposed project will implement the site design BMPs, source control BMPs, and treatment control BMPs outlined in question IX.a above to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

In addition, with the implementation of SWMP that is required in **MM-WQ-2**, the implementation of all BMPs that will address equipment operation and materials

management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales will be specified and described. The Department of General Services will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that with the incorporation of **MM-WQ-2**, the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the proposed project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The Hydrology and Water Quality Review memo determined that the proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: The proposed community center on the main project site includes approximately 4.5 acres of impervious surfaces on the site, or 32% of the area within the project boundary. The proposed project would maintain or reduce the current level of imperviousness on the project site, and would not substantially alter drainage patterns of the site or area. Because the site is nearly flat-lying (0.5% slope gradient across the site), would remain so under post-project conditions, and is relatively isolated from surrounding drainage patterns by street curbs on the south, east and west, implementation of the proposed project would not significantly alter existing drainage boundaries and would maintain the prevailing flow patterns. Under both pre- and post-project conditions, stormwater runoff would flow to the north and northwest toward the Santa Maria Creek channel. Minimal changes with respect to site topography and impervious surface coverage mean the project's effects on storm water velocities and peak flow rates will be minimal. Furthermore, the project area's contribution to the Santa Maria Creek watershed is approximately 0.07% of the watershed's total area at the project's discharge location, which means that land cover changes on the project site would have a negligible effect on peak flows within the Santa Maria Creek channel.

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

amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The main project site currently features approximately 5 acres of impervious surface associated with current and remnant concrete pads, an outbuilding, and a Caltrans trailer, comprising approximately 36% of the main project site. Impervious surfaces proposed in the proposed project would include buildings, parking areas, pedestrian walkways, café/plaza, and a skate park, which make up approximately 4.5 acres of impervious surfaces on the site (32% of the area within the project boundary). The proposed project would maintain or reduce the current level of imperviousness on the project site, and would not substantially alter drainage patterns of the site or area. Because the site is nearly flat-lying (0.5% slope gradient across the site), would remain so under post-project conditions, and is relatively isolated from surrounding drainage patterns by street curbs on the south, east and west, implementation of the proposed project would not significantly alter existing drainage boundaries and would maintain the prevailing flow patterns. Under both pre- and post-project conditions, stormwater runoff would flow to the north and northwest toward the Santa Maria Creek channel. Minimal changes with respect to site topography and impervious surface coverage mean the project's effects on storm water velocities and peak flow rates will be minimal. Furthermore, the project area's contribution to the Santa Maria Creek watershed is approximately 0.07% of the watershed's total area at the project's discharge location, which means that land cover changes on the project site would have a negligible effect on peak flows within the Santa Maria Creek channel.

The project would be classified a "Priority Development Project" because it would exceed one acre in size, and therefore must be designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions and protect stream habitat. Compliance with the RPO, WPO and County standards will require peak flow rates and volumes for both pre- and post-project conditions to be determined, and the site's drainage design to be engineered to covey such flows. This would include adequately sizing stormwater conveyances and including drainage features such as energy dissipation devices at the project's outlet.

MM-HYD-3 Prior to project approval, the County shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions

(including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek.

Based on this analysis, the impacts of the proposed project would be less than significant with mitigation incorporated.

h) Provide substantial additional sources of polluted runoff?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: The proposed project is not expected to generate significant amounts of non-visible pollutants and does not include industrial activity or other significant pollutant generating activity. However, based on review of proposed uses, the following constituents of concern may be generated in limited quantities on the project site and hence could affect water quality if entrained in stormwater runoff:

- Sediment discharge due to construction activities
- Nutrients and/or pesticides associated landscaping or pre-existing uses (agriculture)
- Bacteria and viruses associated with food waste (e.g., uncovered trash bins and/or outdoor dining areas)
- Trash and debris
- Oil, hydrocarbons and motor fluids from driveways and parking areas

However, with the implementation of **MM-WQ-1** (discussed above) temporary BMPs will be implemented to address potential construction-related pollutants. In addition, to reduce potential pollutants to the maximum extent practicable from entering storm water runoff, the proposed project will be required to implement the site design BMPs, source control BMPs, and treatment control BMPs outlined in question IX.a above. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant: The proposed project boundary on the main project site intersects the 100-year floodway and the 100-year Floodplain as identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. However, the project is not proposing to place residential housing within this area and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: As discussed in question i above, the proposed project boundary on the main project site intersects the 100-year floodway and the 100-year Flooplain as identified in FEMA Flood Insurance Rate Maps. FEMA-mapped floodways includes the channel of a river/watercourse and adjacent land areas which in an unobstructed condition can discharge a 100 year flood/base flood without any increase in water surface elevations. The area between the floodway boundary and limit of the 100 year floodplain is termed the flood fringe. The flood fringe encompasses the portion of this floodplain that could be completely obstructed without increasing the water surface elevation of a 100 year flood event more than 1 foot at any point. The proposed project includes open space and recreational uses adjacent to Santa Maria Creek and within its associated floodway. These uses would not present substantial impediments to flow so long as proposed improvements do not alter the existing topography and have negligible cross-sectional area (e.g., tree trunks, light poles, etc.). Therefore, the impacts of these uses would be less than significant.

The project is currently proposing to place structures within the boundaries of the 100-year floodplain (or flood fringe), namely the proposed childcare center. The placement of a structure within a 100-year floodplain represents the potential to redirect flood flows in this area, and is considered to be a potentially significant impact of the project. In order to reduce this impact to less than significant, the proposed project will not construct the childcare center outside of the 100-year

floodplain boundary. Revising the conceptual site plan to place the proposed childcare center outside the boundaries of the 100-year floodplain would be adequate to reduce the potential impact to a less than significant level.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant: As discussed in questions i and h above, the proposed project boundary intersects the 100-year floodway and the 100-year floodplain as identified in FEMA Flood Insurance Rate Maps. The proposed project includes substantial habitable structures within the boundaries of the 100-year floodplain (or flood fringe), namely the proposed childcare center. Although this feature would not increase flood depths within the floodway or alter the lines of inundation for offsite properties, the placement of a habitable structures within a 100-year floodplain represents a potential health and safety risk for its occupants, and is considered to be a potentially significant impact of the project.

The conceptual site plan will be revised to avoid having habitable structures within the 100-year floodplain, and this revision would be adequate to reduce the potential impact to a less than significant level.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

i. SEICHE

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

ii. TSUNAMI

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

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. The geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes to introduce new infrastructure in the form of utilities to the area. Curbs, gutters and sidewalks would also be required along 12th Street and 13th Street. However, the proposed project will not significantly disrupt or divide an established community for the following reasons: The main project site is located in the downtown area of Ramona on a primarily vacant site that is adjacent to the Ramona Public Library. Utilities would be required to serve the proposed senior center, the family resource center and the child care facility; however these utilities would be minor utility extensions to connect to the project site to existing infrastructure and will not be located as to disrupt or divide library activities or the commercial and industrial activities of surrounding parcels in downtown Ramona. The utilities would also not preclude the extension of B Street through the project site, as all structures would be placed outside the potential right-of-way for such an extension. Therefore, the infrastructure improvements for the project would be minor utility extensions to connect to the project site to existing

infrastructure and minor curb, gutter and sidewalk improvements. The project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Main Project Site

Less Than Significant Impact with Mitigation: The main project site is subject to the Regional Land Use Element Policy and General Plan Land Use Designations. The land use map designates the parcels that make up the main project site as Public/Semi-Public Facilities, Rural Commercial or Rural Lands. The southern parcels of the main project site have the Public/Semi-Public Facilities designation, which allows for major facilities to be built and maintained for public use including community service facilities. A portion of the two northern parcels on the main project site is designated rural commercial, which provides for small-scale commercial and civic development that encourages a wide variety of civic uses and community facilities. The proposed community center would be allowable as a civic use, and the project would be consistent with both of these land use designations. The portion of the northern parcels that is in closest proximity to the Santa Maria Creek is designated as Rural Lands, which allows for lands that act as natural buffers to both protect natural resources and preserve the environment. The project does not propose any structures in this area and with the implementation of **MM-BIO-1** a 200-foot wetland buffer would be implemented that preserves the existing natural buffer.

The main project site is subject to the policies of the Ramona Community Plan. The Ramona Community Plan envisions the proposed project as having community amenities for a variety of ages and interests for the citizens of Ramona. The main Project site is located in an area identified in the Ramona Community Pan as the Ramona Village Center. Within the Ramona Village Center Form Based Code, the southern parcels are zoned as CD Civic District which provides for community center facilities. The central portion of the main project site is zoned V4 General District, which allows for community recreation and other civic amenities. The northern portions of the main project site are zoned as V2 Rural District and V1 Natural District around the Santa Maria Creek. Both of these zones permit community recreation uses consistent with what is proposed. The proposed project is consistent with both the current zoning and with the policies of the Ramona Community Plan.

The project elements on the main project site require an approval of a Site Plan pursuant to Community Design Review that requires that the project to be consistent with the Ramona Village Center Design Guidelines. The design review requires that the project be consistent with the specific design guidelines for the property.

Ramona Replacement Parcel

Less than Significant Impact: The two replacement parcels are also subject to the Regional Land Use Element and General Plan Land Use Designations. The Ramona replacement parcel has a land use designation of High Impact Industrial, which provides for freestanding industrial development in areas with access to key transportation corridors. Typical uses within this designation include large equipment supply and sales; and other industrial and commercial activities that are generally incompatible with dissimilar adjacent land uses. The project proposes to improve this parcel for Caltrans storage and parking purposes, which is consistent with the current land use designation.

The Ramona replacement parcel is zoned as M54 Industrial in the Ramona Village Center Form Based Code, and the project proposes to improve the parcel with Caltrans parking and storage uses that are consistent with this zone.

Julian Replacement Parcel

Less Than Significant Impact: The Julian replacement parcel has a land use designation of medium impact industrial in the Julian Community Plan, which also provides for freestanding industrial development with access to key transportation corridors. Typical uses within this designation include outdoor operations or require significant outdoor storage. The project proposes to improve this parcel for Caltrans storage and parking purposes including the construction of a 1,600 square foot storage barn, which is consistent with the current land use designation.

The Julian replacement parcel is zoned as M52 Industrial, and the project proposes to improve the parcel with Caltrans parking and storage uses that are consistent with this zone.

The proposed elements of the project are consistent with their current land use designations and zones; therefore, impacts to this issue area are considered less than significant.

XI. MINERAL RESOURCES -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Both the main project site and the replacement parcels are within land classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area where geologic information indicates no significant mineral deposits are present (MRZ-1). Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

The project site is surrounded by a combination of densely developed land uses including commercial land uses which are incompatible with future extraction of mineral resources. There is a mining operation to the north of the project site. However, a future mining operation at the main project site would likely create a significant impact to other neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses. No impacts are identified.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The southern parcels of the main project site are zoned CD Civic District, the central portion of the main project site is zoned V4 General District and the northern portions of the main project site is zoned V2 Rural District and V1 Natural District. The Julian replacement zone is also zoned as M52 Industrial and the Ramona replacement parcel is zoned M54 Industrial. None of these zones are considered to be Extractive Use Zones (S-82) nor do they have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element).

Therefore, no potentially significant impacts due to the loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XII. NOISE -- Would the project result in:

a) 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:

The project is a proposed community center and will be occupied by community center employees and patrons. The surrounding area supports commercial and natural land uses and is occupied by commercial facilities and the natural lands surrounding the Santa Maria Creek. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA) for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the 60 dBA CNEL or 65 dBA CNEL. This is based on a review of projected County noise contour maps (CNEL 60 dB(A) contours). Therefore, the proposed project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The southern parcels within the main project site where civic facilities are proposed are zoned as CD Civic District that has a one-hour average sound limit of CNEL 50 dBA. The central portion of the main project site where additional civic facilities are also proposed is zoned V4 General District that

has a one-hour average sound limit of CNEL 60 dBA. The properties adjacent to these areas are zoned V5 Center District which has a one-hour average sound limit of CNEL 55 dBa or V4 General District, which has a one-hour average sound limit of CNEL 60 dBA.

The northern parcels where community recreational elements are proposed are zoned as V1 Natural District or V2 Rural District both of which have a one-hour average sound limit of CNEL 60 dBA. The properties adjacent to these areas are also zoned as V1 Natural District or V2 Rural District and have the same average sound limit of CNEL 60 dBa. The main project site's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is CNEL 52.5 dBA on the southern parcels, CNEL 60 dBA on the middle and northern parcels of the main project site. In addition, the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Regarding the replacement parcels, the Ramona replacement parcel is zoned M54 Industrial, which has a one-hour average sound limit of CNEL 70 dBA. The parcels adjacent to the Ramona replacement parcel are zoned as M52 Industrial and M54 Industrial both of which have a one-hour average sound limit of CNEL 70 dBA. The Ramona replacement parcel's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is CNEL 70 Dba.

The Julian replacement parcel is zoned M52 Industrial, which has a one-hour average sound limit of CNEL 70 dBA. The parcels adjacent to the Julian replacement parcel are zoned as M52 Industrial, A70 Agricultural, and RR Rural Residential. A70 Agricultural and RR Rural Residential zones have a one-hour average sound limit of CNEL 50 dBA. The Julian replacement parcel's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is CNEL 60 Dba.

Noise Ordinance – Section 36.409

The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Noise Ordinance – Section 36.410

The project will not generate construction noise that may exceed the standards of the maximum sound level that may be generated on an occupied property as specific in the County of San Diego Noise Ordinance (Section 36.410).

Finally, the project's conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36.404 36.409 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive

areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project on the main project site is a community center, of which low ambient vibration is expected for some uses. The community center would not create a use that would be characterized as creating excessive amounts of vibration or groundborne noise levels. Further, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. The infrastructure improvements for the project would be minor utility extensions to connect to the project site to existing infrastructure and curb, gutter and sidewalk improvements.

Likewise, the improvements proposed on the replacement parcels are for Caltrans storage and parking purposes. These improvements would not create a use that would be characterized as creating excessive amounts of vibration or groundborne levels.

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

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The improvements on the replacement parcels include unmanned facilities that do not support any noise generating equipment. Therefore, these improvements would not result in a substantial permanent increase in existing ambient noise levels in the project vicinity.

The main project site involves the following permanent noise sources that may increase the ambient noise level: CNEL 60 dBA: HVAC equipment, vehicles, and general construction activity. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control.

Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts. Project related noise sources such as additional vehicular traffic on nearby roadways are estimated to be 2,204 ADT. Project traffic contributions to nearby roadways would not double the existing noise conditions and the project would not produce any direct noise impacts to existing or planned noise sensitive land uses.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,

would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project is located within Review Area 2 of the Ramona Airport Land Use Compatibility Plan (ALUCP). Transportation noise exceeding CNEL 55 dB(A) is created by flight operations at Ramona Airport, and the Ramona Community Plan anticipates that the area of noise impact from the Ramona Airport will increase. In an effort to control noise sources in the planning area and keep the environment free of excessive and damaging noise, the Community Plan encourages land use and circulation patterns which will minimize noise in residential neighborhoods. The Community Plan designates land adjacent to Ramona Airport for uses that are compatible with airport uses. The main project site does not propose any residential use, and the project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 55 dB(A). The location of the proposed project is in Area 2 of the Noise compatibility map and is outside of the CNEL 60 dB(A) contours for the airport.

In addition, based on the list of past, present and future projects there are no new or expanded public airports projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes to extend infrastructure in the form of minor utility extensions to connect the project site to existing infrastructure and minor curb, gutter and sidewalk improvements. However, this physical change will not induce substantial population growth in an area, because the extension of infrastructure such as utilities or roadways into previously unserved areas is consistent with the County General Plan, the Ramona Community Plan and will be consistent with County planning goals.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact:
The proposed project will not displace any existing housing since the main project site is primarily vacant with limited storage on the Caltrans parcels, the Ramona replacement parcel is occupied by an industrial use, and the Julian replacement parcel is vacant.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project will not displace a substantial number of people since the main project site is primarily vacant with limited storage on the Caltrans parcels, the Ramona replacement parcel is occupied by an industrial use, and the Julian replacement parcel is vacant.

XIV. PUBLIC SERVICES-- Would the project:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Based on the service availability forms received for the proposed project, the project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: Ramona Fire Department/Cal Fire (dated August 26, 2015). Pursuant to the project facility availability form, government facilities are currently adequate to serve the proposed project and acceptable service ratios, response times or other performance service ratios or objectives for any public services will be maintained.

XV. RECREATION

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. The project also provides a number of new recreational amenities for the area.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact With Mitigation Incorporated: The project involves the development of a number of new recreational facilities including a playing field, playground, pedestrian trail, community gym/teen center, senior facility, picnic areas and a skate park. However, as outlined in this Environmental Analysis Form, the new recreation facilities will not result in adverse physical effect on the environment because all related impacts from the proposed recreation facilities have been mitigated to a level below significance. Refer to the following Sections of this Initial Study for more information: Biological Resources, Cultural Resources, Hydrology & Water Quality, and Transportation / Traffic.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: A Traffic Impact Analysis, dated September 23, 2015, prepared by John Boarman of Linscott, Law and Greenspan was completed for the proposed project. The Traffic Impact Analysis identified that the proposed project would result in an additional 2,204 Average Daily Trips (ADT) to the project area. The project trips will be distributed to Main Street (SR-67), 13th Street, 12th Street and B Street. The Traffic Impact Analysis found that the proposed project would not result in any significant direct traffic impacts to study area intersections and street segments. However when analyzing the proposed project plus cumulative projects, the Traffic Impact Analysis found that the proposed project would have a significant cumulative traffic impact on the intersection at Main Street and 12th Street. Mitigation would be required to reduce the Project's cumulative traffic impact to below a level of significance.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The Traffic Impact Fee (TIF) program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Therefore the mitigation measure that would be required to mitigate the project's cumulative traffic impact to below significance includes **MM-TRA-1** below:

MM-TRA-1 At the issuance of building permits, the applicant shall pay the required Traffic Impact Fee (TIF) to the TIF program.

By ensuring TIF funds are spent for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF will mitigate potential cumulative traffic impacts to less than significant.

Therefore, with the incorporation of the **MM-TRA-1**, the proposed project would not have a cumulative impact related traffic to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

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

Less Than Significant With Mitigation Incorporated: A Traffic Impact Analysis, dated September 23, 2015, prepared by John Boarman of Linscott, Law and Greenspan was completed for the proposed project. The Traffic Impact Analysis

identified that the proposed project would result in an additional 2,204 ADT. Project trips would be distributed to the following CMP designated facilities: CMP Highways. Direct and/or cumulative impacts were identified to the following CMP roadways: SR-67 (otherwise known as Main Street). Mitigation Measure **MM-TRA-1**, summarized above, was identified in the Traffic Impact Analysis to mitigate the proposed project's significant cumulative traffic impact to identified CMP facilities to below a level of significance.

Therefore, with the incorporation of **MM-TRA-1**, the proposed project would not conflict with the applicable congestion management program because CMP impacts would be fully mitigated.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant: The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The proposed project's main project site is located within the Ramona Airport Influence Area. The project proposes the development of community center and community recreational facilities, and is located within Review Area 2 for the Ramona Airport. The proposed land uses are consistent with the allowable land uses identified for Review Area 2 of the Airport Influence Area within the Ramona ALUCP. The proposed project would not result in a change in air traffic patterns because the allowable land uses are not within airport safety zones that are created for the purpose of ensuring ongoing airport safety, including maintenance of air traffic patterns. Furthermore, the project would not exceed the FAR Part 77 criteria related to airspace obstructions (refer also to Section VIII, Hazards and Hazardous Materials, Question d). Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Impacts for this issue area would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter roadway geometry on Main Street (otherwise known as SR-67), 12th Street, 13th Street or B Street. A safe and adequate sight distance of 300 feet shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant: The proposed project will not result in inadequate emergency access. The Ramona Fire Department (a cooperative agreement between the California Department of Forestry and the Ramona Municipal Water District) is the Fire Authority Having Jurisdiction, and has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. The project has primary vehicular access points at two points along 12th Street and three points along 13th Streets. Additionally, roads used will be required to be improved to County standards.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant: The proposed project is for the development of community center and community recreational facilities and will generate 2,204 ADT. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A Project Facility Availability Form, dated September 22, 2015 was received from RMWD indicating that the District is anticipated to have adequate capacity for the project wastewater disposal needs within the next five years upon completion of the conditions outlined in the Project Service Availability Form (attached in Appendix F). In addition, the County received a Sewer System Evaluation on August 28, 2009 (attached in Appendix F) that indicates that sewer services may be provided by the RMWD without conflicting with future projects (the RICC project) or requirements upon the extension of sewer facilities under Alternative 1, described in the evaluation. The County has coordinated with the RMWD and adhered to the requirements that are identified in the service availability letter and expanded sewer facilities accordingly to the course of action identified under the requirement for sewer service in the Sewer System Evaluation. Therefore, adequate sewer facilities exist.

The proposed project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed in the Project Facility Availability Letter, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. Impacts are less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Ramona Municipal Water District. A project facility availability form, dated September 26, 2015, has been provided for the proposed project by the Ramona Municipal Water District (RMWD) (attached in Appendix F) that indicate water facilities are reasonably expected to become available within five years, if the certain

conditions as outline in the Project Service Availability Form (attached in Appendix F). are met. No new facilities or expansion of facilities is anticipated for the proposed project. Impacts are less than significant.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: As discussed in Section IX, Hydrology and Water Quality, Question g, the proposed project would be classified a "Priority Development Project" because it would exceed one acre in size, and therefore must be designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions and protect stream habitat. Compliance with the RPO, WPO and County standards will require peak flow rates and volumes for both pre- and post-project conditions to be determined, and the site's drainage design to be engineered to covey such flows. This would include adequately sizing stormwater conveyances and including drainage features such as energy dissipation devices at the project's outlet.

With the implementation of **MM-HYD-2**, the County shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek. Therefore, if new stormwater facilities are determined to be necessary for the proposed project, they will be constructed in a manner that would not cause significant environmental effects. Impacts would be less than significant with mitigation incorporated.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:
The project requires water service from the Ramona Municipal Water District. A Project Facility Availability Form from the Ramona Municipal Water District, dated September 23, 2015, has been provided (attached in Appendix F), indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

e) 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project requires wastewater service from the Ramona Municipal Water District. A Project Facility Availability Form from the Ramona Municipal Water District, dated September 26, 2015, has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the proposed project, particularly southern willow scrub, non-native grassland, san diego gumplants, and migratory birds. However, mitigation has been included that clearly reduces these effects to a level below significance. This

mitigation includes: the installation of a 200-foot wetland buffer, purchase of nonnative grassland on a County approved mitigation site, purchase of gumplants on a County approved mitigation site, and pre-construction surveys for migratory birds. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME
Robertson St. Apartments

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to biological resources and cultural resources. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes: the installation of a 200-foot wetland buffer, purchase of nonnative grassland on a County approved mitigation site, purchase of gumplants on a County approved mitigation site, pre-construction surveys for migratory birds, and an archeological monitoring program**.** As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, IV. Biological Resources, V. Cultural Resources, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality, XVI. Transportation and Traffic, and XVII Utilities and Service.

As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation and Traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes: the installation of a 200-foot wetland buffer, purchase of nonnative grassland on a County approved mitigation site, purchase of gumplants on a County approved mitigation site, pre-construction surveys for migratory birds, an archaeological monitoring program. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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SOURCE: BING MAPPING SERVICE

FIGURE 1

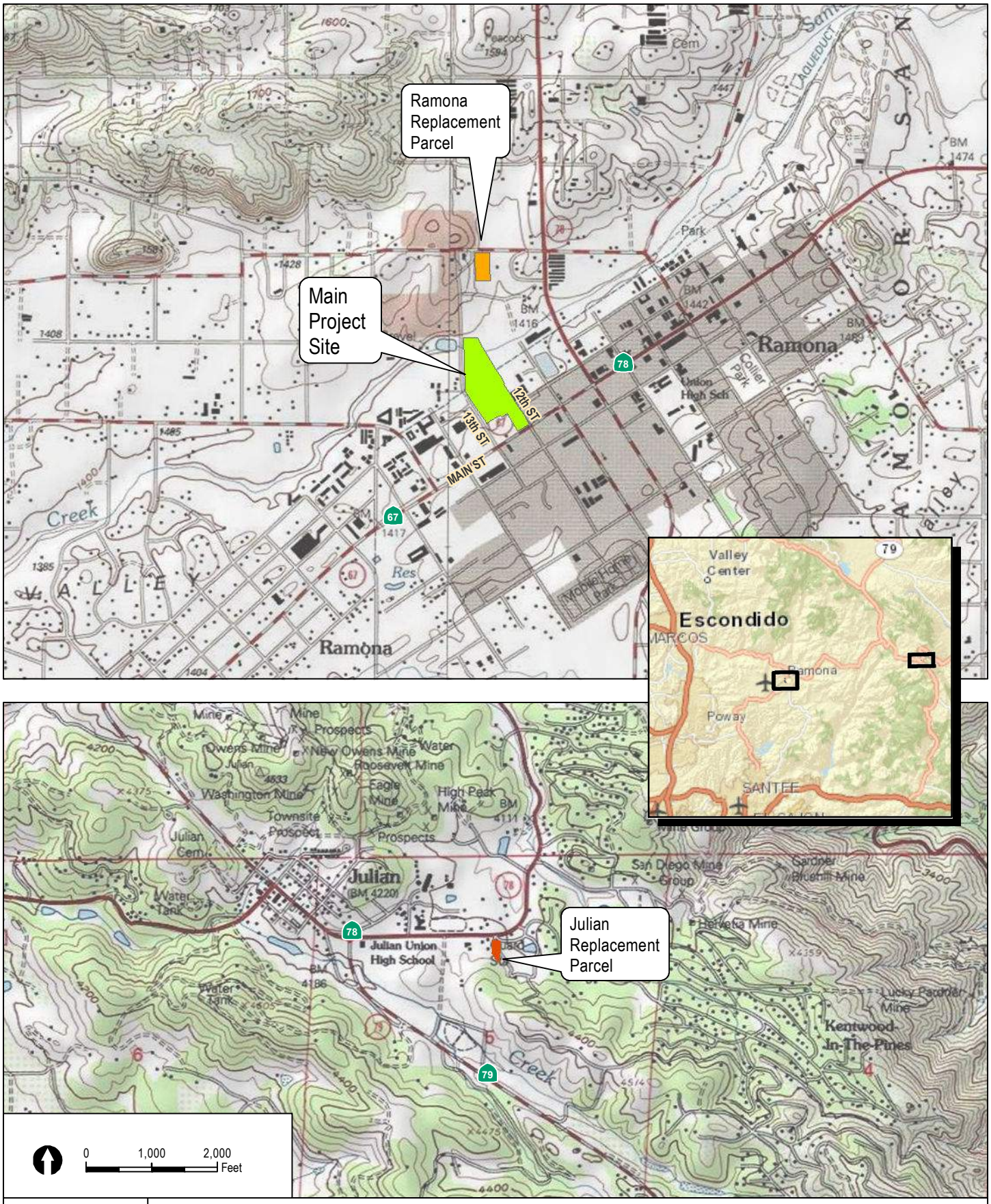
Regional Map

DUDEK

Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project

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SOURCE: USGS 7.5-Minute Series Quadrangle.

FIGURE 2

Vicinity Map

Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project

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SOURCE: BING MAPPING SERVICE 2010

FIGURE 3

Main Project Site

DUDEK

Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project

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SOURCE: BING MAPPING SERVICE 2010

FIGURE 4

Ramona Replacement Parcel

DUDEK

Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project

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SOURCE:BING MAPPING SERVICE 2010

FIGURE 5

Julian Replacement Parcel

Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project

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SOURCE: COUNTY OF SAN DIEGO 2015

DUDEK

FIGURE 6
Conceptual Site Plan

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XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

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Appendix B
Visual Study

1.0 INTRODUCTION

The purpose of this study is to assess the visual impacts of the proposed project, determine the significance of the impacts under CEQA, and to propose measures to avoid, minimize or mitigate adverse visual impacts associated with the construction of the Paseo Norte Housing Senior Housing project on the surrounding visual environment, if necessary.

2.0 PROJECT DESCRIPTION

The Paseo Norte Senior Housing project will consist of consist of approximately 100 affordable residential units for low-income seniors, which would include 85 one-bedroom units and 15 two-bedroom units, 1,980 square foot Senior Center, 5,000 square foot PACE Wellness Center, and public park with pickleball court, tot lot, multipurpose trail, and open space preserve. The two-story residential building and the PACE Wellness Center will be 31-foot buildings (Figure B.1.) designed to be neutral-toned, with lap siding, woods details, and stone cladding, and stucco materials that would be consistent with the existing community character and the Ramona Design Review guidelines and Ramona Form Based Code.

The project will comply with the Federal, State and Local regulations and standards described below.

Federal Regulations

National Environmental Policy Act (NEPA): Federal agencies that implement the National Environmental Policy Act (NEPA) are required to consider aesthetic/visual resource impacts for applicable projects. This project will be reviewed for compliance with NEAP because the project is receiving federal funding.

State Regulations

California Environmental Quality Act (CEQA): Under the CEQA State and local agencies are required to consider impacts to aesthetic resources. The State CEQA guidelines provide specific guidance to lead agencies to consider impacts to aesthetic resources such as trees, rock outcroppings, and historic buildings within a state scenic highway or scenic vistas. Additionally, the guidelines provide more general guidance regarding the protection of visual character and quality.

California Scenic Highway Law: The California Scenic Highway Law created the California Scenic Highway Program to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of adjacent lands. The State Legislature established the program through Senate Bill 1467 (Farr), which was then added to the Streets and Highways Code, Section 260-283. The program defines the process for the designation of official scenic highways. A legislatively appointed body,

the Departmental Transportation Advisory Committee (DTAC), recommends program criteria, reviews applications, and advises the Caltrans Director to revoke scenic highways that are no longer in compliance with the program.

Local Regulations

San Diego County General Plan: The General Plan provides guidance for the preservation of aesthetic resources. The General Plan incorporates specific community plans; which include goals, policies, and recommendations to guide development of a region. These community plans identify a variety of specific planning considerations that may include guidelines for protecting visual character and quality through development guidelines designed to minimize adverse aesthetic affects.

San Diego County General Plan, Conservation and Open Space Element: The primary focus of the Conservation and Open Space Element is to provide direction to future growth and development in the County of San Diego with respect the following: conservation, management, and utilization of natural and cultural resources; protection and preservation of open space; and provision of park and recreation resources. The General Plan Conservation and Open Space Element also includes specific goals and policies for visual resources that protect scenic corridors, geographically extensive scenic viewsheds, and dark skies within the natural environment.

San Diego County Zoning Ordinance, Scenic Area Regulations: The Scenic Area Regulations of the County Zoning Ordinance serve to regulate development in areas of high scenic value in order to exclude incompatible uses and structures, and preserve and enhance the scenic resources in adjacent areas. The regulations apply to areas of unique scenic value including but not limited to: scenic highway corridors designated by the County General Plan; critical viewshed and prime viewshed areas as designated on the Local Coastal Program Land Use Plan; and areas adjacent to significant recreational, historic or scenic resources, including but not limited to Federal and State parks. The designation for scenic areas is identified on a parcel by-parcel basis by the special area designator “S”.

San Diego County Zoning Ordinance, Community Design Review Area Regulations: The County Zoning Ordinance includes provisions to provide for the maintenance and enhancement of a community’s individual visual character and identity. The provisions require that a site plan be submitted for development within those areas having a “B” Community Design Review Area Special Designator. The provisions include exemptions to the site plan requirement for certain project types and provisions for granting a site plan waiver for Community Design Review. Currently, the following communities have developed Design Guidelines: Valley Center, Sweetwater, Fallbrook, Lakeside, Ramona, Spring Valley, Bonsall, and Alpine. The “B” Design Review Area Special Designator also covers portions of Interstate 15 (I-15). The I-15 corridor has its own Scenic Preservation Guidelines and Design Review Board to review discretionary projects that are subject to the guidelines.

San Diego County Zoning Ordinance, Design Review Area Regulations: The County Zoning Ordinance includes provisions to ensure that future structures and development of a site will complement not only the site to be developed but also the surrounding areas and existing development. The provisions require that a site plan be submitted for certain discretionary project applications within those areas having a "D" zoning designator indicating the need for design review. The regulation requires that specific criteria be reviewed to achieve the objectives of the approving authority. These criteria include a review of building characteristics, building structure and placement, landscaping, roads, pedestrian walkways, parking and storage areas, grading, signs, and lighting. These criteria are assigned at the time of ordinance review for the project site. Applicable community planning or sponsor groups have an opportunity to review such site plans and to present their recommendations to the Director of the Planning & Development Services.

Design Review Guidelines: Design review guidelines have been developed for unincorporated San Diego County community of Ramona. The design guidelines specify the types of design permitted in each community; including but not limited to architecture, landscaping, building uses, designation of scenic roads, slope modifications, and overall visual effect. Design guidelines are similar in form and content from community to community, but may vary in terms of defining specific community character. Vegetation types, especially tree species, are specifically designated in the community plan. The preservation of naturally occurring topography is encouraged by minimizing grading and carefully siting structures.

Resource Protection Ordinance (RPO): The RPO protects a variety of resources. One of the resources the ordinance protects is steep slopes. The ordinance limits development on steep slopes through density restrictions on steep slope lands and through requirements for steep slope areas to be placed in easements. The requirements of this ordinance therefore will often result in the protection of slopes in their natural state, which provides the added benefit of protecting a potential aesthetic resource. In terms of the preservation of aesthetic resources, this policy encourages the preservation of the existing natural terrain, established vegetation, and visually significant geologic displays.

3.0 VISUAL ENVIRONMENT OF THE PROJECT

The existing visual environment of the Project site is vacant land with natural vegetation along and with Santa Maria Creek and boulders along project boundary and adjacent to Santa Maria Creek. Refer to Photos A.1-2, D.1 and H.1 in Attachment C. There is natural vegetation on vacant land adjacent to the north, south and east of the project site. Refer to Photos A.3, B.1, C, D.2, and F.1 in Attachment C. Vacant land, Ramona Library, State Route 67, a designated Scenic Highway, are adjacent to the south of the project site. See Photos E, D.1 and F.1 in Attachment C. Adjacent to west of the project site are commercial and SDGE storage yards with single story structures surrounded by a chain link fencing with privacy and vegetation, and a single-story commercial building with chain link fence. Refer to Photo H.2 in Attachment C. A self-storage facility with

large buildings surrounded by landscaping and chain link fencing with privacy slates. Refer to Photos A.4, F.2, F.3, and N in Attachment A. The visual environment of the surrounding community can be characterized as the Santa Maria Creek, commercial and industrial buildings, and storage yards to the north, retail and commercial buildings with landscaping to east and south, and commercial and residential buildings with landscaping to the west vacant land along the Santa Maria Creek. There is a mountain developed with single family homes further to the north that is smaller in scale and act as a visual background from the scenic highway. Refer to Photos B.1, C, G, E, M, O, and Q in Attachment A.

4.0 VISUAL IMPACT ASSESSMENT

A project will generally be considered to have a significant effect if it proposes any of the following, absent specific evidence to the contrary. Conversely, if a project does not propose any of the following, it will generally not be considered to have a significant effect on visual resources, absent specific evidence of such an effect:

1. The project would introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.
2. The project would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.
3. The project would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:
   - a public road,
   - a trail within an adopted County or State trail system,
   - a scenic vista or highway, or
   - a recreational area.
4. The project would not comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning.

4.1 Key Views

Key View 1

Key View (KV) 1 is located in the highly developed center of the Ramona Community, at the intersection of Main Street and 12th Street, facing northeast towards the Project site (Attachment C, Figures A.2. and A.3.). It is representative of the most visible angle of the Project site, which is partially obscured by the vacant lot to the southeast of the site. This lot contains sparse vegetation and several mature trees, with the area acting as a

partial visual buffer between the site and Main Street/SR-67, but the majority of the front of the Residential Building will be visible from KV 1.

The visual character of the Project site from KV 1 would be in harmony with the surrounding commercial structures along Main Street/SR-67, following the Ramona Community Design Manual. The outwards face of the facility would not disrupt the visual appeal of the surrounding vegetation and the Santa Maria Creek to the north of the site. Landscaping and sidewalk improvements around the Residential Facility would improve the visual character of the Project site and visually blend the area with the Ramona community. The placement of the Project site is consistent with the northward transition from retail and commercial businesses to industrial storage that can be viewed from Main Street/SR-67 and viewers at KV 1 would experience the usual transition between sparce vegetation to community spaces that already exists.

Key View 2

KV 2 is also located in the highly developed center of the Ramona Community, at the intersection of Main Street and 13th Street, facing northeast towards the Project site (Attachment A: Figures A.4. and A.5.). It is representative of the second most visible angle of the Project site, which is heavily obscured by the Ramona Library and mature trees lining the northern sidewalk. The library and tree act as a visual buffer between the site and Main Street/SR-67, but a portion of the Residential Building will be visible from KV 2

The visual character of the Project site from KV 2 would be in harmony with the surrounding commercial structures along Main Street/SR-67, following the Ramona Community Design Manual. The outwards face of the facility would be mostly hidden by the Ramona Library and visually consistent with the surrounding area. Landscaping and sidewalk improvements around the Residential Facility would improve the visual character of the Project site and visually blend the area with the Ramona community. The placement of the Project site is consistent with the northward transition from commercial businesses to industrial storage that can be viewed from Main Street/SR-67 and viewers at KV 2 would experience the usual transition between sparce vegetation to community spaces that already exists.

Key View 3

KV 3 is located at the intersection of SR-78 and “A” Street, facing west towards the Project site (Attachment A: Figure A.6. and A.7.). A small portion of the project is visible from the western terminus point of “A” Street but is heavily obscured by mature trees in the adjacent lot. These trees act as a visual buffer between the site and SR-78 and a negligible portion of the side of the Project site will be visible from KV 3.

The visual character of the Project site from KV 3 would be in harmony with the surrounding vegetation along SR-78, following the Ramona Community Design Manual. The side of the facility would be minimally disruptive to the visual appeal of the

surrounding vegetation. Viewers at KV 3 are not likely to notice the facility at the Project site, as the elevation of the building does not exceed the tree line (Attachment A: Figure A.7).

Key View 4

KV 4 is located at the intersection of SR-78 and “B” Street, facing west towards the Project site (Attachment A: Figure A.8. and A.9.). The entirety of the project is obscured from this viewpoint by a carwash and other business that lead to the western terminus point of “B” Steet. This commercial area acts as a complete visual buffer between the site and SR-78, with no portion of the site or the visual simulation of the facility visible from KV 4.

The visual character of the Project site from KV 4 would be in harmony with the commercial area along SR-78, following the Ramona Community Design Manual. The entirety of the facility would be completely obscured (Attachment A: Figure A.9.) and not disruptive to the visual appeal of the surrounding area. Viewers at KV 4 are not likely to notice the facility at the Project site, as the elevation of the building does not exceed the carwash and other businesses along “B” Street.

Assessment

Four key viewpoints, as shown in Attachment A Figure A.1. were evaluated to determine if visual change to existing views would result from implementation of the proposed Project. Viewpoints (Attachment A Figures A.2.-A.9) are representative of views to the Project site available from public roads, residential areas, and recreational lands adjacent to the Project site. Based off this evaluation, the proposed project would not substantially change the quality of the existing views across the site.

The Project site is located in the center of the community in Ramona in an area that is highly developed, with Walnut Street and Maple Street as the northern and western border of the Project site, respectively (Attachment A, Figure AB.1.). Based on the area topography, the proposed project is not visible from a designated scenic vista, overlook, or viewpoint and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The Project site is located off State Route (SR) SR-67 in the center of the Ramona business district and does not contain any scenic views. Additionally, SR-67 is not designated as a state designated scenic highway. The nearest designated scenic highway is located approximately 0.3 miles north of the Project site where SR-67 terminates at the intersection of SR-78 and SR-79. SR-79 is a designated scenic highway between the communities of Ramona and Julian, and the SR-78 corridor is identified as a Resource Conservation Area. These highways are not highly visible from the project area. The view from SR-67 near intersections of 12th and 13th Streets will be softened by additional landscaping for the Project and the proposed structures will be

consistent with existing community character. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource on land adjacent to or visible from a state scenic highway. The project design preserves any scenic resource on-site or adjacent to the project and will not detract from visual features surrounding the site. Therefore, no impact is identified for this issue area.

The proposed development, shall not, to the maximum extent feasible, interfere with or degrade those visual features, natural or man-made, of the site or adjacent sites which contribute to its scenic attractiveness, as viewed from either the scenic highway or the adjacent scenic, historic, or recreational resource. The proposed project will not require significant alterations to existing landforms or views of existing landforms. The project does not propose grading or development on any steep slopes.

The project design does not propose any structures or materials that would create a public nuisance or hazard. The project will conform to the San Diego County Light Pollution Code and any outdoor lighting will be downward facing and comply with the Light Pollution Code. Additionally, the proposed project will not generate excessive glare or have excessive reflective surfaces.

The project is compatible with the existing environment's visual character and quality for the following reasons: The project does not propose any major grading in areas having slopes with a gradient of 25 percent or greater. The community of Ramona does not have high profile buildings to block the surrounding mountain views or other land forms. The project does not propose construction of any buildings in excess of 35 feet in vertical height which may obstruct any scenic vistas. Therefore, the project would not obstruct any views of the surrounding mountains due to vertical height or change the existing visual character of the surrounding Project site area.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: no impacts to aesthetics were found in the cumulative projects.

For the reason stated above, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area. Impacts are considered less than significant.

5.0 VISUAL MITIGATION AND DESIGN CONSIDERATIONS

The proposed project was determined to be consistent with the identified aesthetic and visual policies and goals of the Ramona Design Guidelines and Form Based Code. The visual elements of the project would be visually compatible with the existing visual setting and natural features of the surrounding area and would not contrast with the

existing character of the Project site and surrounding community.

Visual changes associated with this development are anticipated to be relatively minor as experienced from public viewpoints such as roadways and trails, since the proposed structures would be located on relatively flat terrain that currently displays visual qualities consistent with that of graded pads. Therefore, the project would have less than significant impacts related to compliance with applicable goals, policies, or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's zoning. No visual mitigation or design considerations are necessary for the proposed project.

The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, and located approximately 22 miles south of the Palomar Observatory. However, the project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. The project will not contribute to significant cumulative impact on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare which would adversely affect daytime or nighttime views in the area, on a project or cumulative level. Impacts due to this issue area are considered less than significant.

Attachment A
Visual Study Viewpoints

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Figure A.1 Aerial View of Proposed Project



Figure A.2 Existing View of Project Site



Figure A.3 Visual Simulation of Project Site



Figure A.4 Existing View of Project Site



Figure A.5 Visual Simulation of Project Site



Figure A.6 Existing View of Project Site



Figure A.7 Visual Simulation of Project Site



Figure A.8 Existing View of Project Site



Figure A.9 Visual Simulation of Project Site

Attachment B
Site Simulations



Figure B.1 Photo Simulation of Senior Housing



Figure B.2 Photo Simulation of Senior Housing



Figure B.3 Photo Simulation of Senior Housing



Figure B.4 Photo Simulation of Senior Housing

Attachment C
Subject Photographs

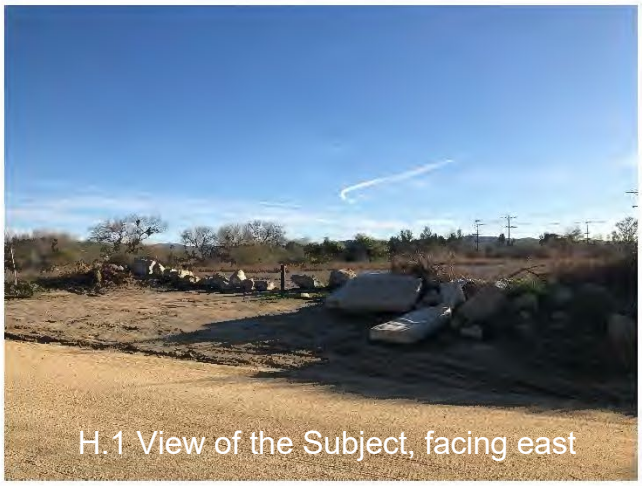
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SUBJECT PHOTOGRAPH VIEWPOINTS



Figure C Viewpoints Key Map

SUBJECT PHOTOGRAPHS



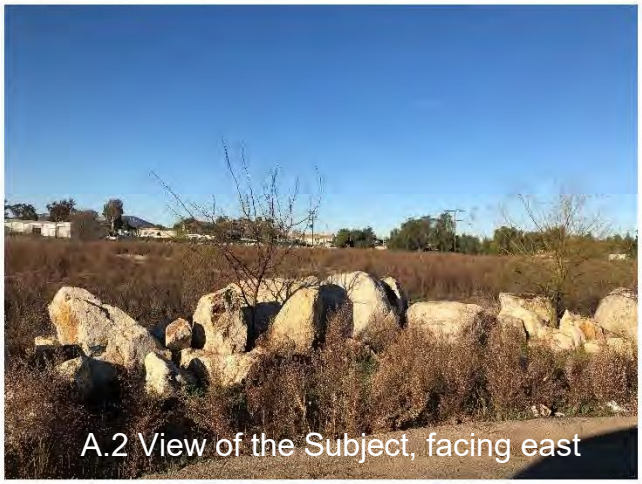
H.1 View of the Subject, facing east



D.1 View of the Subject, facing northeast



A.1 View of the Subject, facing northeast



A.2 View of the Subject, facing east



B.1 Looking north at vacant land/Industrial



B.2 Looking northwest at Industrial

SUBJECT PHOTOGRAPHS


C Looking east at Creek

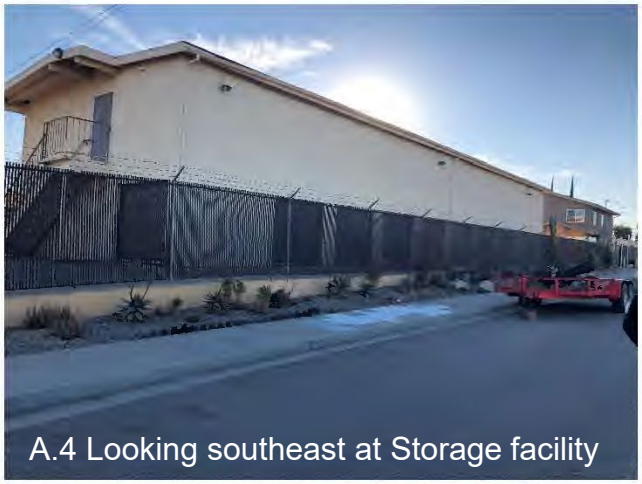

D.2 Looking northwest at vacant land


A.3 Looking northeast at Vacant land



E Looking north at Library


F Looking south at Vacant land


A.4 Looking southeast at Storage facility

SUBJECT PHOTOGRAPHS



G. Looking southwest at vacant land


H.2 Looking west at industrial


I.1 Looking northwest at Transfer Station


I.2 Industrial further northwest

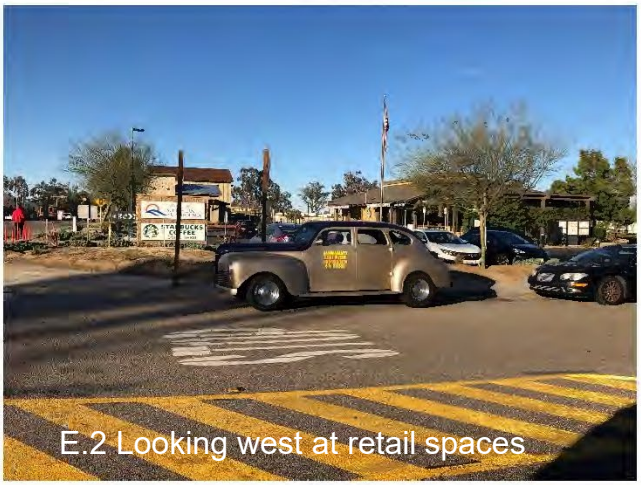

J Looking east at Industrial


K Looking northeast at Industrial

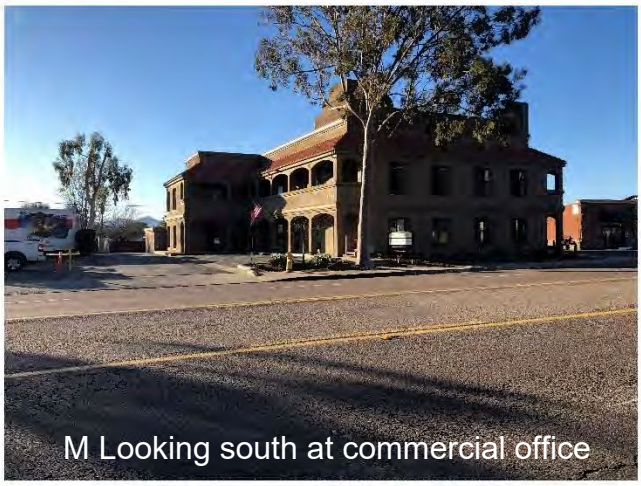
SUBJECT PHOTOGRAPHS



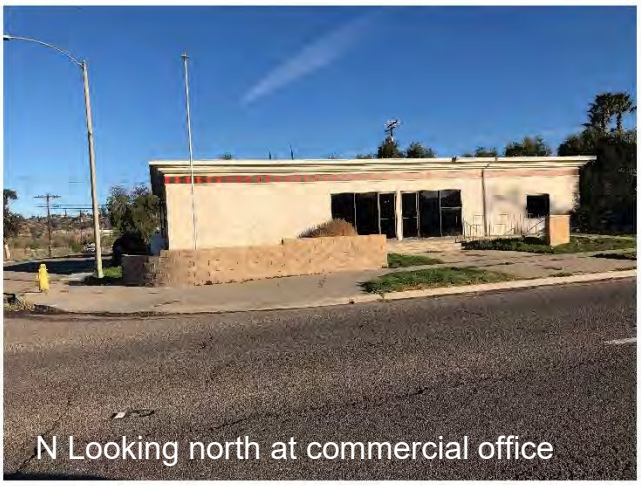
L Looking northwest at Urgent care



E.2 Looking west at retail spaces



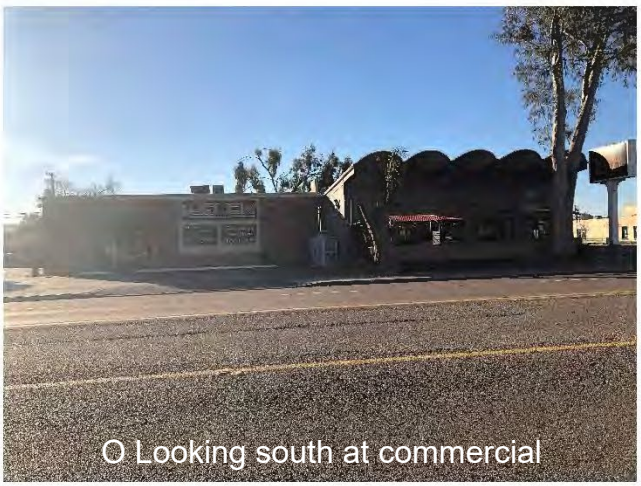
M Looking south at commercial office



N Looking north at commercial office

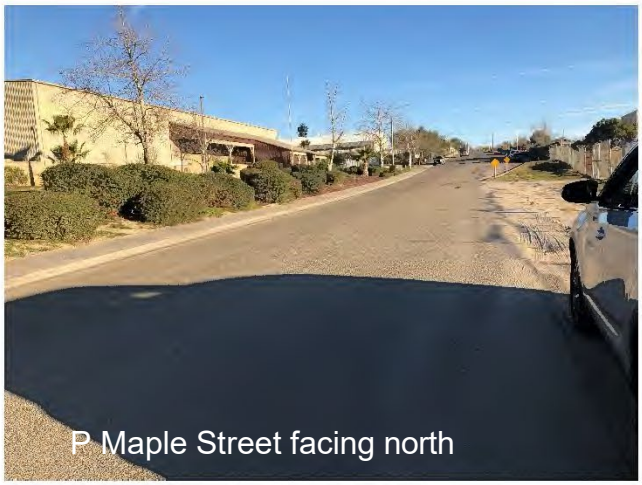


A.3 Looking northeast at vacant land



O Looking south at commercial

SUBJECT PHOTOGRAPHS



P Maple Street facing north



P.2 Maple Street facing south



Q 13th Street facing south



L.2 13th Street facing north



F.2 12th Street facing north



F.3 12th Street facing south

Appendix C
Air Quality Technical Report

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Air Quality Technical Report

Prepared for
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

November 2023

ESA

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Air Quality Technical Report

Prepared for
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
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November 2023

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EXECUTIVE SUMMARY

This report presents an assessment of potential air quality impacts associated with the proposed Paseo Norte Senior Affordable Housing Project (project) in Ramona, California. The project site is located along Main Street between 12th Street and 13th Street in the downtown area of the unincorporated community of Ramona in San Diego County. The project site occupies 7.86 acres and is located on assessor's parcel numbers (APNs) 281-182-17 and 281-182-18.

A previously approved Initial Study/Mitigated Negative Declaration (IS/MND) published in 2017 evaluated impacts for the Ramona Intergenerational Community Campus that included the following: (1) a 12,500-square-foot senior facility; (2) a 5,000-square-foot adult day care center; (3) a 14,000-square-foot community gymnasium and teen café; (4) a 20,000-square-foot childcare center; (5) a 10,000-square-foot family resource center; (6) a 3,660-square-foot community support center; (7) approximately 230 parking spaces; and (8) various recreational and infrastructure improvements to support the new facilities. The revised project includes: (1) 100 affordable senior residential units; (2) a 1,800-square-foot senior center (located within the proposed residential building); (3) a 5,000-square-foot Program for All-Inclusive Care for the Elderly (PACE) Wellness Center; (4) 98 parking spaces; and (5) a 4.39-acre public park area (including a multipurpose trail, two pickleball courts, and a tot lot).

The project would result in emissions of air pollutants from the construction phase and operational phase of the project. Construction emissions would include emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the site. Emissions of criteria pollutants during construction would be below the County's recommended screening-level thresholds.

Similar to the previous Ramona Intergenerational Community Campus project evaluated in the 2017 IS/MND, to reduce the emissions to the extent feasible, fugitive dust control measures will be implemented during construction. Measures that are incorporated into the project to reduce emissions associated with construction include the following:

- Application of water three times daily during grading on active grading sites
- Application of water three times daily to unpaved roads
- Reduce speeds to 15 mph on unpaved roads
- Use architectural coatings with a VOC content of 50 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings (SDAPCD Rule 67.0.1)
- In accordance with County of San Diego Planning and Development Services requirements, the project will require the construction contractor to use a minimum of Tier 3 equipment.

These measures constitute best management practices for dust control, architectural coatings, diesel particulate, and construction equipment emissions.

Operational emissions would be generated from vehicle trips, energy use, consumer products, reapplication of architectural coatings, and landscaping. Emissions of air pollutants would be below the County's recommended screening-level thresholds.

A health risk assessment (HRA) was conducted to evaluate the potential for project construction or operations to result in a significant impact to nearby sensitive receptors. The HRA focused on diesel particulate matter, which is designated by the State as a toxic air contaminant (TAC) emitted from diesel-fueled vehicles. The HRA concluded that risks would be less than significant.

An evaluation of other emissions, such as those leading to odors, indicated that impacts would be less than significant.

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Air Quality Technical Report

1.0 Introduction

ESA has conducted an air quality assessment to evaluate the potential air quality impacts associated with construction activities, mobile sources, building energy demand, and other aspects of project construction and operations that have the potential to generate criteria air pollutant emissions. The objectives of this Air Quality Technical Report are to:

- Evaluate the construction and operational criteria air pollutant emissions associated with project development and the potential for regional and localized air quality impacts based on applicable standards and thresholds.
- Provide, if needed, air quality mitigation measures as required to meet applicable air quality standards and Air Quality Impact Analysis (AQIA) Trigger Levels as specified by the San Diego County Air Pollution Control District (SDAPCD), which have been adopted as Screening Level Thresholds (SLTs) by the County of San Diego and were identified under the New Source Review (NSR) program.

1.1 Project Location

The project site is located along Main Street between 12th Street and 13th Street in the downtown area of the unincorporated community of Ramona in San Diego County. The project site occupies 7.86 acres and is located on assessor's parcel numbers (APNs) 281-182-17 and 281-182-18. The project site is generally bounded by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land and the Ramona Branch Library with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west. The project site is shown in **Figure 1**, **Vicinity Location Map**.

1.2 Project Description

A previously approved Initial Study/Mitigated Negative Declaration (IS/MND) published in 2017, which was supported by a 2015 Air Quality Technical Report prepared for the previous Ramona Intergenerational Community Campus project, evaluated impacts for the Ramona Intergenerational Community Campus in the same location that included the following: (1) a 12,500-square-foot senior facility; (2) a 5,000-square-foot adult day care center; (3) a 14,000-square-foot community gymnasium and teen café; (4) a 20,000-square-foot childcare center; (5) a 10,000-square-foot family resource center; (6) a 3,660-square-foot community support center; (7) approximately 230 parking spaces; and (8) various recreational and infrastructure improvements to support the new facilities. While approved, construction of the 2017 project never commenced.



SOURCE: ESRI

Paseo Norte Senior Affordable Housing Project

Figure 1
Vicinity Location Map

ESA

Since approval of the 2017 project, state and county priorities have shifted towards affordable housing projects to help alleviate the existing housing crisis. The revised project site plan is shown in **Figure 2, Site Plan**. The revised project includes: (1) a 1,800-square-foot senior center (located within the proposed residential building); (2) 100 affordable senior residential units; (3) a 5,000-square-foot PACE Wellness Center; (4) 98 parking spaces; and (5) a 4.39-acre public park area. The proposed public park would include open space with shade trees, two pickleball courts, a tot lot, and a walking trail located north of the residential building/ senior center uses and PACE Wellness Center. Project construction would include 500 cubic yards of soil excavation and a maximum of 5,500 cubic yards of imported fill to prepare the vacant site for new development, surface parking, and the building construction and architectural coating of up to 100 dwelling units, a senior center, and PACE Wellness Center. The other components of the 2017 project are no longer part of this project and there are no known plans for these components.

The proposed project includes a Developer Disposition Agreement, Minor Use Permit (ZAP), Boundary Adjustment, and a Density Bonus application to authorize the proposed mixed-use development. The proposed project would be compatible with the existing General Plan designations and zoning upon approval of a minor use permit (ZAP).

1.3 Existing Air Quality Conditions

1.3.1 Regional Air Quality

The project area, like the rest of San Diego County's inland valley areas, has a Mediterranean climate characterized by warm, dry summers and mild, wet winters. The average annual temperature in the Escondido area (the nearest climatic monitoring station where temperature data are measured) is 61.6˚F, with an average maximum temperature of 75.9˚F and an average minimum temperature of 47.4˚F. The highest temperatures occur in July and August, when the average maximum temperature is 88.2˚F. The lowest temperatures occur in January, when the average minimum temperature is 37.1˚F. The average annual precipitation is 16.22 inches. Most precipitation occurs from November through April.[1]

The dominant meteorological feature affecting the region is the Pacific High Pressure Zone, which produces prevailing westerly to northwesterly winds. These winds tend to transport pollutants from the coastal areas toward the inland areas. Data collected by the SDAPCD indicate that pollutant levels are often lower at the coast and higher inland as pollutants become trapped by the local mountains. Pollutants may also be trapped by periodic temperature inversions. A temperature inversion is a thin layer of the atmosphere where the decrease in temperature with elevation is less than normal. The inversion does not allow pollutants to be transported, but traps pollutants resulting in increased concentrations. Generally, the morning inversion layer is lower than the afternoon inversion layer; therefore, pollutant concentrations tend to be higher in the afternoon.

[1] Western Regional Climate Center. 1893-1979. Period of Record Monthly Climate Summary for Escondido, California (042862). Available online at: https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca2862. Accessed September 2023.



D150334.00 - County of San Diego General Services As-Needed\02 Active Tasks\D150334.07 - Ramona RICC\05 Graphics-GIS-Modeling\Air Quality

SOURCE: Wakeland, 2022

Paseo Norte Senior Affordable Housing Project

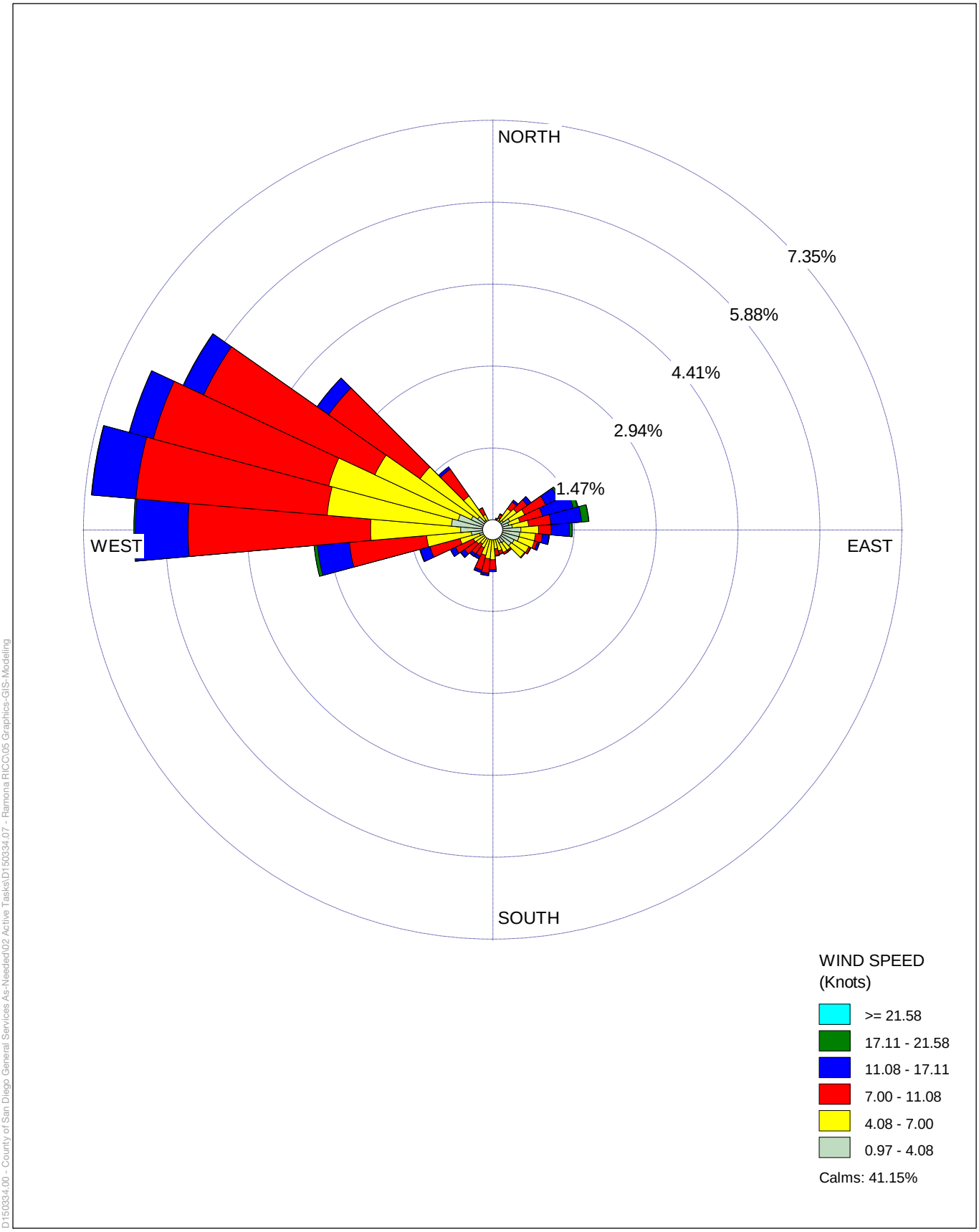
Figure 2
Site Plan

ESA

The SDAPCD measures meteorological data in locations where it operates a monitoring station. There is no monitoring station that measures micro-scale meteorology in the Ramona area. The nearest monitoring station to the site is the Escondido monitoring station. The project site is located in the San Diego Air Basin (SDAB). The climate of the SDAB is dominated by a semi-permanent high-pressure cell located over the Pacific Ocean. This cell influences the direction of prevailing winds (westerly to northwesterly) and maintains clear skies for much of the year. **Figure 3, Ramona Airport Windrose***,* provides a graphic representation of the prevailing winds in the project vicinity, as measured from the Ramona Airport meteorological station located in San Diego County. The high-pressure cell also creates two types of temperature inversions that may act to degrade local air quality.

Subsidence inversions occur during the warmer months as descending air associated with the Pacific high-pressure cell comes into contact with cooler marine air. The boundary between the two layers of air creates a temperature inversion that traps pollutants. The other type of inversion, a radiation inversion, develops on winter nights when air near the ground cools by heat radiation and air aloft remains warm. The shallow inversion layer formed between these two air masses also can trap pollutants. As the pollutants become more concentrated in the atmosphere, photochemical reactions occur that produce ozone (O_3), commonly known as smog.

Certain air pollutants have been recognized to cause notable health problems and consequential damage to the environment either directly or in reaction with other pollutants due to their presence in elevated concentrations in the atmosphere. Such pollutants have been identified and regulated as part of the overall endeavor to prevent further deterioration and facilitate improvement in air quality. The following pollutants are regulated by the United States Environmental Protection Agency (USEPA) and are subject to emissions control requirements adopted by federal, state, and local regulatory agencies. These pollutants are referred to as "criteria air pollutants" as a result of the specific standards, or criteria, which have been adopted for them. A brief description of the health effects of these criteria air pollutants is provided below.



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SOURCE: California Air Resources Board
https://ww2.arb.ca.gov/resources/documents/harp-aermod-meteorological-files

Paseo Norte Senior Affordable Housing Project

Figure 3
Ramona Airport Windrose

ESA

Ozone (O_3): O_3 is a secondary pollutant formed by the chemical reaction of volatile organic compounds (VOCs) and nitrogen oxides (NO_X) in the presence of sunlight under favorable meteorological conditions, such as high temperature and stagnation episodes. O_3 concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable. According to the USEPA, O_3 can cause the muscles in the airways to constrict, potentially leading to wheezing and shortness of breath.[2] O_3 can make it more difficult to breathe deeply and vigorously; cause shortness of breath and pain when taking a deep breath; cause coughing and sore or scratchy throat; inflame and damage the airways; aggravate lung diseases such as asthma, emphysema and chronic bronchitis; increase the frequency of asthma attacks; make the lungs more susceptible to infection; continue to damage the lungs even when the symptoms have disappeared; and cause chronic obstructive pulmonary disease.[3] Long-term exposure to O_3 is linked to aggravation of asthma, and is likely to be one of many causes of asthma development. Long-term exposures to higher concentrations of O_3 may also be linked to permanent lung damage, such as abnormal lung development in children.[4] According to the California Air Resources Board (CARB), inhalation of O_3 causes inflammation and irritation of the tissues lining human airways, causing and worsening a variety of symptoms, and exposure to O_3 can reduce the volume of air that the lungs breathe in and cause shortness of breath.[5] The USEPA states that the people most at risk from breathing air containing O_3 include people with asthma, children, older adults, and people who are active outdoors, especially outdoor workers.[6] Children are at greatest risk from exposure to O_3 because their lungs are still developing and they are more likely to be active outdoors when O_3 levels are high, which increases their exposure.[7] According to CARB, studies show that children are no more or less likely to suffer harmful effects than adults; however, children and teens may be more susceptible to O_3 and other pollutants because they spend nearly twice as much time outdoors and engaged in vigorous activities compared to adults.[8] Children breathe more rapidly than adults and inhale more pollution per pound of their body weight than adults and are less likely than adults to notice their own symptoms and avoid harmful exposures.[9] Further research may be able to better distinguish between health effects in children and adults.[10]

Nitrogen Dioxide (NO_2) and Nitrogen Oxides (NO_X): NO_X is a term that refers to a group of compounds containing nitrogen and oxygen. The primary compounds of air quality concern include nitrogen dioxide (NO_2) and nitric oxide (NO). Ambient air quality standards have been promulgated for NO_2, which is a reddish-brown reactive gas.[11] The principal form of NO_X produced by combustion is NO, but NO reacts quickly in the atmosphere to form NO_2, creating the mixture of

2 United States Environmental Protection Agency, Health Effects of Ozone Pollution, https://www.epa.gov/ground-level-ozone-pollution/health-effects-ozone-pollution, last updated January 14, 2021. Accessed September 2023.

3 United States Environmental Protection Agency, Health Effects of Ozone Pollution.

4 United States Environmental Protection Agency, Health Effects of Ozone Pollution.

5 California Air Resources Board, Ozone & Health, Health Effects of Ozone, https://ww2.arb.ca.gov/resources/ozone-and-health. Accessed September 2023.

6 United States Environmental Protection Agency, Health Effects of Ozone Pollution.

7 United States Environmental Protection Agency, Health Effects of Ozone Pollution.

8 California Air Resources Board, Ozone & Health, Health Effects of Ozone.

9 California Air Resources Board, Ozone & Health, Health Effects of Ozone.

10 California Air Resources Board, Ozone & Health, Health Effects of Ozone.

11 California Air Resources Board, Nitrogen Dioxide & Health, https://ww2.arb.ca.gov/resources/nitrogen-dioxide-and-health. Accessed September 2023.

NO and NO_2 referred to as NO_X.[12] Major sources of NO_X include emissions from cars, trucks and buses, power plants, and off-road equipment.[13] The terms NO_X and NO_2 are sometimes used interchangeably. However, the term NO_X is typically used when discussing emissions, usually from combustion-related activities, and the term NO_2 is typically used when discussing ambient air quality standards. Where NO_X emissions are discussed in the context of the thresholds of significance or impact analyses, the discussions are based on the conservative assumption that all NO_X emissions would oxidize in the atmosphere to form NO_2. According to the USEPA, short-term exposures to NO_2 can potentially aggravate respiratory diseases, particularly asthma, leading to respiratory symptoms (such as coughing, wheezing or difficulty breathing), hospital admissions, and visits to emergency rooms, while longer exposures to elevated concentrations of NO_2 may contribute to the development of asthma and potentially increase susceptibility to respiratory infections.[14] According to CARB, controlled human exposure studies that show that NO_2 exposure can intensify responses to allergens in allergic asthmatics.[15] In addition, a number of epidemiological studies have demonstrated associations between NO_2 exposure and premature death, cardiopulmonary effects, decreased lung function growth in children, respiratory symptoms, emergency room visits for asthma, and intensified allergic responses.[16] Infants and children are particularly at risk from exposure to NO_2 because they have disproportionately higher exposure to NO_2 than adults due to their greater breathing rate for their body weight and their typically greater outdoor exposure duration while in adults, the greatest risk is to people who have chronic respiratory diseases, such as asthma and chronic obstructive pulmonary disease.[17] CARB states that much of the information on distribution in air, human exposure and dose, and health effects is specifically for NO_2 and there is only limited information for NO and NO_X, as well as uncertainty in relating health effects to NO or NO_X exposure.[18]

Carbon Monoxide (CO): Carbon monoxide (CO) is primarily emitted from combustion processes and motor vehicles due to the incomplete combustion of fuel, such as natural gas, gasoline, or wood, with the majority of outdoor CO emissions coming from mobile sources.[19] According to the USEPA, breathing air with a high concentration of CO reduces the amount of oxygen that can be transported in the blood stream to critical organs like the heart and brain and at very high levels, which are possible indoors or in other enclosed environments, CO can cause dizziness, confusion, unconsciousness, and death.[20] Very high levels of CO are not likely to occur outdoors; however, when CO levels are elevated outdoors, they can be of particular concern for people with some types of heart disease, since these people already have a reduced ability to get

12 California Air Resources Board, Nitrogen Dioxide & Health.

13 United States Environmental Protection Agency, Nitrogen Dioxide (NO_2) Pollution, https://www.epa.gov/no2-pollution/basic-information-about-no2#What%20is%20NO2, last updated July 25, 2023. Accessed September 2023.

14 United States Environmental Protection Agency, Nitrogen Dioxide (NO_2) Pollution.

15 California Air Resources Board, Nitrogen Dioxide & Health.

16 California Air Resources Board, Nitrogen Dioxide & Health.

17 California Air Resources Board, Nitrogen Dioxide & Health.

18 California Air Resources Board, Nitrogen Dioxide & Health.

19 California Air Resources Board, Carbon Monoxide & Health, https://ww2.arb.ca.gov/resources/carbon-monoxide-and-health. Accessed September 2023.

20 United States Environmental Protection Agency, Carbon Monoxide (CO) Pollution in Outdoor Air, https://www.epa.gov/co-pollution/basic-information-about-carbon-monoxide-co-outdoor-air-pollution, last updated July 13, 2023. Accessed September 2023.

oxygenated blood to their hearts and are especially vulnerable to the effects of CO when exercising or under increased stress.[21] In these situations, short-term exposure to elevated CO may result in reduced oxygen to the heart accompanied by chest pain also known as angina.[22] According to CARB, the most common effects of CO exposure are fatigue, headaches, confusion, and dizziness due to inadequate oxygen delivery to the brain.[23] For people with cardiovascular disease, short-term CO exposure can further reduce their body's already compromised ability to respond to the increased oxygen demands of exercise, exertion, or stress; inadequate oxygen delivery to the heart muscle leads to chest pain and decreased exercise tolerance.[24] Unborn babies, infants, elderly people, and people with anemia or with a history of heart or respiratory disease are most likely to experience health effects with exposure to elevated levels of CO.[25]

Sulfur Dioxide (SO_2): According to the USEPA, the largest source of sulfur dioxide (SO_2) emissions in the atmosphere is the burning of fossil fuels by power plants and other industrial facilities, while smaller sources of SO_2 emissions include industrial processes such as extracting metal from ore; natural sources such as volcanoes; and locomotives, ships and other vehicles and heavy equipment that burn fuel with a high sulfur content.[26] In 2006, California phased in the ultra-low-sulfur diesel regulation, limiting vehicle diesel fuel to a sulfur content not exceeding 15 parts per million, down from the previous requirement of 500 parts per million, substantially reducing emissions of sulfur from diesel combustion.[27] According to the USEPA, short-term exposures to SO_2 can harm the human respiratory system and make breathing difficult.[28] According to CARB, health effects at levels near the state one-hour standard are those of asthma exacerbation, including bronchoconstriction accompanied by symptoms of respiratory irritation such as wheezing, shortness of breath, and chest tightness, especially during exercise or physical activity. Exposure at elevated levels of SO_2 (above 1 part per million (ppm)) results in increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality.[29] Children, the elderly, and those with asthma, cardiovascular disease, or chronic lung disease (such as bronchitis or emphysema) are most likely to experience the adverse effects of SO_2.[30,31]

Particulate Matter (PM_{10} and $PM_{2.5}$): Particulate matter air pollution is a mixture of solid particles and liquid droplets found in the air.[32] Some particles, such as dust, dirt, soot, or smoke,

21 United States Environmental Protection Agency, Carbon Monoxide (CO) Pollution in Outdoor Air

22 United States Environmental Protection Agency, Carbon Monoxide (CO) Pollution in Outdoor Air

23 California Air Resources Board, Carbon Monoxide & Health.

24 California Air Resources Board, Carbon Monoxide & Health.

25 California Air Resources Board, Carbon Monoxide & Health.

26 United States Environmental Protection Agency, Sulfur Dioxide (SO_2) Pollution, https://www.epa.gov/so2-pollution/sulfur-dioxide-basics, last updated February 16, 2023. Accessed September 2023.

27 California Air Resources Board, Final Regulation Order, Amendments to the California Diesel Fuel Regulations, Amend Section 2281, Title 13, California Code of Regulations, https://www.arb.ca.gov/regact/ulsd2003/fro2.pdf, approved July 15, 2004. Accessed September 2023.

28 United States Environmental Protection Agency, Sulfur Dioxide (SO_2) Pollution.

29 California Air Resources Board, Sulfur Dioxide & Health, https://ww2.arb.ca.gov/resources/sulfur-dioxide-and-health. Accessed September 2023.

30 California Air Resources Board, Sulfur Dioxide & Health.

31 United States Environmental Protection Agency, Sulfur Dioxide (SO_2) Pollution.

32 United States Environmental Protection Agency, Particulate Matter (PM) Pollution, https://www.epa.gov/pm-pollution/particulate-matter-pm-basics, last updated July 11, 2023. Accessed September 2023.

are large or dark enough to be seen with the naked eye, while other particles are so small they can only be detected using an electron microscope.[33] Particles are defined by their diameter for air quality regulatory purposes: inhalable particles with diameters that are generally 10 micrometers and smaller (PM_{10}) and fine inhalable particles with diameters that are generally 2.5 micrometers and smaller ($PM_{2.5}$).[34] Thus, PM2.5 comprises a portion or a subset of PM_{10}. Sources of PM_{10} emissions include dust from construction sites, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; and wind-blown dust from open lands.[35] Sources of $PM_{2.5}$ emissions include combustion of gasoline, oil, diesel fuel, or wood.[36] PM_{10} and $PM_{2.5}$ may be either directly emitted from sources (primary particles) or formed in the atmosphere through chemical reactions of gases (secondary particles) such as SO_2, NO_X, and certain organic compounds.[37] According to CARB, both PM_{10} and $PM_{2.5}$ can be inhaled, with some depositing throughout the airways; PM_{10} is more likely to deposit on the surfaces of the larger airways of the upper region of the lung while $PM_{2.5}$ is more likely to travel into and deposit on the surface of the deeper parts of the lung, which can induce tissue damage and lung inflammation.[38] Short-term (up to 24 hours duration) exposure to PM_{10} has been associated primarily with worsening of respiratory diseases, including asthma and chronic obstructive pulmonary disease, leading to hospitalization and emergency department visits.[39] The effects of long-term (months or years) exposure to PM_{10} are less clear, although studies suggest a link between long-term PM_{10} exposure and respiratory mortality. The International Agency for Research on Cancer published a review in 2015 that concluded that particulate matter in outdoor air pollution causes lung cancer.[40] Short-term exposure to $PM_{2.5}$ has been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days, and long-term exposure to $PM_{2.5}$ has been linked to premature death, particularly in people who have chronic heart or lung diseases, and reduced lung function growth in children.[41] According to CARB, the populations most likely to experience adverse health effects with exposure to PM_{10} and $PM_{2.5}$ include older adults with chronic heart or lung disease, children, and asthmatics, and children and infants are more susceptible to harm from inhaling pollutants such as PM_{10} and $PM_{2.5}$ compared to healthy adults because they inhale more air per pound of body weight than do adults, spend more time outdoors, and have developing immune systems.[42]

Lead (Pb): Major sources of lead emissions include ore and metals processing, piston-engine aircraft operating on leaded aviation fuel, waste incinerators, utilities, and lead-acid battery

33 United States Environmental Protection Agency, Particulate Matter (PM) Pollution.
34 United States Environmental Protection Agency, Particulate Matter (PM) Pollution.
35 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}), https://ww2.arb.ca.gov/resources/inhalable-particulate-matter-and-health. Accessed September 2023.
36 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).
37 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).
38 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).
39 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).
40 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).
41 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).
42 California Air Resources Board, Inhalable Particulate Matter and Health ($PM_{2.5}$ and PM_{10}).

manufacturers.[43] In the past, leaded gasoline was a major source of lead emissions; however, the removal of lead from gasoline has resulted in a decrease of lead in the air by 98 percent between 1980 and 2014.[44] Lead can adversely affect the nervous system, kidney function, immune system, reproductive and developmental systems, and the cardiovascular system, and affects the oxygen carrying capacity of blood.[45] The lead effects most commonly encountered in current populations are neurological effects in children, such as behavioral problems and reduced intelligence, anemia, and liver or kidney damage.[46] Excessive lead exposure in adults can cause reproductive problems in men and women, high blood pressure, kidney disease, digestive problems, nerve disorders, memory and concentration problems, and muscle and joint pain.[47]

Volatile Organic Compounds. VOCs are organic chemical compounds of carbon and are not "criteria" pollutants themselves; however, they contribute with NO_X to form O_3, and are regulated to prevent the formation of O_3.[48] According to CARB, some VOCs are highly reactive and play a critical role in the formation of O_3, other VOCs have adverse health effects, and in some cases VOCs can be both highly reactive and have adverse health effects.[49] VOCs are typically formed from combustion of fuels and/or released through evaporation of organic liquids, internal combustion associated with motor vehicle usage, and consumer products (e.g., architectural coatings).[50]

1.3.2 Local Air Quality

Existing Ambient Air Quality in the Surrounding Area

The SDAPCD maintains a network of air quality monitoring stations located throughout San Diego County to measure ambient pollutant concentrations. While the previous project evaluated in the 2017 IS/MND used ambient air quality from the Escondido Monitoring Station, this station is currently suspended for relocation. Therefore, the Rancho Carmel Drive monitoring station, located at 11403 Rancho Carmel Drive, San Diego, CA, 92128, was used for NO_2 and CO; the Alpine monitoring station located at 2300 W. Victoria Dr., Alpine, CA, 91901, was used for O_3; and the El Cajon-Lexington Elementary School monitoring station located at 533 S. First St., El Cajon, CA, 92019, was used for PM_{10} and $PM_{2.5}$. The most recent data available from these

43 United States Environmental Protection Agency, Lead Air Pollution, https://www.epa.gov/lead-air-pollution/basic-information-about-lead-air-pollution, last updated July 5, 2023. Accessed September 2023.

44 United States Environmental Protection Agency, Lead Air Pollution.

45 United States Environmental Protection Agency, Lead Air Pollution.

46 California Air Resources Board, Lead & Health, https://ww2.arb.ca.gov/resources/lead-and-health. Accessed May 2021.

47 California Air Resources Board, Lead & Health.

48 United States Environmental Protection Agency, Technical Overview of Volatile Organic Compounds, https://www.epa.gov/indoor-air-quality-iaq/technical-overview-volatile-organic-compounds, last updated March 14, 2023. Accessed September 2023.

49 California Air Resources Board, Toxic Air Contaminants Monitoring, Volatile Organic Compounds, https://ww2.arb.ca.gov/our-work/programs/air-toxics-. Accessed September 2023.

50 California Air Resources Board, Toxic Air Contaminants Monitoring, Volatile Organic Compounds.

monitoring stations is from years 2020 to 2022.[51,52] The pollutant concentration data for these years are summarized in **Table 1**, **Pollutant Standards and Ambient Air Quality Data**.

TABLE 1
POLLUTANT STANDARDS AND AMBIENT AIR QUALITY DATA

Pollutant/Standard[a]	2020	2021	2022
O_3 (1-hour)			
Maximum Concentration (ppm)	0.11	0.10	0.10
Days > CAAQS[b] (0.09 ppm)	5	2	2
O_3 (8-hour)			
Maximum Concentration (ppm)	0.09	0.08	0.09
Fourth High 8-hour Concentration (ppm)	0.077	0.086	0.086
Days > CAAQS (0.070 ppm)	24	15	24
Days > NAAQS (0.075 ppm)	13	6	9
NO_2 (1-hour)			
Maximum Concentration (ppm)	0.0054	0.0054	0.0056
Days > CAAQS (0.180 ppm)	0	0	0
Fourth High Concentration (ppm)	0.055	0.055	0.058
Days > NAAQS (0.100 ppm)	0	0	0
NO_2 (Annual)			
Annual Arithmetic Mean (0.030 ppm)	0.013	0.013	0.015
CO (1-hour)			
Maximum Concentration (ppm)	3.3	3.0	2.2
Days > CAAQS (20 ppm)	0	0	0
Days > NAAQS (35 ppm)	0	0	0
CO (8-hour)			
Maximum Concentration (ppm)	1.41	1.1	1.1
Days > CAAQS (9.0 ppm)	0	0	0
Days > NAAQS (9 ppm)	0	0	0
PM_{10} (24-hour)			
Maximum Concentration (µg/m^3)	55	40	44
Samples > CAAQS (50 µg/m^3)	0	0	0
Samples > NAAQS (150 µg/m^3)	0	0	0
PM_{10} (Annual Average)			
Annual Arithmetic Mean (20 µg/m^3)	23.5	22.0	21.6

51 California Air Resources Board, Top 4 Summary, https://www.arb.ca.gov/adam/topfour/topfour1.php. Accessed September 2023.

52 SDAPCD, 5-Year Air Quality Monitoring Network Assessment 2022. https://www.sdapcd.org/content/dam/sdapcd/documents/monitoring/5-Year-Air-Quality.pdf. Accessed September 2023.

Pollutant/Standard[a]	2020	2021	2022
$PM_{2.5}$ (24-hour)			
Maximum Concentration (µg/m^3)	38.2	30.2	26.4
Fourth High Concentration (µg/m^3)	26.2	50.4	30.5
Samples > NAAQS (35 µg/m^3)	0	0	0
$PM_{2.5}$ (Annual)			
Annual Arithmetic Mean (12 µg/m^3)	10.35	9.7	8.9

NOTES:
[a] ppm = parts per million; µg/m3 = micrograms per cubic meter
[b] CAAQS = California Ambient Air Quality Standards
SOURCE: California Air Resources Board, Top 4 Summary, https://www.arb.ca.gov/adam/topfour/topfourdisplay.php. Accessed April 2021.

Sensitive Receptors

Certain population groups, such as children, elderly, and acutely and chronically ill persons (especially those with cardio-respiratory diseases), are considered more sensitive to the potential effects of air pollution than others. The nearest sensitive land uses to the project site are shown in **Figure 4**, **Sensitive Receptor Locations Nearest to the Project Site**. Sensitive receptors in the vicinity of the site include single- and multi-family residences to the south of the site across Main Street and to the west and southwest of the site across 14th Street, which are indicated in the yellow shaded area in Figure 4. The residences include Nickel Creek Townhomes which is located approximately 550 feet to the west of the project site, Valle Del Sol Apartments which is located approximately 650 feet to the southwest of the project site, and Peppertree Apartments which is located approximately 365 feet to the west of the project site. Localized air quality impacts are quantified for the nearest residential sensitive receptor. The majority of uses surrounding the site are commercial.

Other air quality sensitive receptors in the vicinity of the project site include the Arch Health Medical Group Urgent Care Clinic approximately 400 feet to the south. As air quality sensitive receptors are located at greater distances from the project site, they would be less impacted by project emissions.

1.4 Existing Site Emissions

The project site is currently vacant; therefore, all project-related emissions are considered net new.

2.0 Regulatory Setting

A number of statutes, regulations, plans and policies have been adopted which address air quality concerns. The project site and vicinity are subject to air quality regulations developed and implemented at the federal, State, and local levels. At the federal level, the USEPA is responsible for implementation of the federal Clean Air Act. Some portions of the Clean Air Act (e.g., certain mobile source requirements and other requirements) are implemented directly by the USEPA. Other portions of the Clean Air Act (e.g., stationary source requirements) are implemented through delegation of authority to state and local agencies. Plans and policies that are relevant to the project are discussed below.



SOURCE: ESA, 2021; ESRI

Paseo Norte Senior Affordable Housing Project

Figure 4
Sensitive Receptor Locations Nearest to the Project Site

ESA

2.1 Federal

The federal Clean Air Act of 1963 was the first federal legislation regarding air pollution control and has been amended numerous times in subsequent years, with the most recent amendments occurring in 1990. At the federal level, the USEPA is responsible for implementation of certain portions of the Clean Air Act including mobile source requirements. Other portions of the Clean Air Act, such as stationary source requirements, are implemented by state and local agencies.

The Clean Air Act establishes federal air quality standards, known as National Ambient Air Quality Standards (NAAQS) and specifies future dates for achieving compliance. The 1990 Amendments to the Clean Air Act identify specific emission reduction goals for areas not meeting the NAAQS. These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or to meet interim milestones. Title I (Nonattainment Provisions) and Title II (Mobile Source Provisions) of the Clean Air Act are most applicable to the development and operations of the project. Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants: (1) O_3, (2) NO_2, (3) CO, (4) SO_2, (5) PM_{10}, and (6) Pb. The NAAQS were updated in 1997 to include separate standards for $PM_{2.5}$, which is a subset of PM_{10} emissions. **Table 2**, **Ambient Air Quality Standards**, shows the NAAQS currently in effect for each criteria pollutant.

TABLE 2
AMBIENT AIR QUALITY STANDARDS

Pollutant	Average Time	California Standards[a]		National Standards[b]		
		Concentration[c]	Method[d]	Primary[c,e]	Secondary[c,f]	Method[g]
O_3[h]	1 Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m^3)		0.070 ppm (137 µg/m^3)		
NO_2[i]	1 Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemi-luminescence	100 ppb (188 µg/m^3)	None	Gas Phase Chemi-luminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)		53 ppb (100 µg/m^3)	Same as Primary Standard	
CO	1 Hour	20 ppm (23 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m^3)	None	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10mg/m^3)		9 ppm (10 mg/m^3)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		—	—	

Pollutant	Average Time	California Standards[a]		National Standards[b]		
		Concentration[c]	Method[d]	Primary[c,e]	Secondary[c,f]	Method[g]
SO_2[j]	1 Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb(196 µg/m^3)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m^3)	
	24 Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)[j]	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) [j]	—	
PM_{10}[k]	24 Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		—		
$PM_{2.5}$[k]	24 Hour	No Separate State Standard		35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	12.0 µg/m^3 [k]	15 µg/m^3	
Pb[l,m]	30 Day Average	1.5 µg/m^3	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m^3 (for certain areas)[m]	Same as Primary Standard	
	Rolling 3-Month Average [m]	--		0.15 µg/m^3		
Visibility Reducing Particles[n]	8 Hour	Extinction coefficient of 0.23 per kilometer — visibility of ten miles or more (0.07 — 30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.		**No Federal Standards**		
Sulfates (SO_4)	24 Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[l]	24 Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

NOTES:

[a] California standards for O_3, CO (except 8-hour Lake Tahoe), SO_2 (1 and 24 hour), NO_2nitrogen dioxide, and particulate matter (PM_{10}, $PM_{2.5}$, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[b] National standards (other than O_3, PM_{10}, $PM_{2.5}$, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] Any equivalent procedure which can be shown to the satisfaction of CARB to give equivalent results at or near the level of the air quality standard may be used.

Pollutant	Average Time	California Standards[a]		National Standards[b]		
		Concentration[c]	Method[d]	Primary[c,e]	Secondary[c,f]	Method[g]

[e] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[f] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

[g] Reference method as described by the USEPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the USEPA.

[h] On October 1, 2015, the national 8-hour O_3 primary and secondary standards were lowered from 0.075 to 0.070 ppm.

[i] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb.

[j] On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated non-attainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

[k] On December 14, 2012, the national annual $PM_{2.5}$ primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3.

[l] CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[m] The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated non-attainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

[n] In 1989, CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

SOURCE: California Air Resources Board, Ambient Air Quality Standards (5/4/16), https://ww2.arb.ca.gov/resources/california-ambient-air-quality-standards. Accessed February 2019.

The project is located within the SDAB, which is currently designated as a moderate nonattainment area for the 8-hour NAAQS for O_3. The SDAB is in attainment for the NAAQS for all other criteria pollutants. Over the past several years, San Diego County has experienced substantial improvement in ambient O_3 levels, according to data collected at the monitoring stations. Total region-wide NO_X and VOC emissions, which are O_3 precursors, have been substantially reduced over time, and additional requirements under the 2022 Regional Air Quality Strategy (RAQS) will continue emissions reductions of O_3 precursors. The proposed control measures under the 2022 RAQS are estimated to reduce VOC emissions by approximately 0.04 tons per day and NOx emissions by 0.59 tons per day.[53] The SDAB is currently classified as a nonattainment area under the California Ambient Air Quality Standards (CAAQS) for O_3, $PM_{2.5}$, and PM_{10}. **Table 3**, **San Diego Air Basin Attainment Status***,* lists the criteria pollutants and their relative attainment status.

The Clean Air Act also specifies future dates for achieving compliance with the NAAQS and mandates that states submit and implement a State Implementation Plan (SIP) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards would be met. The 1990 amendments to the Clean Air Act identify specific emission reduction goals for basins not meeting the NAAQS. These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or to meet interim milestones.

[53] SDAPCD, 2022. 2022 Regional Air Quality Strategy for San Diego County. March 2022.

TABLE 3
SAN DIEGO AIR BASIN ATTAINMENT STATUS

Pollutant	National Standards (NAAQS)	California Standards (CAAQS)
O_3 (1-hour standard)	Attainment[a]	Non-attainment
O_3 (8-hour 2015 standard)	Non-attainment - Severe	Non-attainment
CO	Attainment	Attainment
NO_2	Attainment	Attainment
SO_2	Attainment	Attainment
PM_{10}	Unclassifiable[b]	Non-attainment
$PM_{2.5}$	Attainment	Non-attainment
Pb	Attainment	Attainment
Visibility Reducing Particles	N/A	Unclassified
Sulfates	N/A	Attainment
Hydrogen Sulfide	N/A	Unclassified

NOTES: N/A = not applicable

[a] The federal 1-hour standard of 12 pphm was in effect from 1979 through June 15, 2005. The revoked standard is referenced here because it was employed for such a long period and because this benchmark is addressed in State Implementation Plans.

[b] At the time of designation, if the available data does not support a designation of attainment or nonattainment, the area is designated as unclassifiable.

SOURCE: SDAPCD, Attainment Status. Available: https://www.sdapcd.org/content/sdc/apcd/en/air-quality-planning/attainment-status.html . Accessed April 29, 2021.; USEPA, Green Book. Available: https://www3.epa.gov/airquality/greenbook/jbcs.html#CA. Accessed April 29, 2021.

Title II of the Clean Air Act pertains to mobile sources, such as cars, trucks, buses, and planes. Reformulated gasoline, automobile pollution control devices, and vapor recovery nozzles on gas pumps are a few of the mechanisms the USEPA uses to regulate mobile air emission sources. The provisions of Title II have resulted in tailpipe emission standards for vehicles, which have strengthened in recent years to improve air quality. For example, the standards for NO_X emissions have been lowered substantially, and the specification requirements for cleaner-burning gasoline are more stringent.

2.2 State

2.2.1 California Air Resources Board

CARB, a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, CARB conducts research, sets the CAAQS, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB establishes emission standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. CARB has primary responsibility for the development of California's SIP, for which it works closely with the federal government and local air districts. The SIP is required for the state to take over implementation of the federal Clean Air Act from the USEPA.

2.2.2 California Clean Air Act

The California Clean Air Act, signed into law in 1988, requires all areas of the state to achieve and maintain the CAAQS by the earliest practical date. The CAAQS apply to the same criteria pollutants as the federal Clean Air Act but also include state-identified criteria pollutants, which include sulfates, visibility-reducing particles, hydrogen sulfide, and vinyl chloride. CARB has primary responsibility for ensuring the implementation of the California Clean Air Act, responding to the federal Clean Air Act planning requirements applicable to the state, and regulating emissions from motor vehicles and consumer products within the state. Table 2 shows the CAAQS currently in effect for each of the criteria pollutants as well as the other pollutants recognized by the state. As shown in Table 2, the CAAQS include more stringent standards than the NAAQS for most of the criteria air pollutants.

Health and Safety Code Section 39607(e) requires CARB to establish and periodically review area designation criteria. Table 3 provides a summary of the attainment status of the SDAB with respect to the state standards. The Air Basin is designated as attainment for the California standards for lead and sulfates and unclassified for visibility-reducing particles and hydrogen sulfide.

2.2.3 Air Quality and Land Use Handbook

CARB published the *Air Quality and Land Use Handbook* in April 2005 to serve as a general guide for considering impacts to sensitive receptors from facilities that emit TAC emissions. The recommendations provided therein are voluntary and do not constitute a requirement or mandate for either land use agencies or local air districts. The goal of the guidance document is to protect sensitive receptors, such as children, the elderly, acutely ill, and chronically ill persons, from exposure to TAC emissions. Some examples of CARB's siting recommendations include the following: (1) avoid siting sensitive receptors within 500 feet of a freeway, urban road with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day; (2) avoid siting sensitive receptors within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration unit operations exceed 300 hours per week); (3) avoid siting sensitive receptors within 300 feet of any dry cleaning operation using perchloroethylene and within 500 feet of operations with two or more machines; and (4) avoid siting sensitive receptors within 300 feet of a large gasoline dispensing facility (defined as a facility with a throughput of 3.6 million gallons per year or greater) or 50 feet of a typical gasoline dispensing facility. The project site is not within the screening distances of these land uses. The nearest boundary of the project site is located approximately 725 feet northwest of the Main Street; and approximately 850 feet northwest from the nearest gasoline station at the intersection of Main Street and 11th Street.

2.2.4 On-Road and Off-Road Vehicle Rules

In 2004, CARB adopted an Airborne Toxic Control Measure (ATCM) to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other vehicle emissions (Title 13 California Code of Regulations [CCR], Section 2485). The measure applies to diesel-fueled commercial vehicles with gross vehicle weight ratings greater than 10,000 pounds that are licensed to operate on highways, regardless of where they are registered. This measure does not allow diesel-fueled commercial vehicles to idle for more than 5 minutes at any given time.

In 2008, CARB approved the Truck and Bus regulation to reduce NO_X, PM_{10}, and $PM_{2.5}$ emissions from existing diesel vehicles operating in California (13 CCR, Section 2025). The requirements were amended in December 2010 and apply to nearly all diesel-fueled trucks and buses with a gross vehicle weight rating greater than 14,000 pounds. For the largest trucks in the fleet, those with a gross vehicle weight rating greater than 26,000 pounds, there are two methods to comply with the requirements. The first way is for the fleet owner to retrofit or replace engines, starting with the oldest engine model year, to meet 2010 engine standards or better. This is phased over 8 years, starting in 2015 and would be fully implemented by 2023, meaning that all trucks operating in the state subject to this option would meet or exceed the 2010 engine emission standards for NO_X and particulate matter by 2023. The second option, if chosen, requires fleet owners, starting in 2012, to retrofit a portion of their fleet with diesel particulate filters achieving at least 85 percent removal efficiency, so that by January 1, 2016, their entire fleet is equipped with diesel particulate filters. However, diesel particulate filters do not typically lower NO_X emissions. Thus, fleet owners choosing the second option must still comply with the 2010 engine emission standards for their trucks and buses by 2020.

In addition to limiting exhaust from idling trucks, CARB promulgated emission standards for off-road diesel construction equipment of greater than 25 horsepower such as bulldozers, loaders, backhoes and forklifts, as well as many other self-propelled off-road diesel vehicles in 2007. The In-Use Off-Road Diesel Fueled Fleets regulation aims to reduce emissions by installation of diesel soot filters and encourage the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models (13 CCR, Section 2449). Implementation is staggered based on fleet size (which is the total of all off-road horsepower under common ownership or control), with the largest fleets beginning compliance by January 1, 2014. Each fleet must demonstrate compliance through one of two methods. The first option is to calculate and maintain fleet average emissions targets, which encourages the retirement or repowering of older equipment and rewards the introduction of newer cleaner units into the fleet. The second option is to meet the Best Available Control Technology (BACT) requirements by turning over or installing Verified Diesel Emission Control Strategies (e.g., engine retrofits) on a certain percentage of its total fleet horsepower. The compliance schedule requires that BACT turn overs or retrofits be fully implemented by 2023 in all equipment in large and medium fleets and across 100 percent of small fleets by 2028.

In January 2012, CARB approved the Advanced Clean Cars program, a new emissions-control program for model years 2015 through 2025. The program includes components to reduce smog-forming pollution, reduce greenhouse gas (GHG) emissions, promote clean cars, and provide the fuels for clean cars. The zero emissions vehicle (ZEV) program will act as the focused technology of the Advanced Clean Cars program by requiring manufacturers to produce increasing numbers of ZEVs and plug-in hybrid electric vehicles (PHEV) in the 2018 to 2025 model years. By 2025, California has set a goal to have 1.5 million zero-emission vehicles on its roads and highways.[54]

In May 2016, CARB released the updated Mobile Source Strategy that demonstrates how the state can simultaneously meet air quality standards, achieve GHG emission reduction targets,

[54] CARB. 2017. The Advanced Clean Cars Program. Available online at: https://www.arb.ca.gov/msprog/acc/acc.htm. Accessed April 2021.

decrease health risk from transportation emissions, and reduce petroleum consumption over the next fifteen years, through a transition to ZEVs, cleaner transit systems and reduction of vehicle miles traveled. The Mobile Source Strategy calls for 1.5 million ZEVs (including plug-in hybrid electric, battery-electric, and hydrogen fuel cell vehicles) by 2025 and 4.2 million ZEVs by 2030. It also calls for more stringent GHG requirements for light-duty vehicles beyond 2025 as well as GHG reductions from medium-duty and heavy-duty vehicles and increased deployment of zero-emission trucks primarily for class 3–7 "last mile" delivery trucks in California. Statewide, the Mobile Source Strategy would result in a 45 percent reduction in GHG emissions, and a 50 percent reduction in the consumption of petroleum-based fuels.[55]

In 2021 CARB released the Advance Clean Trucks regulation and in 2023 CARB released the Advanced Clean Fleet regulation. The primary goal of the ACF regulation is to accelerate the market for zero-emission trucks, vans, and buses by requiring fleets that are well suited for electrification, to transition to ZEVs where feasible. CARB was directed to ensure that fleets, businesses, and public entities that own or direct the operation of medium- and heavy-duty vehicles in California purchase and operate ZEVs to achieve a smooth transition to ZEV fleets by 2045 everywhere feasible.[56,57]

2.3 Regional

2.3.1 San Diego County Air Pollution Control District (SDAPCD)

The SDAPCD is the agency responsible for the administration and enforcement of air quality regulations in San Diego County. The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis. The RAQS was updated in 1995, 1998, 2001, 2004, 2009, and most recently 2016.[58] The RAQS outlines SDAPCD's plans and control measures designed to attain the state air quality standards for O_3. The 2016 Revision of the RAQS contains an overview of statutory requirements, air quality assessment, recent and projected future emission reduction rates, adopted and proposed control measures, overview of incentive programs, review of the Transportation Control Measures Plan, and reaffirmation that if state emission 5 percent per year reduction of O_3 precursors is not feasible, then alternative strategies must be identified and every feasible control measure implemented.[59] The SDAPCD has also developed the air basin's input to the SIP, which is required under the Federal Clean Air Act for areas that are out of attainment of air quality standards. The SIP includes the SDAPCD's plans and control measures for attaining the O_3 NAAQS. Most recently, SDAPCD published the 2020 San Diego Ozone State

55 CARB. 2016. Mobile Source Strategy. Available online athttps://ww3.arb.ca.gov/planning/sip/2016sip/2016mobsrc.pdf.

56 CARB. 2021. Advanced Clean Trucks. https://ww2.arb.ca.gov/resources/fact-sheets/advanced-clean-trucks-fact-sheet, accessed September 2023.

57 CARB 2023. Advanced Clean Fleets Regulation Summary. https://ww2.arb.ca.gov/resources/fact-sheets/advanced-clean-fleets-regulation-summary, accessed September 2023.

58 SDAPCD, Air Quality Planning, https://www.sdapcd.org/content/sdc/apcd/en/air-quality-planning.html, last updated February 2, 2021.

59 SDAPCD, 2016. 2016 Revision of the Regional Air Quality Strategy for San Diego County.

Implementation Plan for attaining the federal 8-hour 75ppb and 70 ppb O_3 standards by 2026 and 2032, respectively.[60]

The SDAPCD is responsible for planning, implementing, and enforcing federal and state ambient standards in the SDAB. The following rules and regulations would apply and are relevant to the proposed project.

SDAPCD Regulation II: Permits; Rule 20.2: New Source Review – Non-Major Sources. Applies to any new or modified stationary source, to any new or modified emission unit and to any relocated emission unit that is not considered a major stationary source. As applied to new or modified sources, the rule (1) requires the use of Best Available Control Technology (BACT) where the emissions of PM_{10}, NO_X, VOC, or SO_X would increase by 10 pounds per day or more; (2) requires an air quality impact analysis if the emissions of PM_{10}, NO_X, VOC, SO_X, or lead exceed designated trigger levels; and (3) establishes public noticing requirements prior to issuance of a permit-to-operate from the SDAPCD.

SDAPCD Regulation IV: Prohibitions; Rule 50: Visible Emissions. Prohibits any activity causing air contaminant emissions darker than 20 percent opacity for more than an aggregate of 3 minutes in any consecutive 60-minute time period. In addition, Rule 50 prohibits any diesel pile-driving hammer activity causing air contaminant emissions for a period or periods aggregating more than 4 minutes during the driving of a single pile.

SDAPCD Regulation IV: Prohibitions; Rule 51: Nuisance. Prohibits the discharge, from any source, of such quantities of air contaminants or other materials that cause or have a tendency to cause injury, detriment, nuisance, annoyance to people and/or the public, or damage to any business or property.

SDAPCD Regulation IV: Prohibitions; Rule 55: Fugitive Dust. Regulates fugitive dust emissions from any commercial construction or demolition activity capable of generating fugitive dust emissions, including active operations, open storage piles, and inactive disturbed areas, as well as track-out and carry-out onto paved roads beyond a project site. The rule defines the term "commercial" as work conducted for financial compensation by other than a tenant or property owner.

SDAPCD Regulation IV: Prohibitions; Rule 67.0.1: Architectural Coatings. Architectural coatings were previously regulated under former District Rule 67.0 (Architectural Coatings, repealed effective January 1, 2016) and are now regulated under Rule 67.0.1 (Architectural Coatings, adopted on June 24, 2015). Rule 67.0.1 incorporates the tighter VOC limits of CARB's 2007 Suggested Control Measures and is estimated to reduce VOC emissions in San Diego County by 839.5 tons per year (2.3 tons per day) with a cost-effectiveness of $1.12 per pound of VOC reduced.[61] Requires manufacturers, distributors, and end users of architectural and

[60] CARB, 2020 San Diego Ozone State Implementation Plan, 2020, https://ww2.arb.ca.gov/our-work/programs/california-state-implementation-plans/nonattainment-area-plans/san-diego-county-0. Accessed April 2021.

[61] SDAPCD, 2016. 2016 Revision of the Regional Air Quality Strategy for San Diego County.

industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

SDAPCD Regulation XI: National Emission Standards for Hazardous Air Pollutants. Subpart M, Rule 361.145: Standard for Demolition and Renovation. Requires owners and operators of a demolition or renovation activity to provide written notification of planned asbestos stripping or removal to the Control Officer no less than 10 days prior to demolition and/or asbestos removal. A Notification of Demolition and Renovation Form and fee is required with written notification. Procedures for asbestos emission control are provided under Rule 361.145 and must be followed in accordance with this regulation. Rule 361.145 requires notification and work practice standards for asbestos removal and demolition, as specified under Rule 40, Code of Federal Regulations 61, Subpart M.

SDAPCD Regulation XII: Toxic Air Contaminants. Applies to any new, relocated, or modified emission unit which may increase emissions of one or more TACs and for which an Authority to Construct or Permit to Operate is required, or for which a Notice of Intention or Application for Certification has been accepted by the California Energy Commission. The increase in maximum incremental cancer risk at every receptor location shall be equal to or less than 1 in one million for any project for which new, relocated, or modified emission units that increases maximum incremental cancer risk are not equipped with best available control technology for toxics (T-BACT) and 10 in one million for units equipped with T-BACT.

2.3.2 San Diego Association of Governments

SANDAG is the federally designated metropolitan planning organization (MPO) for San Diego County region and is responsible for transportation planning. As a regional agency, SANDAG is not responsible for local land use management including land using zoning regulations or general plan designations (49 U.S.C. 5301 et. seq.) On December 2021, the SANDAG Board of Directors adopted the 2021 Regional Plan (Regional Plan).

The plan combines the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Comprehensive Plan. As such, the 2021 Regional Plan must comply with specific state and federal mandates, including an SCS, per Senate Bill 375 (Steinberg, 2008), that achieves greenhouse gas emission reduction targets set by CARB, compliance with federal civil rights requirements (Title VI) and environmental justice considerations, air quality conformity, and a public participation process.

Air quality in the region has improved significantly over the past four decades as measured by the decreasing trend in the number of days with an Air Quality Index (AQI) over 100. The USEPA uses the AQI as an index for reporting daily air quality. The greater the level of air pollution and the greater the health concern. For example, an AQI value of 50 represents good air quality with little potential to affect public health, while an AQI value over 300 represents hazardous air quality. An AQI value of 100 generally corresponds to the national air quality standard for the pollutant, which is the level USEPA has set to protect public health. AQI values below 100 are considered satisfactory. When AQI values are above 100, air quality is considered to be unhealthy—at first for certain sensitive groups of people, then for everyone as AQI values get

higher.[62] In particular, the number of days exceeding the federal 2008 O_3 standard has dropped from 179 days in 1981 to 12 days in 2014.[63]

In December 2021, the SANDAG Board of Directors approved the 2021 Regional Plan to provide a long-term blueprint for the San Diego region that seeks to meet regulatory requirements, address traffic congestion, and create equal access to jobs, education, healthcare, and other community resources. The plan combines the RTP, SCS, and Regional Comprehensive Plan. As such, the 2021 Regional Plan must comply with specific state and federal mandates, including an SCS, per Senate Bill 375 (Steinberg, 2008), that achieves greenhouse gas emission reduction targets set by the CARB; compliance with federal civil rights requirements (Title VI); and environmental justice considerations, air quality conformity, and a public participation process.[64]

3.0 Significance Thresholds

Pursuant to Appendix G of the 2019 State *CEQA Guidelines*, the project would result in a significant impact related to air quality if it would:

a. Conflict with or obstruct the implementation of the applicable air quality plan;

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

c. Expose sensitive receptors to substantial pollutant concentrations; or

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

The County of San Diego has approved guidelines for determining significance based on Appendix G.III of the State CEQA Guidelines. Section 4.0 of the County Guidelines for Determining Significance and Report Format and Content Requirements – Air Quality provides guidance that a project would have a significant environmental impact if:[65]

1. The project will conflict with or obstruct the implementation of the San Diego Regional Air Quality Strategy (RAQS) and/or applicable portions of the State Implementation Plan (SIP).

2. The project would result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

3. The project will result in emissions that exceed 250 pounds per day of NO_X, or 75 pounds per day of VOCs.

62 USEPA. 2019, Air Quality Index (AQI) Basics. Available online at: https://airnow.gov/index.cfm?action =aqibasics.aqi. Accessed September 2023.

63 San Diego Association of Governments (SANDAG), 2015. San Diego Forward: A Regional Plan. October 2015.

64 SANDAG, 2021 Regional Transportation Plan, https://www.sandag.org/regional-plan/2021-regional-plan/final-2021-regional-plan, Accessed September 2023.

65 County of San Diego, Guidelines for Determining Significance and Report Format and Content Requirements – Air Quality, March 19, 2007, https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Guidelines.pdf. Accessed September 2023.

4. The project will result in emissions of carbon monoxide that when totaled with the ambient concentrations will exceed a 1-hour concentration of 20 parts per million (ppm) or an 8-hour average of 9 ppm.
5. The project will result in emissions of $PM_{2.5}$ that will exceed 55 pounds per day.
6. The project will result in emissions of PM_{10} that exceed 100 pounds per day and increase the ambient PM_{10} concentration by 5 micrograms per cubic meter (5.0 µg/m3) or greater at the maximum exposed individual.
7. The project will result in a cumulatively considerable net increase of any criteria pollutant for which the San Diego Air Basin is non-attainment under an applicable federal or state Ambient Air Quality Standard (including emissions which exceed the screening level thresholds for O_3 precursors listed in Table 5 of the Guidelines).
8. The project will expose sensitive receptors to substantial pollutant concentrations.
9. The project which is not an agricultural, commercial or an industrial activity subject to SDAPCD standards, as a result of implementation, will either generate objectionable odors or place sensitive receptors next to existing objectionable odors, which will affect a considerable number of persons or the public.

The County of San Diego has adopted the SDAPCD's established Trigger Levels (Rules 20.2 et seq.) for new or modified stationary sources as Screening Level Thresholds (SLTs) for use in determining CEQA air quality impacts. While SDAPCD has not developed specific thresholds of significance to evaluate construction and operation criteria pollutant impacts within CEQA documents, SDAPCD's Regulation II, Rules 20.2 and 20.3 (new source review for non-major and major stationary sources, respectively) outline AQIA Trigger Levels for regional criteria pollutants for new or modified sources. Based on SDAPCD's AQIA Trigger Levels, as well as USEPA rulemaking and CEQA thresholds adopted by the South Coast Air Quality Management District (SCAQMD), the County has established SLTs to assist lead agencies in determining the significance of project-level regional air quality impacts within the county. These are detailed in the bullet points under Section 3.1, Construction Emissions, and Section 3.2, Operational Emissions.

The SLTs are based on the AQIA trigger levels, and these trigger levels are based on emission levels identified under the New Source Review (NSR) program. The NSR program requires that stationary sources receive permits before construction begins and/or the use of equipment. By permitting stationary sources, the NSR program ensures that new emissions would not slow regional progress toward attaining the NAAQS. SDAPCD's Trigger Levels outlined in Rules 20.2 and 20.3 were set as the total emission thresholds associated with the NSR program to help attain and maintain the NAAQS from new and modified non-major stationary sources.

Projects that propose development that is consistent with the growth anticipated by the general plans and SANDAG's growth forecasts would be consistent with the RAQS and SIP. Also, projects that are consistent with the SIP rules (i.e., the federally approved rules and regulations adopted by the SDAPCD) are consistent with the SIP. Thus, projects would be required to conform with measures adopted in the RAQS (including use of low-VOC architectural coatings, use of low-NO_X water heaters, and compliance with rules and regulations governing stationary sources) and would also be required to comply with all applicable rules and regulations adopted by the SDAPCD.

3.1 Construction Emissions

SDAPCD Rule 20.2, New Source Review Non-Major Stationary Sources, has established AQIA Trigger Levels and the County has adopted the AQIA Trigger Levels as quantitative SLTs to determine whether there would be a significant impact to air quality for CEQA purposes. The SLTs are based on AQIA Trigger Levels which were identified under the NSR program. Air quality impacts related to the proposed project estimated in this environmental analysis would be considered significant if any of the applicable significance thresholds presented below, which are based on SDAPCD Trigger Levels, are exceeded during construction:

- 100 pounds per day for PM_{10}
- 55 pounds per day for $PM_{2.5}$
- 250 pounds per day for NO_X
- 250 pounds per day for SO_X
- 550 pounds per day for CO
- 137 pounds a day for VOC[66]

Currently, the County of San Diego does not have a localized threshold of significance for construction emissions.

3.2 Operational Emissions

SDAPCD Rule 20.2, New Source Review Non-Major Stationary Sources, has established AQIA Trigger Levels and the County has adopted the AQIA Trigger Levels as quantitative SLTs to determine whether there would be a significant impact to air quality for CEQA purposes. The SLTs are based on AQIA Trigger Levels which were identified under the NSR program. Air quality impacts related to the proposed project estimated in this environmental analysis would be considered significant if any of the applicable significance thresholds presented below, which are based on SDAPCD Trigger Levels, are exceeded during operation:

- 100 pounds per day or 15 tons per year for PM_{10}
- 55 pounds per day or 10 tons per year for $PM_{2.5}$
- 25 pounds per hour, 250 pounds per day, or 40 tons per year for NO_X
- 25 pounds per hour, 250 pounds per day, or 40 tons per year for SO_X
- 100 pounds per hour, 550 pounds per day, or 100 tons per year for CO
- 3.2 pounds per day or 0.6 tons per year for lead and lead compounds
- 137 pounds a day or 13.7 tons per year for VOC

[66] VOC threshold based on the significance thresholds recommended by the Monterey Bay Unified Air Pollution Control District for the North Central Coast Air Basin, which has similar federal and state attainment status as the San Diego Air Basin for O_3.

3.3 Toxic Air Contaminants

SDAPCD Regulation XII (Toxic Air Contaminants) states that the increase in maximum incremental cancer risk at every receptor location shall be equal to or less than 1 in one million for any project for which new, relocated, or modified emission units that increases maximum incremental cancer risk are not equipped with T-BACT and 10 in one million for units equipped with T-BACT. Per SDAPCD Rule 1210, the public health risk notification requirement for noncancer impacts is a health hazard index equal to or greater than 1.0.

4.0 Methodology

The methodology to evaluate potential impacts to regional and local air quality that may result from the construction and long-term operations of the project is presented below.

4.1 Construction Emissions

4.1.1 Daily Construction Emissions

Daily regional emissions during construction are forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the mobile source and fugitive dust emissions factors. The emissions are estimated using the California Emissions Estimator Model (CalEEMod) version 2022.1.1 software, an emissions inventory software, which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professions to quantify potential criteria pollutant and GHG emissions from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory) have been provided by the various California air districts to account for local requirements and conditions. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects throughout California and is recommended by the SDAPCD and County of San Diego for construction emission calculations.

The construction equipment used CalEEMod defaults based on the land uses. Construction phase durations were carried over from the previous project evaluated in the 2017 IS/MND. Consistent with County of San Diego Planning and Development Services requirements and the previous project evaluated in the 2017 IS/MND, all construction equipment would meet Tier 3 requirements. Emissions from on-road vehicles were estimated outside of CalEEMod using emission factors from the CARB On Road Vehicle Emissions Factor Model version 2021 (EMFAC2021) for haul and material vendor trucks and worker vehicles. Activities parameters, such as number of pieces of equipment and equipment usage hours were based on CalEEMod defaults. The project would require 500 cubic yards of soil excavation and a maximum of 5,500 cubic yards of imported fill. Emissions from project construction activities were estimated based on the construction phase in which the activity would be occurring. Daily truck trips and default trip length data were used to assess roadway emissions from truck exhaust. The maximum daily emissions are estimated values for the worst-case day and do not represent the emissions that would occur for every day of construction of the proposed project. The maximum daily emissions

are compared to the SDAPCD daily regional numeric indicators. Detailed construction equipment lists, construction scheduling, and emissions calculations are provided in **Appendix A** of this Technical Report.

Project construction is estimated to start in winter 2024 but may commence at a later date. If this occurs, construction impacts would be lower than those analyzed here due to the use of a more energy-efficient and cleaner burning construction vehicle fleet mix, pursuant to state regulations that require vehicle fleet operators to phase in less polluting heavy-duty equipment. As a result, should project construction commence at a later date than analyzed in this analysis, air quality impacts would be lower than the impacts disclosed herein.

4.1.2 Toxic Air Contaminants

The greatest potential for TAC emissions during construction of the proposed project would be related to diesel particulate matter (DPM) emissions associated with heavy-duty equipment during demolition, excavation and grading activities, building construction, paving and architectural coating. Construction activities associated with the proposed project would be sporadic, transitory, and short term in nature. The construction HRA was performed in accordance with the 2015 Office of Environmental Health Hazard Assessment (OEHHA) *Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments* (OEHHA Guidance).[67] The analysis incorporates the estimated construction emissions and dispersion modeling using the USEPA AMS/EPA Regulatory Model (AERMOD) model with meteorological data provided by CARB from the Ramona Airport meteorological station located in San Diego County.

For the risk assessment, the AERMOD dispersion model output was converted into specific cancer risks and non-cancer chronic health hazard impacts. Health impacts addressed construction DPM emissions and the effects on nearby sensitive receptors (residential) within 1,000 feet of the project site. The analysis assumes that residential receptors may include newborns and children, as well as adults. Newborns and children tend to have higher exposure to pollutants because they have a higher breathing rate in proportion to the size of their body. In addition, the 2015 OEHHA Guidance applies age sensitivity factors to account for increased sensitivity to carcinogens during early-in-life exposure. As discussed above in Subsection 1.3.2, sensitive receptors in the vicinity of the site include single- and multi-family residences to the south of the site across Main Street and to the west and southwest of the site across 13th Street.

To assess the risk of potential health impacts (cancer or other acute or chronic conditions) related to TACs exposure from airborne emissions during the proposed project's construction activities, a refined quantitative construction HRA was prepared. Detailed parameters and calculations for the HRA are provided in **Appendix B** of this Technical Report.

[67] Office of Environmental Health Hazard Assessment, Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments, (2015).

4.1.3 Operational Emissions

The project's operational emissions are estimated using the most recent version of CalEEMod software. CalEEMod was used to forecast the daily regional emissions from area sources that would occur during long-term operation of the proposed project. For transportation, the 2015 Air Quality Technical Report prepared for the previous Ramona Intergenerational Community Campus project calculated a total annual vehicle miles traveled of 3,807,278 miles. Comparatively, the proposed project would result in 2,422,909 total annual miles. Similar to construction, operational emissions from on-road vehicles were estimated outside of CalEEMod using EMFAC2021. All vehicle types would visit the project site. Therefore, this assessment uses the SDAB's motor vehicle fleet mix and the fleet average calendar year emissions factors from EMFAC2021 to estimate mobile source operational emissions.

Area source emissions are based on landscaping equipment and consumer product usage (including paints) rates provided in CalEEMod. The project would implement similar low-flow faucets, toilets, and showers and water-efficient irrigation system as assumed in the previous project evaluated in the 2017 IS/MND. Solid waste diversion is assumed to be 60 percent as the County achieved 60 percent waste diversion in the unincorporated areas as of 2018.[68] The project would be designed with an all-electric building design and project buildings would not utilize natural gas or include natural gas infrastructure.

Operational emissions are considered to be all net new emissions as the existing site is vacant.

Toxic Air Contaminants

Freeways and high-traffic roads (an urban road with 100,000 vehicles per day, or a rural road with 50,000 vehicles per day) are considered sources of TAC emissions. CARB recommends siting sensitive land uses at least 500 feet from such sources. CARB also recommends avoiding siting sensitive receptors within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration unit operations exceed 300 hours per week) and within 300 feet of any dry cleaning operation using perchloroethylene or 500 feet for drycleaners with two or more perchloroethylene machines. These criteria will be used to assess the potential for significant health risk impacts in excess of the significance threshold for TAC emissions from existing sources of emissions affecting the project and whether a more detailed health risk analysis is warranted.

CO Hotspots

There is no localized CO hotspot significance threshold methodology for the SDAPCD. Given this, guidance was drawn from the County of San Diego Guidelines for Determining Significance. Based on the County's guidance, CO hotspots may potentially occur at signalized intersections that operate at or below level of service (LOS) E with peak-hour trips for that intersection exceeding 3,000 trips.

[68] County of San Diego, Solid Waste, https://www.sandiegocounty.gov/content/sdc/sustainability/Measures/solidwaste.html, Accessed April 29, 2021.

Other Emissions (Odors)

Potential odor impacts are evaluated qualitatively, consistent with the guidance by SDAPCD and the County of San Diego. In addition, land use compatibility guidance from the neighboring SCAQMD, which is the air district for Los Angeles County (excluding the Antelope Valley), Orange County and the urbanized areas of Riverside and San Bernardino Counties, is relied on for evaluating land uses typically associated with odorous emissions. The analysis includes reviewing the site plan for the proposed project and project description to identify new or modified odor sources. If it is determined that the proposed project would introduce a potentially significant new odor source or modify an existing odor source, then downwind sensitive receptor locations are identified, and a site-specific analysis is conducted to determine impacts of the proposed project. The project is required to conform to SDAPCD Rule 51 (Public Nuisance), which prohibits emission of any material that may be considered a nuisance.

5.0 Environmental Impacts

5.1 Impacts Analysis

Impact 5-1: Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?

As described above, the SDAPCD RAQS is the regional air quality plan that is applicable to the area surrounding the project site. The RAQS contains rules and regulations that are implemented by the SDAPCD to help the SDAB meet the clean air standards required by federal and state law. The RAQS relies on projected growth in the county, as well as information on mobile, area, and other sources of emissions obtained from CARB and SANDAG to project future emissions within the county. Based on these emissions, reduction strategies are determined to reduce emissions in order to achieve or maintain attainment with state and federal standards. CARB mobile source emissions projections and SANDAG growth projections are generally based on the applicable General Plans (of the incorporated cities within the county and the County itself for unincorporated areas).

Therefore, projects that propose development consistent with the applicable General Plan would be consistent with the RAQS and the SIP. If a proposed development exceeds the growth projections, it would have a potentially significant impact on air quality. Currently, the project site is designated as Rural Commercial (C-4) and Rural Lands (RL-20). Prior to the County's purchase of the project site, Housing and Community Development Services worked with County partners and consultants to conduct a market study and due diligence land use analysis to evaluate the potential uses of the site and to determine the market conditions in the community. These studies concluded that there is strong demand for affordable senior housing in Ramona. As described in the Project Description, the proposed project would be compatible with the existing General Plan designations and zoning upon approval of a minor use permit (ZAP). The project would consist of approximately 100 affordable senior residential units, which would include 85 one-bedroom units and 15 two-bedroom units. Therefore, the project would conform to planned growth that is anticipated by the General Plan and result in compliance with state and local housing regulations and would be consistent with the population growth projections for the area.

As SANDAG does not have local land use or regulatory authority, the project's consistency with the County of San Diego General Plan would be sufficient to determine that the project would not conflict with SANDAG growth projections and the RAQS.

Additionally, the proposed project would comply with CARB regulatory requirements to minimize short-term emissions from on-road and off-road diesel construction equipment (i.e., 13 CCR, Section 2485 – anti-idling regulation; 13 CCR, Section 2025 – Truck and Bus regulation to reduce NO_X, PM_{10}, and $PM_{2.5}$ emissions; and 13 CCR, Section 2449 – In-Use Off-Road Diesel Fueled Fleets regulation to reduce NO_X, PM_{10}, and $PM_{2.5}$ emissions). The proposed project would also comply with SDAPCD regulations for controlling fugitive dust pursuant to SDAPCD Rule 55 - Fugitive Dust.

Compliance with these requirements is consistent with and meets the RAQS requirements for control measures intended to reduce emissions from construction equipment and activities. Therefore, the proposed project would not conflict with or obstruct implementation of the RAQS, and impacts would be **less than significant**.

Impact 5-2: Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Construction

Construction activities would temporarily generate emissions from equipment exhaust and mobile trips. The amount of emissions generated on a daily basis would vary depending on the intensity and types of construction activities occurring simultaneously. The San Diego Basin is currently classified as a federal non-attainment area for the 2015 8-hour standard for O_3 and a state non-attainment area for PM_{10}, $PM_{2.5}$, and O_3. Maximum daily construction emissions are shown in **Table 4**, **Estimated Regional Construction Emissions (Pounds Per Day)**. Accounting for both individual phases and overlapping phases, the construction emissions from the proposed project would not exceed the SDAPCD significance thresholds for PM_{10}, $PM_{2.5}$, VOC, or NO_X. Therefore, impacts would be **less than significant** with regard to a cumulatively considerable net increase for a criteria air pollutant in non-attainment during construction.

TABLE 4
ESTIMATED REGIONAL CONSTRUCTION EMISSIONS (POUNDS PER DAY)[a]

Source	VOC	NO_X	CO	SO_2	PM_{10}[b]	$PM_{2.5}$[b]
Site Preparation – 2024	<1	24.0	28.9	<1	8.8	4.8
Grading – 2024	<1	18.6	20.8	<1	4.2	2.1
Building Construction – 2024	1.3	14.9	23.7	<1	2.8	1.1
Building Construction – 2025	1.2	14.7	23.2	<1	2.8	1.1
Paving – 2025	<1	8.7	11.2	<1	<1	<1
Architectural Coating – 2025	4.1	1.6	2.7	<1	<1	<1
Overlapping Phases						
Building Construction + Paving + Architectural Coating – 2025	1.7	23.6	34.9	<1	3.3	1.5
Building Construction + Paving – 2025	5.8	25.1	37.1	<1	3.8	1.6

Source	VOC	NO_X	CO	SO_2	PM_{10}[b]	$PM_{2.5}$[b]
Maximum Daily Emissions	**5.8**	**25.1**	**37.1**	**<1**	**8.8**	**4.8**
County Screening-Level Threshold	137	250	550	250	100	55
Exceeds Thresholds?	No	No	No	No	No	No

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix A of this Technical Report.

[b] Emissions include fugitive dust control measures consistent with South Coast Air Quality Management District Rule 403.

SOURCE: ESA, 2023.

Operation

Operational emissions were assessed for mobile, area, and stationary sources for the 2025 operational year. The proposed project would comply with the applicable requirements of 2022 Title 24 Building Energy Efficiency Standards, including the applicable requirements of the 2022 California Green Building Standards (CALGreen) Code (Title 24, Part 11) in effect at the time of building permit issuance. As shown in **Table 5, Estimated Regional Operational Emissions**, the operational emissions would not exceed the SDAPCD significance thresholds for PM_{10}, $PM_{2.5}$, VOC, or NO_X. Therefore, impacts would be **less than significant** with regard to a cumulatively considerable net increase for a criteria air pollutant in non-attainment during operation.

TABLE 5
ESTIMATED REGIONAL OPERATIONAL EMISSIONS (POUNDS PER DAY)[a]

Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area (Architectural Coating, Consumer Products, Landscaping)	2.47	0.06	5.96	<1	<1	<1
Energy	0	0	0	0	0	0
Mobile	2.60	2.39	22.50	0.05	4.73	1.23
Total Regional Emissions	5.07	2.45	28.46	<1	4.73	1.23
County Screening-Level Threshold	137	250	550	250	100	55
Exceeds Thresholds?	No	No	No	No	No	No

NOTE:

[a] Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix A of this Technical Report.

SOURCE: ESA, 2023.

Health Impacts from Regional Emissions

The USEPA and CARB have established the NAAQS and CAAQS, respectively, at levels above which concentrations could be harmful to human health and welfare, with an adequate margin of safety. Further, California air districts, like the SDAPCD, have established emission-based thresholds that provide project-level estimates of criteria air pollutant quantities that air basins can accommodate without affecting the attainment dates. The standards were established at levels that provide public health protection and allow an adequate margin of safety, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. Accordingly, elevated levels of criteria air pollutants as a result of a project's emissions could cause adverse

health effects associated with these pollutants. As shown previously in Table 3, the SDAB is designated as non-attainment for O_3 (8-hour) under the NAAQS and non-attainment for O_3 (1-hour and 8-hour), PM_{10} and $PM_{2.5}$ under the CAAQS.

As shown in Table 4, Estimated Regional Construction Emissions (Pounds Per Day), and Table 5, Estimated Regional Operational Emissions (Pounds Per Day), above, the project's construction and operational emissions would not exceed the mass regional emissions threshold and would likely not cause or contribute to the exposure of sensitive receptors to ground-level concentrations in excess of health-protective levels. Therefore, the health impacts from regional emissions would be **less than significant**.

Impact 5-3: Would the proposed project expose sensitive receptors to substantial pollutant concentrations?

Construction

As described in Impact 5-2, the proposed project would not exceed the mass regional emissions threshold during construction and would likely not cause or contribute to the exposure of sensitive receptors to ground-level concentrations in excess of health-protective levels.

Toxic Air Contaminants

Construction activities would emit DPM exhaust emissions from the use of off-road and on-road equipment and stationary sources (such as generators). Emissions modeling conducted for the project using CalEEMod evaluates diesel exhaust emissions as composed entirely of $PM_{2.5}$ emissions. $PM_{2.5}$ is a subset of PM_{10}; therefore, the PM_{10} emissions reported in CalEEMod is used as a surrogate for DPM exhaust emissions. If the proposed project would emit carcinogenic materials or TACs that exceed the maximum incremental increase in cancer risk of 10 in one million or a noncancer hazard index of 1.0, impacts to sensitive receptors would be significant. Construction-related cancer risk and chronic noncancer hazard impacts were estimated and compared to this threshold.

Risk was calculated for the off-site residential receptors within approximately 1,000 feet of the project site to capture max risk impacts. AERMOD was used to quantify concentrations at the off-site receptors. Health risk calculations were performed using a spreadsheet tool consistent with OEHHA guidance. The spreadsheet tool incorporates the algorithms, equations, and a variable described above, as well as in the OEHHA guidance, and incorporates the results of the AERMOD dispersion model. The proposed project's detailed risk assessment is included as **Appendix B** of this Technical Report.

The maximum unmitigated incremental increase in cancer risk at the maximum impacted sensitive receptor would be up to approximately 3.8 in one million. The maximum risk would occur at the residential receptors located to the southeast of the project site and would not exceed the significance threshold of 10 in one million. In accordance with County of San Diego Planning and Development Services requirements, the project would require the construction contractor to use a minimum of Tier 3 equipment. As such, the project would be equipped with T-BACT and

the 10 in one million threshold applies to the project. Thus, the cancer risk for nearby sensitive receptors would be **less than significant**.

The chronic noncancer health impacts from construction of the proposed project would be approximately 0.008 for the maximum impacted sensitive receptor, which would be well below the significance threshold of 1.0. The maximum impacted receptors would be the residential receptors located to the southeast of the project site. Thus, the chronic noncancer health risk for nearby sensitive receptors would be **less than significant**.

Operation

As described in Impact 5-2, the proposed project would not exceed the mass regional emissions threshold during operation and would likely not cause or contribute to the exposure of substantial pollutant contributions to sensitive receptors.

Toxic Air Contaminants

As stated in the County of San Diego *Guidelines for Determining Significance and Report Format and Content Requirements, Air Quality*, typically, land development projects generate some diesel emissions from small trucks during the operational phase.[69] During long-term operations, TACs could be emitted as part of periodic maintenance operations, cleaning, painting, etc., and periodic visits to the project site from delivery trucks and service vehicles. However, since the project is primarily residential with limited commercial uses and does not include industrial uses, the project would not generate or attract substantial numbers of delivery trucks and service vehicles (i.e., more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units per day). Project-related trucks that would visit the site would be required to comply with the applicable provisions of the CARB Truck and Bus regulation (13 CCR, Section 2025) and the CARB anti-idling regulation (13 CCR, Section 2485), which would minimize PM and NO_X emissions from diesel trucks. Therefore, project operations would not be a substantial source of diesel particulates. Furthermore, TAC emissions from periodic maintenance operations are expected to be sporadic and intermittent, which is typical of residential uses, and would result in minimal exposure to off-site and on-site sensitive receptors. Architectural coatings are regulated via SDAPCD Rule 67.0.1, which places limits on the VOC (some of which may be TACs) content of various coating categories. The project's land uses would not include installation of paint booths or require extensive use of commercial or household cleaning products. As a result, toxic or carcinogenic air pollutants are not expected to occur in any substantial amounts in conjunction with operation of the proposed land uses within the project site. Based on the uses expected on the project site, potential long-term operational impacts associated with the release of TACs would be minimal, regulated, and controlled, and would not be expected to exceed the SDAPCD health risk significance thresholds. Thus, operation of the project would not expose sensitive receptors to substantial toxic air contaminant concentrations and operational impacts would be **less than significant**.

[69] County of San Diego, Guidelines for Determining Significance and Report Format and Content Requirements – Air Quality, March 19, 2007, https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Guidelines.pdf. Accessed September 2023.

With regard to existing sources of TAC emissions impacting the project site, the project would develop residential uses (a sensitive land use) approximately 750 feet north of the CA-67 Freeway (Main Street) and approximately 1,100 feet west of the CA-78 Freeway, which are both beyond the 500 feet distance recommended in the CARB *Air Quality and Land Use Handbook*. There are no roadways within approximately 500 feet of the project site that would be considered high-traffic road volumes of 100,000 vehicles per day for an urban road or 50,000 vehicles per day for a rural road. The nearest dry cleaner is located over 3.9 miles to the east (Village Cleaner Dry Cleaners, 23660 San Vicente Road, Ramona, CA, 92065). Furthermore, the CARB Dry Cleaning Air Toxics Control Measure (17 CCR, Section 93109) requires the phase out of the use of perchloroethylene dry cleaning machines and related equipment by January 1, 2023, at which time dry cleaners would not be a source of perchloroethylene TAC emissions. There are no distribution centers within 1,000 feet of the project site. Therefore, the project site would not be located within the recommended distances of substantial sources of TAC emissions and the project would not expose future project residents to substantial sources of TAC emissions. Thus, impacts would be **less than significant**.

CO Hotspots

There is no localized CO hotspot significance threshold methodology for the SDAPCD. For this reason, this CO hotspot analysis relies on the County of San Diego Guidelines for Determining Significance.[70] CO hotspots may potentially occur at signalized intersections that operate at or below Level of Service (LOS)[71] E with peak-hour trips for that intersection exceeding a screening level of 3,000 trips. The 2015 Traffic Impact Analysis for the Ramona Intergenerational Community Campus project, which was prepared for the previous project evaluated in the 2017 IS/MND identified one intersection, Main Street and 12th Street, that would operate at LOS E or worse. Based on the traffic projections, the proposed project would generate a total of 567 daily vehicle trips during weekdays and a maximum of 48 peak hour vehicle trips. The proposed project site is adjacent to Walnut Street, Maple Street/13th Street, and 12th Street and in proximity to Main Street. Walnut Street and Maple Street/13th Street are not thoroughfares and do not carry daily vehicle volumes of more than 10,000 average daily trips, which is generally equivalent to peak hour trips of approximately 1,000 trips or less.[72] Main Street (at 12th Street) carries approximately 25,780 average daily trips while 12th Street (at Main Street) carries approximately 537 average daily trips based on the 2015 Traffic Impact Analysis. Conservatively assuming a 1 percent increase in the daily traffic volume, the segment of Main Street near 12th Street would be estimated to carry approximately 27,916 average daily trips (approximately 2,792

70 County of San Diego, Guidelines for Determining Significance and Report Format and Content Requirements – Air Quality, March 19, 2007, https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Guidelines.pdf. Accessed September 2023.

71 Level of service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of service provides an index to the operational qualities of a roadway segment or an intersection. Level of service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions.

72 The Federal Highway Administration had a general assumption that peak hour trips represent approximately 10 percent of daily trip volumes (the Federal Highway Administration considers 10 percent to be a standard assumption. See http://www.fhwa.dot.gov/planning/tmip/publications/other_reports/tod_modeling_procedures/ch02.cfm.

peak hour trips) and the segment of 12th Street near Main Street would be estimated to carry approximately 581 average daily trips (approximately 58 peak hour trips) in 2023.[73] Based on the project's 48 peak hour vehicle trips, the project would not cause peak-hour trips in excess of 3,000 trips at an intersection that operates at or below LOS E. Therefore, the proposed project would not generate vehicle trips that would cause roadways to exceed the County's screening level for CO hotspots and would not contribute considerably to the formation of a CO hotspot. The impact would be **less than significant**.

Impact 5-4: Would the proposed project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction

Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents, as well as the combustion of diesel fuel in on- and off-road equipment. SDAPCD Rule 67.0.1 limits the allowable amount of VOCs from architectural coatings and solvents. Consistent with SDAPCD Rule 67.0.1, the project would use architectural coatings with a VOC content of 50 g/L or less for exterior coatings and 50 g/L or less for interior coatings. Coatings for parking areas would use architectural coatings with a VOC content of 100 g/L or less. In addition, the project would comply with the applicable provisions of the CARB Air Toxics Control Measure regarding idling limitations for diesel trucks. Through mandatory compliance with SDAPCD rules, no construction activities or materials are expected to result in other emissions, such as those leading to objectionable odors, affecting a substantial number of people. Since compliance with SDAPCD Rules governing these compounds is mandatory, no construction activities or materials are proposed that would create objectionable odors. Furthermore, with respect to other emissions, criteria air pollutant emissions from those pollutants that are in attainment (CO, NO_2, and SO_2) would be less than significant (Table 4, Estimated Regional Construction Emissions). Therefore, the impact would be **less than significant**.

Operation

The County of San Diego *Guidelines for Determining Significance and Report Format and Content Requirements, Air Quality*, identifies potential odor impacts from geothermal power plants, petroleum production and refining, sewers, and sewage treatment plants.[74] According to the SCAQMD *CEQA Air Quality and Land Use Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses identified by the SDAPCD or the neighboring SCAQMD as being typically associated with objectionable or nuisance odors. Long-term operation of the proposed project would not introduce new sources of odors and would not create objectionable odors that could affect nearby sensitive receptors. The project is required to conform to SDAPCD Rule 51 (Public

[73] The Federal Highway Administration had a general assumption that peak hour trips represent approximately 10 percent of daily trip volumes (the Federal Highway Administration considers 10 percent to be a standard assumption. See http://www.fhwa.dot.gov/planning/tmip/publications/other_reports/tod_modeling_procedures/ch02.cfm.

[74] County of San Diego, Guidelines for Determining Significance and Report Format and Content Requirements – Air Quality, March 19, 2007, https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Guidelines.pdf. Accessed September 2023.

Nuisance), which prohibits emission of any material that may be considered a nuisance. With respect to other emissions, criteria air pollutant emissions from those pollutants that are in attainment (CO, NO_2, and SO_2) would be less than significant (Table 5, Estimated Regional Operational Emissions). Therefore, potential odor impacts would be **less than significant**.

5.2 Level of Significance before Mitigation

Implementation of the proposed project would not result in a significant impact to air quality and the project would comply with the applicable provisions of SDAPCD Rules and Regulations including Rule 20.2: New Source Review – Non-Major Sources, Rule 50: Visible Emissions, Rule 51: Nuisance, Rule 55: Fugitive Dust, Rule 67.0.1: Architectural Coatings, Rule 361.145: Standard for Demolition and Renovation, Regulation XII: Toxic Air Contaminants; therefore, no mitigation measures are proposed.

5.3 Environmental Mitigation Measures

No mitigation measures are proposed.

5.4 Level of Significance after Mitigation

No significant impacts to air quality have been identified.

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Appendix A

Project Emissions Calculation Worksheets

A-1 Project Assumptions

Paseo Norte Apartment Project

Construction Assumptions

Project Land Uses

Project Site Acreage	7.86 acres

Land Use[1]	CalEEMod Land Use	CalEEMod Landuse Type	Size	Metric	Building SF	Building Metrics	Lot Acreage	Notes
PACE Wellness Center	Commercial	Medical Office Building	5	SF	5,000	SF	0.110	Updated based on email from PM 8.3.2023
Parking	Parking	Parking Lot	98	spaces	0.88	acres	0.880	Updated based on email from PM 8.3.2023
Outdoor Area	Recreational	City Park	4.39	Acre	4.39	acres	4.390	Previously calculated
Senior Center	Recreational	Health Club	1.8	SF	1,800	SF	0.045	Updated based on email from PM 8.3.2023
Residential	Residential	Apartments Mid Rise	100	DU	75,700	SF	2.432	Updated based on email from PM 8.3.2023
							7.86	

Notes

1 *Land use acreage is an estimate of the total site acreage of 7.85 acres*

Construction Schedule[1]

Phase Name	CalEEMod Phase Type	Start Date	End Date	Total Days	Workers per day	Daily One-way Worker Trips	Trip Length[2]	Vendor Trips per day	Daily One-Way Vendor Trips	Trip Length[2]	Total Haul Trucks	Daily One-way Haul Trips	Trucks per day	Trip Length[2]
Site Preparation	Site Preparation	1/1/2024	1/31/2024	27	9	18	11.97	0	0	7.63	0	0	0	20
Grading	Grading	2/1/2024	2/29/2024	25	10	20	11.97	0	0	7.63	429	858	18	20
Building Construction	Building Construction	3/1/2024	11/30/2025	548	115	230	11.97	26	52	7.63	0	0	0	20
Paving	Paving	3/1/2025	11/30/2025	235	8	16	11.97	1	2	7.63	0	0	0	20
Architectural Coating	Architectural Coating	7/1/2025	11/30/2025	131	23	46	11.97	5	10	7.63	0	0	0	20

Note: Same as 2017 MND but pushed forward to Winter 2024

Assume 6 days/week per client

Note: Workers are the same as 2017 MND

Note: Defaults for building construction. Concrete vendor trips are in paving phase. Architectural coating trips are 20% of building construction trips.

Note: Haul trips based on excavation quantity.

Notes

1 *Based on data needs request and 2017 MND*

2 *Trip Lengths based on CalEEMod defaults*

CalEEMod Default Trips	Workers Trip/Day	Vendor Trip/Day	Haul Truck Trip/Day	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Notes
Site Preparation	18	0	0	11.97	7.63	20	*CalEEMod Defaults*
Grading	20	0	18	11.97	7.63	20	*CalEEMod Defaults*
Building Construction	230	52	0	11.97	7.63	20	*CalEEMod Defaults*
Paving	16	2	0	11.97	7.63	20	*CalEEMod Defaults*
Architectural Coating	46	10	0	11.97	7.63	20	*CalEEMod Defaults*

Paseo Norte Apartment Project

Construction Equipment

Phase Name	Equipment	Equipment Amount[1]	Hours per Day	Tier
Site Preparation	Rubber Tired Dozer	3	8	Tier 3
	Tractors/Loaders/Backhoes	4	8	Tier 3
Grading/Excavation	Graders	1	8	Tier 3
	Excavators	1	8	Tier 3
	Tractors/Loaders/Backhoes	3	8	Tier 3
	Rubber Tired Dozers	1	8	Tier 3
Building Construction	Forklifts	3	8	Tier 3
	Generator Sets	1	8	Tier 3
	Cranes	1	7	Tier 3
	Welders	1	8	Tier 3
	Tractors/Loaders/Backhoes	3	7	Tier 3
Paving	Pavers	2	8	Tier 3
	Paving Equipment	2	8	Tier 3
	Rollers	2	8	Tier 3
Architectural Coatings	Air Compressors	1	6	Tier 3

Notes:

1. CalEEMod Defaults. Equipment Mix-Using defaults as no further data is provided. Tier 3 is required by the County.

Paseo Norte Apartment Project

Excavation

Land Use Excavation/ Grading Quantities[1]	Export (CY)	Import (CY)
Excavation	500	5,500

Grading/Excavation	Export (CY)	Import (CY)
Entire Site Development	6,000	
Total Volume	**6,000**	

Grading/Excavation	Total	Notes
Haul Truck Capacity (CY)	14	*Assumption*
Total Haul Trucks	429	*Calculation*
Total One-way Haul Trips	858	*Calculation*
Duration (days)	25	*Haul Days*
Daily Haul Trucks	18	*Calculation*

Source: *Construction data needs*

Paseo Norte Apartment Project

concrete quantities to be estimated from site plan

Land Use	Concrete Volume (CY)	Concrete Truck Capacity (CY)	Total Trucks Needed (Vendor Trips)
Project	691	10	69

Land Use	Total Trucks
Project	69
Duration (days)	235
Maximum trucks per day	1.00
Maximum truck trips per day	2.00

Notes:

1 Assume 56,000 SF of surface parking at 4 in depth for a total of 18,667 CF or 691 CY

Paseo Norte Apartment Project
Operational GHG Analysis - Year 2025

Estimated Electricity demand from Electric Vehicle Supply Equipment (EVSE)

Land Use Type	Number of Parking Spaces	Number of Parking Spaces with EV Chargers	Average Charge (kWh/day) [a]	Days/Year	Electricity Demand (kWh/yr)	Electricity Demand (MWh/yr)
Total	**98**	**5**	**4.4**	**365**	8,030	8.03

Electricity Emission Factor (MT CO2/MWh)	Electricity Emission Factor (lbs CO2/MWh)	Total EV Charging GHG Emissions Per Year
0.20	438.02	1.60

(MT CH4/MWh)	(lbs CH4/MWh)
1.32E-05	0.029

(MT N2O/MWh)	(lbs N2O/MWh)
2.80E-06	0.00617

Notes:

a. Estimated based on reference sources listed below.

Sources:

US Department of Energy. Alternative Fuels Data Center, 2016. Hybrid and Plug-In Electric Vehicle Emissions Data Sources and Assumptions.
Available at: https://www.afdc.energy.gov/vehicles/electric_emissions_sources.html.

US Department of Energy. Smith, Margaret, 2016. Level 1 Electric Vehicle Charging Stations at the Workplace.
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UCLA Luskin Center for Innovation. Williams, Brett and JR deShazo, 2013. Pricing Workplace Charging: Financial Viability and Fueling Costs.
Available at: http://luskin.ucla.edu/sites/default/files/Luskin-WPC-TRB-13-11-15d.pdf.

2019 Calgreen Building Standards Code, Title 24 Part 11
Available: https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.47GRBUSTCO_18.47.050AMCASE5.106.5.3.3TA5.106.5.3.WNOEVCHSPCHSTCA

A-2 CalEEMod Outputs

Paseo Norte Project Detailed Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Paseo Norte Project
Construction Start Date	1/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	3.40
Location	1275 Main St, Ramona, CA 92065, USA
County	San Diego
City	Unincorporated
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6112
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.18

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Medical Office Building	5.00	1000sqft	0.11	5,000	0.00	0.00	—	—
Parking Lot	98.0	Space	0.88	0.00	0.00	0.00	—	—
City Park	4.39	Acre	4.39	0.00	4.39	4.39	—	—
Health Club	1.80	1000sqft	0.04	1,800	890	0.00	—	—
Apartments Mid Rise	100	Dwelling Unit	2.43	75,700	0.00	0.00	279	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.75	24.0	28.3	0.05	0.96	7.67	8.61	0.88	3.94	4.78	—	5,296	5,296	0.21	0.04	0.00	5,314
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.98	15.2	18.4	0.03	0.67	0.76	1.23	0.61	0.38	0.81	—	2,902	2,902	0.12	0.02	0.00	2,912
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	2.78	3.36	0.01	0.12	0.14	0.22	0.11	0.07	0.15	—	480	480	0.02	< 0.005	0.00	482

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.44	11.8	14.3	0.02	0.50	0.00	0.50	0.46	0.00	0.46	—	2,398	2,398	0.10	0.02	0.00	2,406
2025	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.90	24.0	28.3	0.05	0.94	7.67	8.61	0.84	3.94	4.78	—	5,296	5,296	0.21	0.04	0.00	5,314
2025	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.42	11.2	13.6	0.02	0.47	0.76	1.23	0.43	0.38	0.81	—	2,317	2,317	0.09	0.02	0.00	2,325
2025	1.98	15.2	18.4	0.03	0.67	0.00	0.67	0.61	0.00	0.61	—	2,902	2,902	0.12	0.02	0.00	2,912
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.08	2.05	2.48	< 0.005	0.09	0.14	0.22	0.08	0.07	0.15	—	384	384	0.02	< 0.005	0.00	385
2025	0.36	2.78	3.36	0.01	0.12	0.00	0.12	0.11	0.00	0.11	—	480	480	0.02	< 0.005	0.00	482

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.08	2.48	28.6	0.06	0.07	4.69	4.75	0.06	1.19	1.25	82.8	6,501	6,584	8.61	0.23	21.2	6,888

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.47	2.63	21.0	0.05	0.06	4.69	4.75	0.06	1.19	1.25	82.8	6,233	6,316	8.62	0.24	1.21	6,604
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.72	2.64	24.0	0.05	0.06	4.68	4.74	0.06	1.19	1.25	82.8	6,279	6,362	8.62	0.24	9.54	6,658
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.86	0.48	4.37	0.01	0.01	0.85	0.87	0.01	0.22	0.23	13.7	1,040	1,053	1.43	0.04	1.58	1,102

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.60	2.18	22.5	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,582	5,582	0.24	0.20	20.5	5,669
Area	2.47	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	5.08	2.48	28.6	0.06	0.07	4.69	4.75	0.06	1.19	1.25	82.8	6,501	6,584	8.61	0.23	21.2	6,888
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.55	2.39	20.8	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,331	5,331	0.25	0.21	0.53	5,402
Area	1.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.47	2.63	21.0	0.05	0.06	4.69	4.75	0.06	1.19	1.25	82.8	6,233	6,316	8.62	0.24	1.21	6,604
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.52	2.37	20.9	0.05	0.04	4.68	4.72	0.04	1.19	1.23	—	5,369	5,369	0.25	0.21	8.86	5,447
Area	2.19	0.03	2.94	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.08	8.08	< 0.005	< 0.005	—	8.11
Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.72	2.64	24.0	0.05	0.06	4.68	4.74	0.06	1.19	1.25	82.8	6,279	6,362	8.62	0.24	9.54	6,658
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.43	3.81	0.01	0.01	0.85	0.86	0.01	0.22	0.22	—	889	889	0.04	0.04	1.47	902
Area	0.40	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	144	144	0.01	< 0.005	—	144
Water	—	—	—	—	—	—	—	—	—	—	1.35	5.76	7.11	0.14	< 0.005	—	11.6
Waste	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.86	0.48	4.37	0.01	0.01	0.85	0.87	0.01	0.22	0.23	13.7	1,040	1,053	1.43	0.04	1.58	1,102

3. Construction Emissions Details

3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.90	24.0	28.3	0.05	0.94	—	0.94	0.84	—	0.84	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	1.78	2.09	< 0.005	0.07	—	0.07	0.06	—	0.06	—	392	392	0.02	< 0.005	—	393
Dust From Material Movement	—	—	—	—	—	0.57	0.57	—	0.29	0.29	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.32	0.38	< 0.005	0.01	—	0.01	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.53	14.1	17.8	0.03	0.60	—	0.60	0.54	—	0.54	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	2.77	2.77	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.97	1.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	203	203	0.01	< 0.005	—	203
Dust From Material Movement	—	—	—	—	—	0.19	0.19	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.18	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.5	33.5	< 0.005	< 0.005	—	33.7
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	8.49	10.3	0.02	0.36	—	0.36	0.33	—	0.33	—	1,723	1,723	0.07	0.01	—	1,729
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	1.55	1.88	< 0.005	0.07	—	0.07	0.06	—	0.06	—	285	285	0.01	< 0.005	—	286
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	9.27	11.2	0.02	0.40	—	0.40	0.36	—	0.36	—	1,881	1,881	0.08	0.02	—	1,887
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	1.69	2.05	< 0.005	0.07	—	0.07	0.07	—	0.07	—	311	311	0.01	< 0.005	—	312
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.32	8.62	10.6	0.01	0.39	—	0.39	0.36	—	0.36	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	8.62	10.6	0.01	0.39	—	0.39	0.36	—	0.36	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	5.55	6.82	0.01	0.25	—	0.25	0.23	—	0.23	—	973	973	0.04	0.01	—	976
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.01	1.25	< 0.005	0.05	—	0.05	0.04	—	0.04	—	161	161	0.01	< 0.005	—	162
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.11. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	3.94	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	3.94	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.39	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	47.9	47.9	< 0.005	< 0.005	—	48.1
Architectural Coatings	1.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.93	7.93	< 0.005	< 0.005	—	7.96
Architectural Coatings	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	0.78	0.54	5.44	0.01	0.01	1.06	1.07	0.01	0.27	0.28	—	1,273	1,273	0.06	0.05	4.64	1,294
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.01	0.01	0.10	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	23.2	23.2	< 0.005	< 0.005	0.08	23.6
Health Club	0.22	0.15	1.50	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	351	351	0.02	0.01	1.28	357
Apartments Mid Rise	1.59	1.49	15.5	0.04	0.03	3.32	3.35	0.03	0.84	0.87	—	3,935	3,935	0.16	0.14	14.5	3,994
Total	2.60	2.18	22.5	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,582	5,582	0.24	0.20	20.5	5,669
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.76	0.59	5.16	0.01	0.01	1.06	1.07	0.01	0.27	0.28	—	1,216	1,216	0.07	0.05	0.12	1,234
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.01	0.01	0.09	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	22.2	22.2	< 0.005	< 0.005	< 0.005	22.5
Health Club	0.21	0.16	1.43	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	336	336	0.02	0.01	0.03	340
Apartments Mid Rise	1.56	1.63	14.2	0.04	0.03	3.32	3.35	0.03	0.84	0.87	—	3,757	3,757	0.16	0.15	0.38	3,805
Total	2.55	2.39	20.8	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,331	5,331	0.25	0.21	0.53	5,402
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.14	0.11	0.94	< 0.005	< 0.005	0.19	0.19	< 0.005	0.05	0.05	—	203	203	0.01	0.01	0.33	206
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	< 0.005	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.69	3.69	< 0.005	< 0.005	0.01	3.75

Health Club	0.04	0.03	0.26	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	56.0	56.0	< 0.005	< 0.005	0.09	56.8
Apartments Mid Rise	0.28	0.29	2.60	0.01	0.01	0.60	0.61	0.01	0.15	0.16	—	626	626	0.03	0.02	1.04	635
Total	0.46	0.43	3.81	0.01	0.01	0.85	0.86	0.01	0.22	0.22	—	889	889	0.04	0.04	1.47	902

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	99.6	99.6	0.01	< 0.005	—	100
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40.3	40.3	< 0.005	< 0.005	—	40.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	19.4	19.4	< 0.005	< 0.005	—	19.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	407	407	0.03	< 0.005	—	409
Total	—	—	—	—	—	—	—	—	—	—	—	566	566	0.04	0.01	—	569
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	99.6	99.6	0.01	< 0.005	—	100

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40.3	40.3	< 0.005	< 0.005	—	40.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	19.4	19.4	< 0.005	< 0.005	—	19.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	407	407	0.03	< 0.005	—	409
Total	—	—	—	—	—	—	—	—	—	—	—	566	566	0.04	0.01	—	569
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	16.5	16.5	< 0.005	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	6.67	6.67	< 0.005	< 0.005	—	6.70
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	3.21	3.21	< 0.005	< 0.005	—	3.22
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	67.4	67.4	0.01	< 0.005	—	67.7
Total	—	—	—	—	—	—	—	—	—	—	—	93.7	93.7	0.01	< 0.005	—	94.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.3	51.3	< 0.005	< 0.005	—	51.5

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Apartments Mid Rise	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Total	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	301	301	0.03	< 0.005	—	302
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.3	51.3	< 0.005	< 0.005	—	51.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Apartments Mid Rise	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Total	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	301	301	0.03	< 0.005	—	302
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.50	8.50	< 0.005	< 0.005	—	8.52
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.86	3.86	< 0.005	< 0.005	—	3.87

Apartment Mid Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.6	37.6	< 0.005	< 0.005	—	37.7
Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.9	49.9	< 0.005	< 0.005	—	50.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.56	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Total	2.47	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.32	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34
Total	0.40	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	1.20	5.13	6.33	0.12	< 0.005	—	10.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.20	0.95	1.16	0.02	< 0.005	—	1.83
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.73	28.7	35.4	0.69	0.02	—	57.7
Total	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	1.20	5.13	6.33	0.12	< 0.005	—	10.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.20	0.95	1.16	0.02	< 0.005	—	1.83
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.73	28.7	35.4	0.69	0.02	—	57.7
Total	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	0.20	0.85	1.05	0.02	< 0.005	—	1.71
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.03	0.16	0.19	< 0.005	< 0.005	—	0.30
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.11	4.75	5.87	0.11	< 0.005	—	9.55
Total	—	—	—	—	—	—	—	—	—	—	1.35	5.76	7.11	0.14	< 0.005	—	11.6

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	29.1	0.00	29.1	2.91	0.00	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.71
Health Club	—	—	—	—	—	—	—	—	—	—	5.53	0.00	5.53	0.55	0.00	—	19.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.98	0.00	—	139
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	29.1	0.00	29.1	2.91	0.00	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.71
Health Club	—	—	—	—	—	—	—	—	—	—	5.53	0.00	5.53	0.55	0.00	—	19.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.98	0.00	—	139
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	—	—	—	—	—	—	—	—	—	—	4.82	0.00	4.82	0.48	0.00	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.03	0.00	0.03	< 0.005	0.00	—	0.12
Health Club	—	—	—	—	—	—	—	—	—	—	0.92	0.00	0.92	0.09	0.00	—	3.20
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.60	0.00	6.60	0.66	0.00	—	23.1
Total	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/1/2024	1/31/2024	6.00	27.0	—
Grading	Grading	2/1/2024	2/29/2024	6.00	25.0	—
Building Construction	Building Construction	3/1/2024	11/30/2025	6.00	548	—

Paving	Paving	3/1/2025	11/30/2025	6.00	235	—
Architectural Coating	Architectural Coating	7/1/2025	11/30/2025	6.00	131	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Tier 3	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Tier 3	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Tier 3	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Tier 3	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	0.00	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	0.00	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	0.00	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	0.00	12.0	LDA,LDT1,LDT2
Paving	Vendor	—	7.63	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.00	12.0	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	153,293	51,098	10,200	3,400	2,300

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	20.3	0.00	—
Grading	500	5,500	12.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.88

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Medical Office Building	0.00	0%
Parking Lot	0.88	100%

City Park	0.00	0%
Health Club	0.00	0%
Apartments Mid Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	460	0.03	< 0.005
2025	0.00	438	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Medical Office Building	188	188	188	68,620	1,502	1,502	1,502	548,072
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	3.42	3.42	3.42	1,250	27.3	27.3	27.3	9,982
Health Club	51.9	51.9	51.9	18,935	414	414	414	151,233
Apartments Mid Rise	324	324	324	118,260	4,695	4,695	4,695	1,713,622

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
153292.5	51,098	10,200	3,400	2,300

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Medical Office Building	82,973	438	0.0330	0.0040	160,115
Parking Lot	33,580	438	0.0330	0.0040	0.00
City Park	0.00	438	0.0330	0.0040	0.00
Health Club	16,152	438	0.0330	0.0040	72,656
Apartments Mid Rise	339,087	438	0.0330	0.0040	707,844

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Medical Office Building	627,403	0.00
Parking Lot	0.00	0.00
City Park	0.00	146

Health Club	106,458	13,300
Apartments Mid Rise	3,513,307	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Medical Office Building	54.0	—
Parking Lot	0.00	—
City Park	0.38	—
Health Club	10.3	—
Apartments Mid Rise	73.9	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Medical Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.45	0.60	0.00	1.00
Medical Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Health Club	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Health Club	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.0	annual days of extreme heat
Extreme Precipitation	6.25	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	20.1	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	1	1	1	2

Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	70.5
AQ-PM	8.95
AQ-DPM	15.0
Drinking Water	9.19
Lead Risk Housing	43.6
Pesticides	30.9
Toxic Releases	7.66
Traffic	18.6
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	74.7

Impaired Water Bodies	0.00
Solid Waste	83.3
Sensitive Population	—
Asthma	17.3
Cardio-vascular	48.5
Low Birth Weights	89.8
Socioeconomic Factor Indicators	—
Education	51.0
Housing	39.7
Linguistic	31.3
Poverty	44.9
Unemployment	25.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	42.28153471
Employed	45.27139741
Median HI	36.03233671
Education	—
Bachelor's or higher	29.0645451
High school enrollment	4.658026434
Preschool enrollment	29.56499423
Transportation	—
Auto Access	27.46054151
Active commuting	51.64891569

Social	—
2-parent households	53.18875914
Voting	65.85397151
Neighborhood	—
Alcohol availability	34.18452457
Park access	18.46528936
Retail density	35.95534454
Supermarket access	64.51944052
Tree canopy	6.210701912
Housing	—
Homeownership	43.80854613
Housing habitability	40.54921083
Low-inc homeowner severe housing cost burden	61.01629668
Low-inc renter severe housing cost burden	46.47760811
Uncrowded housing	25.1764404
Health Outcomes	—
Insured adults	41.04965995
Arthritis	0.0
Asthma ER Admissions	83.2
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	33.4
Cognitively Disabled	64.4

Physically Disabled	26.6
Heart Attack ER Admissions	59.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	43.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	8.3
SLR Inundation Area	0.0
Children	14.1
Elderly	61.9
English Speaking	52.0
Foreign-born	29.7
Outdoor Workers	20.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	86.1
Traffic Density	8.4
Traffic Access	23.0
Other Indices	—
Hardship	67.8
Other Decision Support	—

2016 Voting	68.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	27.0
Healthy Places Index Score for Project Location (b)	32.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Construction Data Updates please see Project Assumptions updated 9.5.2023
Construction: Construction Phases	Project Assumptions 8.30.2023
Construction: Dust From Material Movement	Project Assumptions 8.30.2023
Construction: Trips and VMT	Mobile Emissions calculated outside of caleemod
Operations: Vehicle Data	Trip Generation 9.1.2023
Operations: Hearths	no woodstoves or fireplaces

Characteristics: Utility Information	SDG&E CO2 intensity factor
Construction: Off-Road Equipment	Project Assumption 8.30.2023
Construction: Electricity	CO2 Intensity Factors updated

A-3 Construction Mobile Emissions

Paseo Norte Project

Paseo Norte Project

Total Emissions

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (pounds/day) ROG	NOX	CO	SO2	PM10 Dust	PM10 Exh	Total PM10	PM2.5 Dust	PM2.5 Exh	Total PM2.5	(MT/yr) Total CO2e
Site Preparation	2024															
Total Haul Trips	0															
Hauling	0	27	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0	0.06	0.05	0.63	0.00	0.15	0.00	0.15	0.04	0.00	0.04	1.91
						0.06	**0.05**	**0.63**	**0.00**	**0.15**	**0.00**	**0.15**	**0.04**	**0.00**	**0.04**	**1.91**
Grading	2024															
Total Haul Trips	858															
Hauling	35	25	8	20	15	0.12	4.40	2.29	0.03	0.64	0.04	0.69	0.17	0.04	0.21	32.60
Vendor	0	25	8	7.63	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0	0.07	0.05	0.70	0.00	0.17	0.00	0.17	0.04	0.00	0.04	1.97
						0.19	**4.46**	**2.99**	**0.03**	**0.81**	**0.04**	**0.85**	**0.21**	**0.04**	**0.25**	**34.56**
Building Construction	2024															
Total Haul Trips	0															
Hauling	0	262	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	6.9	0.08	2.43	1.38	0.01	0.34	0.02	0.36	0.09	0.02	0.11	177.05
Worker	230	262	8	11.97	0	0.75	0.63	8.03	0.02	1.92	0.01	1.93	0.48	0.01	0.49	236.85
						0.83	**3.06**	**9.41**	**0.03**	**2.26**	**0.03**	**2.29**	**0.57**	**0.03**	**0.59**	**413.90**
Building Construction	2025															
Total Haul Trips	0															
Hauling	0	286	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	6.9	0.08	2.31	1.34	0.01	0.34	0.02	0.36	0.09	0.02	0.11	189.89
Worker	230	286	8	11.97	0	0.71	0.58	7.53	0.02	1.92	0.01	1.93	0.48	0.01	0.49	251.64
						0.79	**2.89**	**8.87**	**0.03**	**2.26**	**0.03**	**2.28**	**0.56**	**0.03**	**0.59**	**441.53**
Paving	2025															
Total Haul Trips	0															
Hauling	0	235	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	6.9	0.00	0.09	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	6.00
Worker	16	235	8	11.97	0	0.05	0.04	0.52	0.00	0.13	0.00	0.13	0.03	0.00	0.03	14.38
						0.05	**0.13**	**0.58**	**0.00**	**0.15**	**0.00**	**0.15**	**0.04**	**0.00**	**0.04**	**20.38**
Architectural Coating	2025															
Total Haul Trips	0															
Hauling	0	131	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	6.9	0.02	0.44	0.26	0.00	0.07	0.00	0.07	0.02	0.00	0.02	16.73
Worker	46	131	8	11.97	0	0.14	0.12	1.51	0.00	0.38	0.00	0.39	0.10	0.00	0.10	23.05
						0.16	**0.56**	**1.76**	**0.01**	**0.45**	**0.01**	**0.45**	**0.11**	**0.01**	**0.12**	**39.78**

Paseo Norte Project
Running Emissions

		Running Emissions Factor (grams/mile)						Running Emissions Factor (grams/mile)		
		ROG_RUNEX	NOx_RUNEX	CO_RUNEX	SOx_RUNEX	PM10_RUNEX	PM2.5_RUNEX	CO2_RUNEX	CH4_RUNEX	N2O_RUNEX
2021	2021Hauling Hauling	0.051266089	2.935664711	0.666567773	0.01562506	0.038960868	0.037270632	1698.587043	0.092514055	0.269827858
2021	2021Vendor Vendor	0.064541701	2.335022143	0.755908624	0.014006188	0.029215916	0.027943348	1501.130197	0.054760782	0.211634649
2021	2021Worker Worker	0.027078862	0.106646177	1.249326151	0.003380963	0.0021949	0.002020806	342.0333629	0.006238781	0.008351273
2022	2022Hauling Hauling	0.033958754	2.527202783	0.602061346	0.015402896	0.028514676	0.027276605	1677.135777	0.088821226	0.266537092
2022	2022Vendor Vendor	0.049112269	2.034734014	0.651182135	0.01385987	0.021985151	0.021025737	1486.959216	0.052352151	0.209284187
2022	2022Worker Worker	0.02440739	0.09599624	1.16000164	0.00330852	0.002091571	0.00192549	334.703345	0.005685579	0.007740796
2023	2023Hauling Hauling	0.02101607	2.064344771	0.568322282	0.015155266	0.027263543	0.026079843	1652.701769	0.084936215	0.262766526
2023	2023Vendor Vendor	0.034128162	1.62789636	0.567889917	0.013674764	0.019913656	0.019044111	1469.265323	0.050336859	0.206479287
2023	2023Worker Worker	0.021987927	0.086532496	1.077864941	0.003231482	0.001995197	0.001836563	326.9083508	0.005181016	0.007192839
2024	2024Hauling Hauling	0.019854196	1.96617346	0.5611759	0.014870846	0.02683352	0.025668663	1623.841979	0.080931531	0.25827788
2024	2024Vendor Vendor	0.030004363	1.526406376	0.517846278	0.013469086	0.018936084	0.018109087	1448.321347	0.047948461	0.20339394
2024	2024Worker Worker	0.019869458	0.078387481	1.006183346	0.003151256	0.001905637	0.001753914	318.7909553	0.004732168	0.006712615
2025	2025Hauling Hauling	0.018779891	1.867840635	0.555263886	0.014544988	0.02628813	0.025147075	1590.475739	0.076668217	0.25306857
2025	2025Vendor Vendor	0.026429194	1.424913518	0.477931224	0.013220209	0.017948665	0.017164589	1422.716997	0.045475108	0.199711699
2025	2025Worker Worker	0.018020068	0.071405746	0.942709545	0.003067961	0.001824982	0.001679522	310.3631528	0.004332143	0.006290656

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Site Preparation	2024													
Total Haul Trips	0													
Hauling	0	27	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0.01	0.04	0.48	0.00	0.00	0.00	1.85	0.00	0.01	1.87
Grading	2024													
Total Haul Trips	858													
Hauling	35	25	8	20	0.03	3.03	0.87	0.02	0.04	0.04	28.42	0.04	1.35	29.80
Vendor	0	25	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0.01	0.04	0.53	0.00	0.00	0.00	1.91	0.00	0.01	1.92
Building Construction	2024													
Total Haul Trips	0													
Hauling	0	262	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	0.03	1.34	0.45	0.01	0.02	0.02	150.55	0.12	6.30	156.98
Worker	230	262	8	11.97	0.12	0.48	6.11	0.02	0.01	0.01	229.95	0.09	1.44	231.48
Building Construction	2025													
Total Haul Trips	0													
Hauling	0	286	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	0.02	1.25	0.42	0.01	0.02	0.02	161.44	0.13	6.75	168.32
Worker	230	286	8	11.97	0.11	0.43	5.72	0.02	0.01	0.01	244.38	0.09	1.48	245.94
Paving	2025													
Total Haul Trips	0													
Hauling	0	235	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	0.00	0.05	0.02	0.00	0.00	0.00	5.10	0.00	0.21	5.32
Worker	16	235	8	11.97	0.01	0.03	0.40	0.00	0.00	0.00	13.97	0.00	0.08	14.06
Architectural Coating	2025													
Total Haul Trips	0													
Hauling	0	131	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	0.00	0.24	0.08	0.00	0.00	0.00	14.22	0.01	0.59	14.83
Worker	46	131	8	11.97	0.02	0.09	1.14	0.00	0.00	0.00	22.39	0.01	0.14	22.53

Paseo Norte Project
Mitigated Start Emissions

		Start Emissions Factor (grams/trip)						Start Emissions Factor (grams/trip)		
		ROG_STREX	NOX_STREX	CO_STREX	SOx_STREX	PM10_STREX	PM2.5_STREX	CO2_STREX	CH4_STREX	N2O_STREX
2021	2021Hauling Hauling	0.003090794	2.286356002	0.00721383	9.0325E-07	3.49324E-06	3.2119E-06	0.09136642	1.03282E-07	1.79244E-05
2021	2021Vendor Vendor	0.125495038	1.716589936	0.89500443	6.61823E-05	9.81731E-05	9.02665E-05	6.69453996	0.00698252	0.004294787
2021	2021Worker Worker	1.396640003	0.367537838	4.55429871	0.000816035	0.002632259	0.002420474	82.5443275	0.096702036	0.038071548
2022	2022Hauling Hauling	0.002265067	2.471014107	0.00538445	6.92715E-07	2.55532E-06	2.34952E-06	0.07007012	1.16682E-07	6.26025E-06
2022	2022Vendor Vendor	0.114265926	1.827922052	0.82987666	6.33194E-05	8.80848E-05	8.09907E-05	6.40494871	0.006648341	0.004254681
2022	2022Worker Worker	1.348366338	0.345714272	4.27786761	0.0007972	0.002524402	0.002321231	80.6391186	0.091636402	0.036942218
2023	2023Hauling Hauling	0.001554591	2.751871503	0.00494493	5.25782E-07	1.65347E-06	1.5203E-06	0.05318444	1.14134E-07	7.57455E-06
2023	2023Vendor Vendor	0.103251201	2.024017084	0.77044791	6.0536E-05	7.8732E-05	7.23912E-05	6.12339607	0.006325351	0.004217558
2023	2023Worker Worker	1.298435164	0.326009885	4.02127734	0.000777976	0.002424968	0.002229741	78.6945598	0.086786461	0.03584895
2024	2024Hauling Hauling	0.00109432	2.792884832	0.00391151	4.02361E-07	1.10944E-06	1.02009E-06	0.04070005	9.38853E-08	4.79786E-06
2024	2024Vendor Vendor	0.093077721	2.051785937	0.71385152	5.77266E-05	7.16872E-05	6.59137E-05	5.83921289	0.005975092	0.004117012
2024	2024Worker Worker	1.242805519	0.308440088	3.78736708	0.000758557	0.002334305	0.002146323	76.730262	0.082144267	0.03479515
2025	2025Hauling Hauling	0.000864138	2.81457263	0.00343315	3.34937E-07	8.52584E-07	7.8392E-07	0.0338799	9.03062E-08	3.43368E-06
2025	2025Vendor Vendor	0.084375318	2.062756574	0.66106844	5.49531E-05	6.61868E-05	6.08563E-05	5.55867234	0.005631253	0.003968137
2025	2025Worker Worker	1.193103436	0.292463392	3.57152769	0.000738966	0.002256972	0.002075202	74.7485943	0.077631984	0.03373196

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Site Preparation	2024													
Total Haul Trips	0													
Hauling	0	27	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0.05	0.01	0.15	0.00	0.00	0.00	0.04	0.00	0.00	0.04
Grading	2024													
Total Haul Trips	858													
Hauling	35	25	8	20	0.00	0.22	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.08
Vendor	0	25	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0.05	0.01	0.17	0.00	0.00	0.00	0.04	0.00	0.00	0.04
Building Construction	2024													
Total Haul Trips	0													
Hauling	0	262	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	0.01	0.24	0.08	0.00	0.00	0.00	0.08	0.00	0.00	0.10
Worker	230	262	8	11.97	0.63	0.16	1.92	0.00	0.00	0.00	4.62	0.00	0.00	5.37
Building Construction	2025													
Total Haul Trips	0													
Hauling	0	286	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	0.01	0.24	0.08	0.00	0.00	0.00	0.08	0.00	0.00	0.10
Worker	230	286	8	11.97	0.60	0.15	1.81	0.00	0.00	0.00	4.92	0.01	0.00	5.71
Paving	2025													
Total Haul Trips	0													
Hauling	0	235	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	16	235	8	11.97	0.04	0.01	0.13	0.00	0.00	0.00	0.28	0.00	0.00	0.33
Architectural Coating	2025													
Total Haul Trips	0													
Hauling	0	131	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	0.00	0.05	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.01
Worker	46	131	8	11.97	0.12	0.03	0.36	0.00	0.00	0.00	0.45	0.00	0.00	0.52

Paseo Norte Project
Idling Emissions

			Idling Emissions Factor (grams/minute)						Idling Emissions Factor (grams/minute)		
			ROG_IDLEX	NOx_IDLEX	CO_IDLEX	SOx_IDLEX	PM10_IDLEX	PM2.5_IDLEX	CO2_IDLEX	CH4_IDLEX	N2O_IDLEX
2021	2021Hauling	Hauling	0.08138682	1.099580646	1.13655099	0.0019045	0.00109885	0.00105091	208.571312	0.02414765	0.03320547
2021	2021Vendor	Vendor	0.06216314	1.26492454	1.0101175	0.00194069	0.00259069	0.00247803	211.269442	0.0238651	0.03285626
2021	2021Worker	Worker	0	0	0	0	0	0	0	0	0
2022	2022Hauling	Hauling	0.0813247	1.084382722	1.18101433	0.00189824	0.00063058	0.00060287	208.345803	0.02451651	0.03319011
2022	2022Vendor	Vendor	0.06113713	1.216786718	1.03292193	0.00193371	0.00199667	0.00190967	210.886616	0.02438201	0.03284033
2022	2022Worker	Worker	0	0	0	0	0	0	0	0	0
2023	2023Hauling	Hauling	0.08120364	1.017849739	1.23293552	0.00182815	0.00058073	0.00055515	201.296922	0.02446551	0.03209591
2023	2023Vendor	Vendor	0.06002559	1.112616548	1.07502812	0.00187402	0.00170947	0.00163481	205.293414	0.0259997	0.03201995
2023	2023Worker	Worker	0	0	0	0	0	0	0	0	0
2024	2024Hauling	Hauling	0.08068175	0.997264733	1.22955712	0.00178648	0.00054788	0.0005237	197.09033	0.02399942	0.03144211
2024	2024Vendor	Vendor	0.05899819	1.083300302	1.07142798	0.00184744	0.00147209	0.00140767	202.668985	0.02588991	0.03164358
2024	2024Worker	Worker	0	0	0	0	0	0	0	0	0
2025	2025Hauling	Hauling	0.08004416	0.970116059	1.22436154	0.00174241	0.00051387	0.00049114	192.631515	0.02352023	0.03074866
2025	2025Vendor	Vendor	0.05792821	1.04100376	1.06596698	0.00181558	0.00125513	0.00120007	199.462157	0.02565535	0.03117293
2025	2025Worker	Worker	0	0	0	0	0	0	0	0	0

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Site Preparation	2024													
Total Haul Trips	0													
Hauling	0	27	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	2024													
Total Haul Trips	858													
Hauling	35	25	8	15	0.09	1.15	1.42	0.00	0.00	0.00	2.59	0.01	0.12	2.71
Vendor	0	25	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	2024													
Total Haul Trips	0													
Hauling	0	262	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	6.9	0.05	0.86	0.85	0.00	0.00	0.00	19.05	0.06	0.86	19.98
Worker	230	262	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	2025													
Total Haul Trips	0													
Hauling	0	286	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	6.9	0.05	0.82	0.84	0.00	0.00	0.00	20.47	0.07	0.93	21.46
Worker	230	286	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	2025													
Total Haul Trips	0													
Hauling	0	235	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	6.9	0.00	0.03	0.03	0.00	0.00	0.00	0.65	0.00	0.03	0.68
Worker	16	235	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	2025													
Total Haul Trips	0													
Hauling	0	131	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	6.9	0.01	0.16	0.16	0.00	0.00	0.00	1.80	0.01	0.08	1.89
Worker	46	131	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Paseo Norte Project
Road Dust, Break Wear, and Tire wear Emissions

		Emission Factors (grams/mile)					
		PM10			PM2.5		
		RD	PM10_PMBW	PM10_PMTW	RD	PM2.5_PMBW	PM2.5_PMTW
2021	2021Hauling Hauling	3.00E-01	0.084366331	0.035318242	7.36E-02	0.029528216	0.008829561
2021	2021Vendor Vendor	0.299849906	0.064874924	0.023659123	0.073599522	0.022706223	0.005914781
2021	2021Worker Worker	0.299849906	0.00812657	0.008000061	0.073599522	0.002844299	0.002000015
2022	2022Hauling Hauling	0.299849906	0.083447638	0.035321323	0.073599522	0.029206673	0.008830331
2022	2022Vendor Vendor	0.299849906	0.064415206	0.023660663	0.073599522	0.022545322	0.005915166
2022	2022Worker Worker	0.299849906	0.008110551	0.00800006	0.073599522	0.002838693	0.002000015
2023	2023Hauling Hauling	0.299849906	0.082381477	0.035325715	0.073599522	0.028833517	0.008831429
2023	2023Vendor Vendor	0.299849906	0.06387974	0.023662859	0.073599522	0.022357909	0.005915715
2023	2023Worker Worker	0.299849906	0.008091506	0.00800006	0.073599522	0.002832027	0.002000015
2024	2024Hauling Hauling	0.299849906	0.082192912	0.035328605	0.073599522	0.028767519	0.008832151
2024	2024Vendor Vendor	0.299849906	0.063748283	0.023664304	0.073599522	0.022311899	0.005916076
2024	2024Worker Worker	0.299849906	0.008071166	0.00800006	0.073599522	0.002824908	0.002000015
2025	2025Hauling Hauling	0.299849906	0.08207751	0.035331772	0.073599522	0.028727128	0.008832943
2025	2025Vendor Vendor	0.299849906	0.0636208	0.023665888	0.073599522	0.02226728	0.005916472
2025	2025Worker Worker	0.299849906	0.008048971	0.008000059	0.073599522	0.00281714	0.002000015

Construction Phase	Daily One-Way Trips	Haul Days per Phase	Work Hours per Day	One-Way Trip Distance per Day	Regional Emissions (pounds/day)					
					PM10			PM2.5		
		(days)	(hours/day)	(miles)	RD	BW	TW	RD	BW	TW
Site Preparation	2024									
Total Haul Trips	0				**5.48**	**0.37**	**0.22**	**1.34**	**0.13**	**0.05**
Hauling	0	27	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0.14	0.00	0.00	0.03	0.00	0.00
Grading	2024									
Total Haul Trips	858									
Hauling	35	25	8	20	0.46	0.13	0.05	0.11	0.04	0.01
Vendor	0	25	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0.16	0.00	0.00	0.04	0.00	0.00
Building Construction	2024									
Total Haul Trips	0									
Hauling	0	262	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	0.26	0.06	0.02	0.06	0.02	0.01
Worker	230	262	8	11.97	1.82	0.05	0.05	0.45	0.02	0.01
Building Construction	2025									
Total Haul Trips	0									
Hauling	0	286	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	0.26	0.06	0.02	0.06	0.02	0.01
Worker	230	286	8	11.97	1.82	0.05	0.05	0.45	0.02	0.01
Paving	2025									
Total Haul Trips	0									
Hauling	0	235	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	0.01	0.00	0.00	0.00	0.00	0.00
Worker	16	235	8	11.97	0.13	0.00	0.00	0.03	0.00	0.00
Architectural Coating	2025									
Total Haul Trips	0									
Hauling	0	131	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	0.05	0.01	0.00	0.01	0.00	0.00
Worker	46	131	8	11.97	0.36	0.01	0.01	0.09	0.00	0.00

Paseo Norte Project

Total On-Road Fuel Consumption

		gal/mile
2021Hauling	Hauling	0.17163556
2021Vendor	Vendor	0.14228491
2021Worker	Worker	0.04006185
2022Hauling	Hauling	0.17591158
2022Vendor	Vendor	0.14780042
2022Worker	Worker	0.04114232
2023Hauling	Hauling	0.17333356
2023Vendor	Vendor	0.14608795
2023Worker	Worker	0.04038967
2024Hauling	Hauling	0.17083642
2024Vendor	Vendor	0.14460093
2024Worker	Worker	0.03960362
2025Hauling	Hauling	0.16800737
2025Vendor	Vendor	0.14287634
2025Worker	Worker	0.03878523

Paseo Norte Project

Total On-Road Fuel Consumption

Source	Fuel Type	Total Fuel Use (gal)
Hauling	Diesel	2,990
Vendor	Diesel	33,185
Worker	Gasoline	64,125

Fuel Type	Total Fuel Use	Annual Fuel Use
Diesel	36,174	18,889
Gasoline	64,125	33,485

Duration of Construction	
Start	1/1/2024
End	11/30/2025
1.9	years

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (gallons) gal/mile	gal/min	gal/day	Total Gallons/yr
Site Preparation	2022								
Total Haul Trips	0								
Hauling	0	27	8	20	15	0.18	0.00E+00	0	0
Vendor	0	27	8	7.63	6.9	0.15	0.00E+00	0	0
Worker	18	27	8	11.97	0	0.04	0.00E+00	9	239
Grading	2024								
Total Haul Trips	858								
Hauling	35	25	8	20	15	0.17	0.00E+00	120	2,990
Vendor	0	25	8	7.63	6.9	0.14	0.00E+00	0	0
Worker	20	25	8	11.97	0	0.04	0.00E+00	9	237
Building Construction	2024								
Total Haul Trips	0								
Hauling	0	262	8	20	15	0.17	0.00E+00	0	0
Vendor	52	262	8	7.63	6.9	0.14	0.00E+00	57	15,031
Worker	230	262	8	11.97	0	0.04	0.00E+00	109	28,567
Building Construction	2025								
Total Haul Trips	0								
Hauling	0	286	8	20	15	0.17	0.00E+00	0	0
Vendor	52	286	8	7.63	6.9	0.14	0.00E+00	57	16,213
Worker	230	286	8	11.97	0	0.04	0.00E+00	107	30,539
Paving	2025								
Total Haul Trips	0								
Hauling	0	235	8	20	15	0.17	0.00E+00	0	0
Vendor	2	235	8	7.63	6.9	0.14	0.00E+00	2	512
Worker	16	235	8	11.97	0	0.04	0.00E+00	7	1,746
Architectural Coating	2025								
Total Haul Trips	0								
Hauling	0	131	8	20	15	0.17	0.00E+00	0	0
Vendor	10	131	8	7.63	6.9	0.14	0.00E+00	11	1,428
Worker	46	131	8	11.97	0	0.04	0.00E+00	21	2,798

A-4 Air Quality Construction Emissions Summary

Paseo Norte Project
Air Quality Construction Analysis

Regional Emissions Summary	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Source	**lb/day**					
Site Preparation - 2024	<1	24.0	28.9	<1	8.8	4.8
Grading - 2024	<1	18.6	20.8	<1	4.2	2.1
Building Construction - 2024	1.3	14.9	23.7	<1	2.8	1.1
Building Construction - 2025	1.2	14.7	23.2	<1	2.8	1.1
Paving - 2025	<1	8.7	11.2	<1	<1	<1
Architectural Coating - 2025	4.1	1.6	2.7	<1	<1	<1
Overlapping Phases						
Building Construction & Paving	1.7	23.6	34.9	<1	3.3	1.5
Building Construction & Paving & Architectural Coating	5.8	25.1	37.1	<1	3.8	1.6
Project Daily Maximum Emissions	**5.8**	**25.1**	**37.1**	**<1**	**8.8**	**4.8**
SDAPCD Regional Significance Threshold	**137**	**250**	**550**	**250**	**100**	**50**
Exceeds Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

Paseo Norte Project

Air Quality Construction Analysis

Regional Maximums	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM10	Fugitive PM10	Total PM2.5
Source						**lb/day**				
Site Preparation - 2024	1.0	24.0	28.9	0.1	0.9	7.8	8.8	0.8	4.0	4.8
Grading - 2024	0.7	18.6	20.8	0.1	0.6	3.6	4.2	0.6	1.6	2.1
Building Construction - 2024	1.3	14.9	23.7	0.1	0.5	2.3	2.8	0.5	0.6	1.1
Building Construction - 2025	1.2	14.7	23.2	0.1	0.5	2.3	2.8	0.5	0.6	1.1
Paving - 2025	0.4	8.7	11.2	0.0	0.4	0.1	0.5	0.4	0.0	0.4
Architectural Coating - 2025	4.1	1.6	2.7	0.0	0.1	0.4	0.5	0.1	0.1	0.2
Overlapping Phases										
	ROG	**NOX**	**CO**	**SO2**	**Exhaust PM10**	**Fugitive PM10**	**Total PM10**	**Exhaust PM10**	**Fugitive PM10**	**Total PM2.5**
Building Construction & Paving	1.7	23.6	34.9	0.1	0.9	2.4	3.3	0.9	0.6	1.5
Building Construction & Paving & Architectural Coating	5.8	25.1	37.1	0.1	1.0	2.9	3.8	0.9	0.7	1.6
Project Daily Maximum Emissions	**5.8**	**25.1**	**37.1**	**0.1**	**1.0**	**7.8**	**8.8**	**0.9**	**4.0**	**4.8**

Paseo Norte Project

Air Quality Construction Analysis

Summer	Onsite Emissions										Offsite Emissions									
	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM2.5	Fugitive PM2.5	Total PM2.5	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM2.5	Fugitive PM2.5	Total PM2.5
Source	lb/day										lb/day									
Site Preparation - 2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.05	0.63	0.00	0.00	0.15	0.15	0.00	0.04	0.04
Grading - 2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	4.46	2.99	0.03	0.04	0.81	0.85	0.04	0.21	0.25
Building Construction - 2024	0.44	11.80	14.30	0.02	0.50	0.00	0.50	0.46	0.00	0.46	0.83	3.06	9.41	0.03	0.03	2.26	2.29	0.03	0.57	0.59
Building Construction - 2025	0.44	11.80	14.30	0.02	0.50	0.00	0.50	0.46	0.00	0.46	0.79	2.89	8.87	0.03	0.03	2.26	2.28	0.03	0.56	0.59
Paving - 2025	0.33	8.62	10.60	0.01	0.39	0.00	0.39	0.36	0.00	0.36	0.05	0.13	0.58	0.00	0.00	0.15	0.15	0.00	0.04	0.04
Architectural Coating - 2025	3.99	1.09	0.96	0.00	0.07	0.00	0.07	0.06	0.00	0.06	0.16	0.56	1.76	0.01	0.01	0.45	0.45	0.01	0.11	0.12

Regional Emissions	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM2.5	Fugitive PM2.5	Total PM2.5
Site Preparation - 2024	0.06	0.05	0.63	0.00	0.00	0.15	0.15	0.00	0.04	0.04
Grading - 2024	0.19	4.46	2.99	0.03	0.04	0.81	0.85	0.04	0.21	0.25
Building Construction - 2024	1.27	14.86	23.71	0.05	0.53	2.26	2.79	0.49	0.57	1.05
Building Construction - 2025	1.23	14.69	23.17	0.05	0.53	2.26	2.78	0.49	0.56	1.05
Paving - 2025	0.38	8.75	11.18	0.01	0.39	0.15	0.54	0.36	0.04	0.40
Architectural Coating - 2025	4.15	1.65	2.72	0.01	0.08	0.45	0.52	0.07	0.11	0.18
Project Daily Maximum Emissions	**4.15**	**14.86**	**23.71**	**0.05**	**0.53**	**2.26**	**2.79**	**0.49**	**0.57**	**1.05**

Note: Offsite emissions pasted over from EMFAC2021 analysis

Paseo Norte Project

Air Quality Construction Analysis

Winter	Onsite Emissions										Offsite Emissions									
	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM2.5	Fugitive PM2.5	Total PM2.5	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM2.5	Fugitive PM2.5	Total PM2.5
Source	lb/day										lb/day									
Site Preparation - 2024	0.90	24.00	28.30	0.05	0.94	7.67	8.61	0.84	3.94	4.78	0.06	0.05	0.63	0.00	0.00	0.15	0.15	0.00	0.04	0.04
Grading - 2024	0.53	14.10	17.80	0.03	0.60	2.77	3.37	0.54	1.34	1.88	0.19	4.46	2.99	0.03	0.04	0.81	0.85	0.04	0.21	0.25
Building Construction - 2024	0.44	11.80	14.30	0.02	0.50	0.00	0.50	0.46	0.00	0.46	0.83	3.06	9.41	0.03	0.03	2.26	2.29	0.03	0.57	0.59
Building Construction - 2025	0.44	11.80	14.30	0.02	0.50	0.00	0.50	0.46	0.00	0.46	0.79	2.89	8.87	0.03	0.03	2.26	2.28	0.03	0.56	0.59
Paving - 2025	0.33	8.62	10.60	0.01	0.39	0.00	0.39	0.36	0.00	0.36	0.05	0.13	0.58	0.00	0.00	0.15	0.15	0.00	0.04	0.04
Architectural Coating - 2025	3.99	1.09	0.96	0.00	0.07	0.00	0.07	0.06	0.00	0.06	0.16	0.56	1.76	0.01	0.01	0.45	0.45	0.01	0.11	0.12

Regional Emissions	ROG	NOX	CO	SO2	Exhaust PM10	Fugitive PM10	Total PM10	Exhaust PM2.5	Fugitive PM2.5	Total PM2.5
Site Preparation - 2024	0.96	24.05	28.93	0.05	0.94	7.82	8.76	0.84	3.98	4.82
Grading - 2024	0.72	18.56	20.79	0.06	0.64	3.58	4.22	0.58	1.55	2.13
Building Construction - 2024	1.27	14.86	23.71	0.05	0.53	2.26	2.79	0.49	0.57	1.05
Building Construction - 2025	1.23	14.69	23.17	0.05	0.53	2.26	2.78	0.49	0.56	1.05
Paving - 2025	0.38	8.75	11.18	0.01	0.39	0.15	0.54	0.36	0.04	0.40
Architectural Coating - 2025	4.15	1.65	2.72	0.01	0.08	0.45	0.52	0.07	0.11	0.18
Project Daily Maximum Emissions	**4.15**	**24.05**	**28.93**	**0.06**	**0.94**	**7.82**	**8.76**	**0.84**	**3.98**	**4.82**

Note: Offsite emissions pasted over from EMFAC2021 analysis

A-5 Air Quality Operational Emissions Summary

Paseo Norte Apartment Project
Air Quality Assessment

Regional Operational Emissions

Maximum Unmitigated Regional Operational Emissions (pounds per day) [a]						
Source	**VOC**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area (Consumer Products, Landscaping)	2.47	0.06	5.96	<1	<1	<1
Motor Vehicles	2.60	2.39	22.50	0.05	4.73	1.23
Total Project On-Site and Off-Site Emissions	**5.07**	**2.45**	**28.46**	**0.05**	**4.73**	**1.23**
SDAPCD Numeric Indicators	**137**	**250**	**550**	**250**	**100**	**55**
Over/(Under)	(132)	(248)	(521.5)	(250.0)	(95)	(54)
Exceeds Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

Appendix B
Health Risk Assessment

Ramona Intergenerational Community Campus Affordable Housing Project

Construction Modeling Assumptions

AERMOD Sources

PolyArea			
Offroad Exhaust			
Release Height	5	m	
Emissions rate	1	g/s	
Init Vert Dimension	1.4	m	*optional, could vary
Offroad Idling			
Release Height	2.55	m	
Emissions rate	1	g/s	
Init Vert Dimension	2.37	m	*optional, could vary

Variable Emissions 8 hours per day, 6 days per week

Ramona Intergenerational Community Campus Affordable Housing Project

Health Risk Assessment Exposure Duration Assumptions for Offroad Equipment and Haul Activities

OFFROAD

					Start Date	*1/1/2024*	*4/1/2024*
					End Date	*3/31/2024*	*4/1/2026*
					Days	*90*	*730*
Phase		Start Date	End Date	Hrs/Day	Duration (days)	3rd Tri	0<2
Site Preparation	2024	1/1/2024	1/31/2024	10	31	31	0
Grading	2024	2/1/2024	2/29/2024	10	29	29	0
Building Construction	2024	3/1/2024	12/31/2024	10	306	31	275
Building Construction	2025	1/1/2025	11/30/2025	10	334	0	334
Paving	2025	3/1/2025	11/30/2025	10	275	0	275
Architectural Coating	2025	7/1/2025	11/30/2025	10	153	0	153

Risk Factors

	Abbreviation	UOM	3rd Trimester	0<2	2<16	16<30
Daily Breathing Rate (95th %'ile)	DBR	L/kg-day	361	1090	572	261
Fraction Of Time At Home [a]	FAH	unitless	1	1	1	0.73
Exposure Frequency	EF	days/year	0.96	0.96	0.96	0.96
Age Sensitivity Factor	ASF	unitless	10	10	3	1
Inhalation Absorption Factor	A	unitless	1	1	1	1
Conversion Factor	CF_1	m^3/L	0.001	0.001	0.001	0.001
Conversion Factor	CF_2	$\mu g/m^3$	0.001	0.001	0.001	0.001
Cancer Potency Factor (diesel exhaust)	CPF	$mg/kg\text{-}day^{-1}$	1.1	1.1	1.1	1.1
Averaging Time (for residential exposure)	AT	years	70.00	70.00	70.00	70.00

[a] assume school or daycare will have cancer risk of >1 per million

Intake Factor for Inhalation, IF (m^3/kg-day)

Phase	Year	Equation	3rd Trimester	0<2
Site Preparation	2024	$\frac{DBR \cdot FAH \cdot EF \cdot ED \cdot ASF \cdot A \cdot CF_1}{AT}$	0.004	0.000
Grading	2024		0.004	0.000
Building Construction	2024		0.004	0.112
Building Construction	2025		0.000	0.137
Paving	2025		0.000	0.112
Architectural Coating	2025		0.000	0.063

Risk Calculation Part 1, R1

Equation	3rd Trimester	0<2
$IF \cdot CPF \cdot CF_2$	4.62E-06	0.00E+00
	4.32E-06	0.00E+00
	4.62E-06	1.24E-04
	0.00E+00	1.50E-04
	0.00E+00	1.24E-04
	0.00E+00	6.88E-05

Ramona Intergenerational Community Campus Affordable Housing Project

Health Risk Assessment Exposure Duration Assumptions for Offroad Equipment and Haul Activities

HAUL

					Start Date	*1/1/2024*	*4/1/2024*
					End Date	*3/31/2024*	*4/1/2026*
					Days	*90*	*730*
Phase		Start Date	End Date	Hrs/Day	Duration (days)	3rd Tri	0<2
Haul	2024	1/1/2024	12/31/2024	10	366	91	275
Haul	2025	1/1/2025	11/30/2025	10	334	0	334

Risk Factors

	Abbreviation	UOM	3rd Trimester	0<2	2<16	16<30
Daily Breathing Rate (95th %'ile)	DBR	L/kg-day	361	1090	572	261
Fraction Of Time At Home [a]	FAH	unitless	1	1	1	0.73
Exposure Frequency	EF	days/year	0.96	0.96	0.96	0.96
Age Sensitivity Factor	ASF	unitless	10	10	3	1
Inhalation Absorption Factor	A	unitless	1	1	1	1
Conversion Factor	CF_1	m^3/L	0.001	0.001	0.001	0.001
Conversion Factor	CF_2	$\mu g/m^3$	0.001	0.001	0.001	0.001
Cancer Potency Factor (diesel exhaust)	CPF	$mg/kg\text{-}day^{-1}$	1.1	1.1	1.1	1.1
Averaging Time (for residential exposure)	AT	years	70.00	70.00	70.00	70.00

[a] assume school or daycare will have cancer risk of >1 per million

Intake Factor for Inhalation, IF (m^3/kg-day)

Phase	Year	Equation	3rd Trimester	0<2
Haul	2024	$\frac{DBR \cdot FAH \cdot EF \cdot ED \cdot ASF \cdot A \cdot CF_1}{AT}$	0.012	0.112
Haul	2025		0.000	0.137

Risk Calculation Part 1, R1

Equation	3rd Trimester	0<2
$IF \cdot CPF \cdot CF_2$	1.36E-05	1.24E-04
	0.00E+00	1.50E-04

Ramona Intergenerational Community Campus Affordable Housing Project

Offroad DPM Emissions, Ground Level Concentrations and Health Risk Calculations

Total DPM

Phase	Year	Start Date	End Date	Work Days	Offroad (lbs/day)	Offroad (lbs/yr)	Offroad (g/s)
Site Preparation	2024	1/1/2024	1/31/2024	27	0.94	25.38	0.004298131
Grading	2024	2/1/2024	2/29/2024	25	0.60	15	0.002715457
Building Construction	2024	3/1/2024	12/31/2024	262	0.50	131	0.002247499
Building Construction	2025	1/1/2025	11/30/2025	286	0.50	143	0.002247705
Paving	2025	3/1/2025	11/30/2025	235	0.39	91.65	0.001749643
Architectural Coating	2025	7/1/2025	11/30/2025	131	0.07	9.17	0.00031465

Notes: lbs/yr based off of work days, g/s based off of total days

	Cancer Risk (per 10^6)	UTM X	UTM Y
MAX	3.8	511945.00	3655876.00

			Site Preparation	Grading	Building Construction	Building Construction	Paving	Architectural Coating	Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2024	2024	2025	2025	2025	3rd Trimester	0<2	Total	per million
511203.153655653.07	511203.2	3655653.1	0.001058114	0.000668491	0.000553289	0.00055334	0.000430727	7.74605E-05	1.0334E-08	2.10268E-07	2.20602E-07	0.2206018
511223.153655653.07	511223.2	3655653.1	0.001079218	0.000681824	0.000564325	0.000564376	0.000439318	7.90054E-05	1.05401E-08	2.14462E-07	2.25002E-07	0.2250016
511243.153655653.07	511243.2	3655653.1	0.001088889	0.000687934	0.000569382	0.000569434	0.000443255	7.97134E-05	1.06345E-08	2.16383E-07	2.27018E-07	0.2270179
511263.153655653.07	511263.2	3655653.1	0.001088717	0.000687825	0.000569292	0.000569344	0.000443185	7.97008E-05	1.06328E-08	2.16349E-07	2.26982E-07	0.226982
511283.153655653.07	511283.2	3655653.1	0.001089834	0.000688531	0.000569876	0.000569928	0.00044364	7.97826E-05	1.06437E-08	2.16571E-07	2.27215E-07	0.227215
511303.153655653.07	511303.2	3655653.1	0.001087169	0.000686848	0.000568483	0.000568534	0.000442555	7.95876E-05	1.06177E-08	2.16042E-07	2.26659E-07	0.2266594
511323.153655653.07	511323.2	3655653.1	0.001082097	0.000683644	0.00056583	0.000565882	0.00044049	7.92163E-05	1.05682E-08	2.15034E-07	2.25602E-07	0.225602
511343.153655653.07	511343.2	3655653.1	0.001073243	0.00067805	0.000561201	0.000561252	0.000436886	7.85681E-05	1.04817E-08	2.13274E-07	2.23756E-07	0.2237561
511363.153655653.07	511363.2	3655653.1	0.001052784	0.000665124	0.000550503	0.000550553	0.000428558	7.70704E-05	1.02819E-08	2.09209E-07	2.19491E-07	0.2194906
511383.153655653.07	511383.2	3655653.1	0.001025749	0.000648044	0.000536366	0.000536415	0.000417552	7.50912E-05	1.00179E-08	2.03836E-07	2.13854E-07	0.2138542
511403.153655653.07	511403.2	3655653.1	0.000988742	0.000624664	0.000517015	0.000517062	0.000402488	7.23821E-05	9.65644E-09	1.96482E-07	2.06139E-07	0.2061387
511423.153655653.07	511423.2	3655653.1	0.000952337	0.000601664	0.000497978	0.000498024	0.000387668	6.9717E-05	9.30089E-09	1.89248E-07	1.98549E-07	0.1985488
511203.153655673.07	511203.2	3655673.1	0.00114975	0.000726385	0.000601206	0.000601261	0.00046803	8.41689E-05	1.12289E-08	2.28478E-07	2.39707E-07	0.2397066
511223.153655673.07	511223.2	3655673.1	0.001175367	0.000742569	0.000614601	0.000614657	0.000478457	8.60442E-05	1.14791E-08	2.33568E-07	2.45047E-07	0.2450474
511243.153655673.07	511243.2	3655673.1	0.001191399	0.000752698	0.000622984	0.000623041	0.000484984	8.72178E-05	1.16357E-08	2.36754E-07	2.4839E-07	0.2483898
511263.153655673.07	511263.2	3655673.1	0.001199823	0.00075802	0.000627389	0.000627447	0.000488413	8.78345E-05	1.17179E-08	2.38428E-07	2.50146E-07	0.2501462
511283.153655673.07	511283.2	3655673.1	0.001214351	0.000767198	0.000634986	0.000635044	0.000494327	8.8898E-05	1.18598E-08	2.41315E-07	2.53175E-07	0.253175
511303.153655673.07	511303.2	3655673.1	0.001219208	0.000770267	0.000637526	0.000637584	0.000496304	8.92536E-05	1.19073E-08	2.4228E-07	2.54188E-07	0.2541876
511323.153655673.07	511323.2	3655673.1	0.001208548	0.000763532	0.000631952	0.00063201	0.000491965	8.84733E-05	1.18032E-08	2.40162E-07	2.51965E-07	0.2519653
511343.153655673.07	511343.2	3655673.1	0.00120309	0.000760084	0.000629098	0.000629155	0.000489743	8.80737E-05	1.17498E-08	2.39077E-07	2.50827E-07	0.2508272
511363.153655673.07	511363.2	3655673.1	0.001198276	0.000757042	0.00062658	0.000626638	0.000487783	8.77213E-05	1.17028E-08	2.38121E-07	2.49824E-07	0.2498236
511383.153655673.07	511383.2	3655673.1	0.001177774	0.00074409	0.00061586	0.000615916	0.000479437	8.62204E-05	1.15026E-08	2.34047E-07	2.45549E-07	0.2455492
511403.153655673.07	511403.2	3655673.1	0.001146569	0.000724375	0.000599543	0.000599598	0.000466735	8.3936E-05	1.11978E-08	2.27846E-07	2.39044E-07	0.2390435
511203.153655693.07	511203.2	3655693.1	0.001248263	0.000788623	0.000652719	0.000652778	0.000508131	9.13806E-05	1.2191E-08	2.48054E-07	2.60245E-07	0.2602452
511223.153655693.07	511223.2	3655693.1	0.001281445	0.000809586	0.000670069	0.000670131	0.000521639	9.38097E-05	1.25151E-08	2.54648E-07	2.67163E-07	0.2671631
511243.153655693.07	511243.2	3655693.1	0.00130315	0.0008233	0.000681419	0.000681482	0.000530474	9.53987E-05	1.27271E-08	2.58961E-07	2.71688E-07	0.2716884
511263.153655693.07	511263.2	3655693.1	0.001326059	0.000837773	0.000693399	0.000693462	0.0005398	9.70758E-05	1.29508E-08	2.63514E-07	2.76465E-07	0.2764646
511283.153655693.07	511283.2	3655693.1	0.001342435	0.000848119	0.000701962	0.000702026	0.000546466	9.82746E-05	1.31107E-08	2.66768E-07	2.79879E-07	0.2798788
511303.153655693.07	511303.2	3655693.1	0.001359241	0.000858736	0.000710749	0.000710814	0.000553307	9.95049E-05	1.32749E-08	2.70108E-07	2.83383E-07	0.2833825
511323.153655693.07	511323.2	3655693.1	0.001364098	0.000861805	0.000713289	0.000713354	0.000555284	9.98604E-05	1.33223E-08	2.71073E-07	2.84395E-07	0.2843951
511343.153655693.07	511343.2	3655693.1	0.001356189	0.000856808	0.000709154	0.000709218	0.000552065	9.92815E-05	1.32451E-08	2.69501E-07	2.82746E-07	0.2827463
511363.153655693.07	511363.2	3655693.1	0.001360101	0.000859279	0.000711199	0.000711264	0.000553657	9.95678E-05	1.32833E-08	2.70278E-07	2.83562E-07	0.2835617
511383.153655693.07	511383.2	3655693.1	0.001346003	0.000850373	0.000703827	0.000703891	0.000547918	9.85358E-05	1.31456E-08	2.67477E-07	2.80623E-07	0.2806225
511403.153655693.07	511403.2	3655693.1	0.001327392	0.000838615	0.000694095	0.000694159	0.000540342	9.71733E-05	1.29638E-08	2.63779E-07	2.76742E-07	0.2767424
511423.153655693.07	511423.2	3655693.1	0.001298895	0.000820611	0.000679194	0.000679256	0.000528742	9.50872E-05	1.26855E-08	2.58116E-07	2.70801E-07	0.2708013
511443.153655693.07	511443.2	3655693.1	0.001252432	0.000791257	0.000654899	0.000654959	0.000509829	9.16858E-05	1.22317E-08	2.48883E-07	2.61114E-07	0.2611144
511203.153655713.07	511203.2	3655713.1	0.00136384	0.000861642	0.000713154	0.000713219	0.000555179	9.98416E-05	1.33198E-08	2.71022E-07	2.84341E-07	0.2843413
511223.153655713.07	511223.2	3655713.1	0.001404715	0.000887466	0.000734528	0.000734595	0.000571818	0.000102834	1.3719E-08	2.79144E-07	2.92863E-07	0.2928632
511243.153655713.07	511243.2	3655713.1	0.001436521	0.00090756	0.000751159	0.000751228	0.000584766	0.000105162	1.40296E-08	2.85465E-07	2.99494E-07	0.2994944
511263.153655713.07	511263.2	3655713.1	0.001467812	0.000927329	0.000767521	0.000767591	0.000597503	0.000107453	1.43352E-08	2.91683E-07	3.06018E-07	0.306018
511283.153655713.07	511283.2	3655713.1	0.001488056	0.000940118	0.000778107	0.000778178	0.000605744	0.000108935	1.45329E-08	2.95706E-07	3.10239E-07	0.3102386
511303.153655713.07	511303.2	3655713.1	0.001507956	0.000952691	0.000788513	0.000788585	0.000613845	0.000110392	1.47273E-08	2.9966E-07	3.14388E-07	0.3143876
511323.153655713.07	511323.2	3655713.1	0.001524504	0.000963146	0.000797166	0.000797238	0.000620581	0.000111603	1.48889E-08	3.02949E-07	3.17838E-07	0.3178375
511343.153655713.07	511343.2	3655713.1	0.001533788	0.000969011	0.00080202	0.000802094	0.00062436	0.000112283	1.49796E-08	3.04794E-07	3.19773E-07	0.3197731
511363.153655713.07	511363.2	3655713.1	0.001539032	0.000972324	0.000804762	0.000804836	0.000626495	0.000112667	1.50308E-08	3.05836E-07	3.20866E-07	0.3208664
511383.153655713.07	511383.2	3655713.1	0.001537055	0.000971075	0.000803728	0.000803802	0.00062569	0.000112522	1.50115E-08	3.05443E-07	3.20454E-07	0.3204541
511403.153655713.07	511403.2	3655713.1	0.00153598	0.000970396	0.000803166	0.00080324	0.000625253	0.000112443	1.5001E-08	3.05229E-07	3.2023E-07	0.3202301
511423.153655713.07	511423.2	3655713.1	0.001517068	0.000958448	0.000793277	0.00079335	0.000617554	0.000111059	1.48163E-08	3.01471E-07	3.16287E-07	0.3162873
511443.153655713.07	511443.2	3655713.1	0.001490076	0.000941395	0.000779163	0.000779234	0.000606566	0.000109083	1.45527E-08	2.96107E-07	3.1066E-07	0.3106598
511463.153655713.07	511463.2	3655713.1	0.001439143	0.000909217	0.00075253	0.000752599	0.000585833	0.000105354	1.40552E-08	2.85986E-07	3.00041E-07	0.300041
511203.153655733.07	511203.2	3655733.1	0.001492096	0.000942671	0.000780219	0.000780291	0.000607389	0.000109231	1.45724E-08	2.96509E-07	3.11081E-07	0.3110809
511223.153655733.07	511223.2	3655733.1	0.001540622	0.000973329	0.000805594	0.000805667	0.000627142	0.000112783	1.50463E-08	3.06152E-07	3.21198E-07	0.3211979
511243.153655733.07	511243.2	3655733.1	0.001579735	0.000998039	0.000826046	0.000826121	0.000643064	0.000115646	1.54283E-08	3.13924E-07	3.29352E-07	0.3293524
511263.153655733.07	511263.2	3655733.1	0.001618762	0.001022696	0.000846453	0.000846531	0.000658951	0.000118503	1.58095E-08	3.2168E-07	3.37489E-07	0.337489
511283.153655733.07	511283.2	3655733.1	0.001661614	0.001049769	0.000868861	0.00086894	0.000676395	0.000121641	1.6228E-08	3.30195E-07	3.46423E-07	0.3464231
511303.153655733.07	511303.2	3655733.1	0.001687489	0.001066116	0.000882391	0.000882471	0.000686927	0.000123535	1.64807E-08	3.35337E-07	3.51818E-07	0.3518176
511323.153655733.07	511323.2	3655733.1	0.001705412	0.001077439	0.000891763	0.000891844	0.000694223	0.000124847	1.66557E-08	3.38899E-07	3.55554E-07	0.3555544
511343.153655733.07	511343.2	3655733.1	0.001728837	0.001092238	0.000904012	0.000904094	0.000703759	0.000126562	1.68845E-08	3.43554E-07	3.60438E-07	0.3604381
511363.153655733.07	511363.2	3655733.1	0.001748566	0.001104702	0.000914328	0.000914411	0.00071179	0.000128006	1.70772E-08	3.47474E-07	3.64551E-07	0.3645512
511383.153655733.07	511383.2	3655733.1	0.001760858	0.001112469	0.000920756	0.00092084	0.000716794	0.000128906	1.71972E-08	3.49917E-07	3.67114E-07	0.3671141
511403.153655733.07	511403.2	3655733.1	0.001763179	0.001113935	0.000921969	0.000922054	0.000717739	0.000129076	1.72199E-08	3.50378E-07	3.67598E-07	0.3675979
511423.153655733.07	511423.2	3655733.1	0.001765629	0.001115483	0.00092325	0.000923335	0.000718736	0.000129255	1.72438E-08	3.50865E-07	3.68109E-07	0.3681087
511443.153655733.07	511443.2	3655733.1	0.001752821	0.001107391	0.000916553	0.000916637	0.000713522	0.000128317	1.71187E-08	3.4832E-07	3.65438E-07	0.3654383
511463.153655733.07	511463.2	3655733.1	0.001722218	0.001088057	0.000900551	0.000900633	0.000701065	0.000126077	1.68199E-08	3.42238E-07	3.59058E-07	0.3590581
511483.153655733.07	511483.2	3655733.1	0.001694925	0.001070813	0.000886279	0.00088636	0.000689954	0.000124079	1.65533E-08	3.36815E-07	3.53368E-07	0.3533679
511503.153655733.07	511503.2	3655733.1	0.001630969	0.001030407	0.000852836	0.000852914	0.00066392	0.000119397	1.59287E-08	3.24105E-07	3.40034E-07	0.3400339
511203.153655753.07	511203.2	3655753.1	0.001640597	0.00103649	0.000857871	0.000857949	0.000667839	0.000120102	1.60227E-08	3.26018E-07	3.42041E-07	0.3420412

			Site Preparation	Grading	Building Construction	Building Construction	Paving	Architectural Coating	Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2024	2024	2025	2025	2025	3rd Trimester	0<2	Total	per million
511223.153655753.07	511223.2	3655753.1	0.001687145	0.001065898	0.000882211	0.000882292	0.000686787	0.00012351	1.64773E-08	3.35269E-07	3.51746E-07	0.3517459
511243.153655753.07	511243.2	3655753.1	0.001733952	0.00109547	0.000906686	0.000906769	0.000705841	0.000126936	1.69344E-08	3.4457E-07	3.61504E-07	0.3615045
511263.153655753.07	511263.2	3655753.1	0.001782048	0.001125856	0.000931836	0.000931921	0.00072542	0.000130457	1.74042E-08	3.54128E-07	3.71532E-07	0.3715318
511283.153655753.07	511283.2	3655753.1	0.001832766	0.001157898	0.000958356	0.000958444	0.000746065	0.00013417	1.78995E-08	3.64206E-07	3.82106E-07	0.3821058
511303.153655753.07	511303.2	3655753.1	0.001876478	0.001185514	0.000981213	0.000981303	0.000763859	0.00013737	1.83264E-08	3.72893E-07	3.91219E-07	0.3912191
511323.153655753.07	511323.2	3655753.1	0.001918256	0.001211909	0.001003059	0.001003151	0.000780866	0.000140428	1.87344E-08	3.81195E-07	3.99929E-07	0.3999292
511343.153655753.07	511343.2	3655753.1	0.001951953	0.001233198	0.001020679	0.001020773	0.000794583	0.000142895	1.90635E-08	3.87891E-07	4.06955E-07	0.4069546
511363.153655753.07	511363.2	3655753.1	0.001986123	0.001254786	0.001038547	0.001038642	0.000808493	0.000145397	1.93973E-08	3.94681E-07	4.14079E-07	0.4140786
511383.153655753.07	511383.2	3655753.1	0.002013459	0.001272056	0.001052841	0.001052937	0.00081962	0.000147398	1.96642E-08	4.00114E-07	4.19778E-07	0.4197778
511403.153655753.07	511403.2	3655753.1	0.002040452	0.001289109	0.001066955	0.001067053	0.000830608	0.000149374	1.99278E-08	4.05477E-07	4.25405E-07	0.4254053
511423.153655753.07	511423.2	3655753.1	0.002046469	0.001292911	0.001070102	0.0010702	0.000833058	0.000149814	1.99866E-08	4.06673E-07	4.2666E-07	0.4266599
511443.153655753.07	511443.2	3655753.1	0.002053819	0.001297554	0.001073945	0.001074043	0.00083605	0.000150352	2.00584E-08	4.08134E-07	4.28192E-07	0.4281922
511463.153655753.07	511463.2	3655753.1	0.002060481	0.001301763	0.001077429	0.001077527	0.000838761	0.00015084	2.01235E-08	4.09458E-07	4.29581E-07	0.4295811
511483.153655753.07	511483.2	3655753.1	0.002043203	0.001290847	0.001068394	0.001068491	0.000831728	0.000149575	1.99547E-08	4.06024E-07	4.25979E-07	0.4259788
511503.153655753.07	511503.2	3655753.1	0.002003746	0.001265919	0.001047762	0.001047858	0.000815666	0.000146687	1.95694E-08	3.98183E-07	4.17753E-07	0.4177526
511523.153655753.07	511523.2	3655753.1	0.001933299	0.001221413	0.001010925	0.001011018	0.00078699	0.00014153	1.88814E-08	3.84184E-07	4.03066E-07	0.4030656
511203.153655773.07	511203.2	3655773.1	0.001801003	0.001137831	0.000941747	0.000941833	0.000733136	0.000131845	1.75893E-08	3.57894E-07	3.75484E-07	0.3754836
511223.153655773.07	511223.2	3655773.1	0.001861349	0.001175956	0.000973302	0.000973391	0.000757701	0.000136262	1.81787E-08	3.69886E-07	3.88065E-07	0.3880649
511243.153655773.07	511243.2	3655773.1	0.001917697	0.001211556	0.001002767	0.001002859	0.000780638	0.000140387	1.8729E-08	3.81084E-07	3.99813E-07	0.3998127
511263.153655773.07	511263.2	3655773.1	0.001973874	0.001247047	0.001032142	0.001032236	0.000803506	0.0001445	1.92776E-08	3.92247E-07	4.11525E-07	0.4115247
511283.153655773.07	511283.2	3655773.1	0.002031598	0.001283515	0.001062326	0.001062423	0.000827004	0.000148726	1.98414E-08	4.03718E-07	4.23559E-07	0.4235594
511303.153655773.07	511303.2	3655773.1	0.00208945	0.001320065	0.001092577	0.001092677	0.000850554	0.000152961	2.04064E-08	4.15214E-07	4.35621E-07	0.4356209
511323.153655773.07	511323.2	3655773.1	0.002140039	0.001352026	0.00111903	0.001119132	0.000871147	0.000156664	2.09005E-08	4.25267E-07	4.46168E-07	0.446168
511343.153655773.07	511343.2	3655773.1	0.002196259	0.001387544	0.001148427	0.001148532	0.000894033	0.00016078	2.14495E-08	4.36439E-07	4.57889E-07	0.4578889
511363.153655773.07	511363.2	3655773.1	0.002245773	0.001418826	0.001174318	0.001174426	0.000914189	0.000164405	2.19331E-08	4.46279E-07	4.68212E-07	0.468212
511383.153655773.07	511383.2	3655773.1	0.00230599	0.00145687	0.001205806	0.001205916	0.000938701	0.000168813	2.25212E-08	4.58245E-07	4.80766E-07	0.4807664
511403.153655773.07	511403.2	3655773.1	0.002353399	0.001486822	0.001230596	0.001230708	0.000958	0.000172283	2.29842E-08	4.67666E-07	4.9065E-07	0.4906503
511423.153655773.07	511423.2	3655773.1	0.002389374	0.00150955	0.001249407	0.001249522	0.000972644	0.000174917	2.33356E-08	4.74815E-07	4.98151E-07	0.4981507
511443.153655773.07	511443.2	3655773.1	0.00242651	0.001533011	0.001268826	0.001268942	0.000987761	0.000177636	2.36982E-08	4.82195E-07	5.05893E-07	0.505893
511463.153655773.07	511463.2	3655773.1	0.002463689	0.0015565	0.001288267	0.001288384	0.001002896	0.000180357	2.40613E-08	4.89583E-07	5.13644E-07	0.5136442
511483.153655773.07	511483.2	3655773.1	0.002466654	0.001558374	0.001289817	0.001289935	0.001004103	0.000180574	2.40903E-08	4.90172E-07	5.14263E-07	0.5142626
511503.153655773.07	511503.2	3655773.1	0.002449333	0.001547431	0.00128076	0.001280877	0.000997052	0.000179306	2.39211E-08	4.8673E-07	5.10651E-07	0.5106513
511523.153655773.07	511523.2	3655773.1	0.002394747	0.001512944	0.001252217	0.001252331	0.000974831	0.00017531	2.3388E-08	4.75883E-07	4.99271E-07	0.4992708
511543.153655773.07	511543.2	3655773.1	0.002302767	0.001454833	0.00120412	0.00120423	0.000937389	0.000168577	2.24897E-08	4.57605E-07	4.80094E-07	0.4800943
511203.153655793.07	511203.2	3655793.1	0.001914731	0.001209682	0.001001216	0.001001308	0.000779431	0.00014017	1.87E-08	3.80494E-07	3.99194E-07	0.3991944
511223.153655793.07	511223.2	3655793.1	0.002039592	0.001288566	0.001066506	0.001066603	0.000830258	0.000149311	1.99195E-08	4.05307E-07	4.25226E-07	0.4252261
511243.153655793.07	511243.2	3655793.1	0.002108061	0.001331823	0.001102309	0.001102409	0.00085813	0.000154323	2.05881E-08	4.18913E-07	4.39501E-07	0.439501
511263.153655793.07	511263.2	3655793.1	0.002184009	0.001379805	0.001142022	0.001142126	0.000889046	0.000159883	2.13299E-08	4.34005E-07	4.55335E-07	0.455335
511283.153655793.07	511283.2	3655793.1	0.002263955	0.001430313	0.001183825	0.001183934	0.00092159	0.000165736	2.21107E-08	4.49892E-07	4.72003E-07	0.4720025
511303.153655793.07	511303.2	3655793.1	0.00234347	0.001480549	0.001225404	0.001225516	0.000953958	0.000171557	2.28872E-08	4.65693E-07	4.8858E-07	0.4885803
511323.153655793.07	511323.2	3655793.1	0.002403988	0.001518782	0.001257049	0.001257164	0.000978593	0.000175987	2.34783E-08	4.77719E-07	5.01197E-07	0.5011974
511343.153655793.07	511343.2	3655793.1	0.00248303	0.00156872	0.00129838	0.001298499	0.001010769	0.000181773	2.42502E-08	4.93426E-07	5.17677E-07	0.5176767
511363.153655793.07	511363.2	3655793.1	0.002550726	0.001611488	0.001333779	0.0013339	0.001038326	0.000186729	2.49114E-08	5.06879E-07	5.3179E-07	0.5317903
511383.153655793.07	511383.2	3655793.1	0.002636259	0.001665526	0.001378504	0.00137863	0.001073144	0.000192991	2.57467E-08	5.23876E-07	5.49623E-07	0.5496226
511403.153655793.07	511403.2	3655793.1	0.002723081	0.001720378	0.001423903	0.001424033	0.001108486	0.000199346	2.65947E-08	5.41129E-07	5.67724E-07	0.5677239
511423.153655793.07	511423.2	3655793.1	0.002790905	0.001763228	0.001459369	0.001459502	0.001136096	0.000204312	2.72571E-08	5.54607E-07	5.81864E-07	0.5818643
511443.153655793.07	511443.2	3655793.1	0.002852884	0.001802385	0.001491778	0.001491914	0.001161326	0.000208849	2.78624E-08	5.66924E-07	5.94786E-07	0.5947861
511463.153655793.07	511463.2	3655793.1	0.002921784	0.001845914	0.001527805	0.001527945	0.001189372	0.000213893	2.85353E-08	5.80615E-07	6.09151E-07	0.6091505
511483.153655793.07	511483.2	3655793.1	0.002970782	0.00187687	0.001553427	0.001553569	0.001209318	0.00021748	2.90138E-08	5.90352E-07	6.19366E-07	0.6193661
511503.153655793.07	511503.2	3655793.1	0.002990511	0.001889334	0.001563743	0.001563886	0.001217349	0.000218924	2.92065E-08	5.94273E-07	6.23479E-07	0.6234792
511523.153655793.07	511523.2	3655793.1	0.002966011	0.001873856	0.001550932	0.001551074	0.001207376	0.00021713	2.89672E-08	5.89404E-07	6.18371E-07	0.6183714
511203.153655813.07	511203.2	3655813.1	0.00205167	0.001296196	0.001072821	0.001072919	0.000835175	0.000150195	2.00374E-08	4.07707E-07	4.27744E-07	0.4277441
511223.153655813.07	511223.2	3655813.1	0.002149882	0.001358245	0.001124177	0.00112428	0.000875154	0.000157385	2.09966E-08	4.27223E-07	4.4822E-07	0.44822
511243.153655813.07	511243.2	3655813.1	0.002284886	0.001443537	0.001194771	0.00119488	0.00093011	0.000167268	2.23151E-08	4.54051E-07	4.76367E-07	0.4763665
511263.153655813.07	511263.2	3655813.1	0.002395907	0.001513677	0.001252824	0.001252938	0.000975304	0.000175395	2.33994E-08	4.76113E-07	4.99513E-07	0.4995128
511283.153655813.07	511283.2	3655813.1	0.002500008	0.001579446	0.001307258	0.001307378	0.00101768	0.000183016	2.4416E-08	4.968E-07	5.21216E-07	0.5212163
511303.153655813.07	511303.2	3655813.1	0.002604023	0.00164516	0.001361648	0.001361772	0.001060021	0.000190631	2.54319E-08	5.1747E-07	5.42902E-07	0.5429019
511323.153655813.07	511323.2	3655813.1	0.002689985	0.001699469	0.001406598	0.001406726	0.001095014	0.000196924	2.62714E-08	5.34552E-07	5.60824E-07	0.5608239
511343.153655813.07	511343.2	3655813.1	0.002800318	0.001769175	0.001464291	0.001464425	0.001139928	0.000205001	2.7349E-08	5.56478E-07	5.83827E-07	0.5838268
511363.153655813.07	511363.2	3655813.1	0.002901152	0.001832879	0.001517017	0.001517156	0.001180974	0.000212382	2.83338E-08	5.76515E-07	6.04849E-07	0.6048493
511383.153655813.07	511383.2	3655813.1	0.00301832	0.001906903	0.001578284	0.001578428	0.001228669	0.00022096	2.94781E-08	5.99799E-07	6.29277E-07	0.6292769
511403.153655813.07	511403.2	3655813.1	0.00313798	0.001982501	0.001640854	0.001641004	0.00127738	0.00022972	3.06467E-08	6.23578E-07	6.54224E-07	0.6542243
511423.153655813.07	511423.2	3655813.1	0.003247926	0.002051963	0.001698345	0.001698501	0.001322135	0.000237768	3.17205E-08	6.45426E-07	6.77147E-07	0.6771466
511443.153655813.07	511443.2	3655813.1	0.003365136	0.002126013	0.001759635	0.001759796	0.001369848	0.000246349	3.28652E-08	6.68718E-07	7.01583E-07	0.7015832
511463.153655813.07	511463.2	3655813.1	0.003481314	0.002199412	0.001820385	0.001820551	0.001417141	0.000254854	3.39999E-08	6.91805E-07	7.25805E-07	0.7258048
511483.153655813.07	511483.2	3655813.1	0.00358477	0.002264773	0.001874482	0.001874653	0.001459255	0.000262427	3.50103E-08	7.12364E-07	7.47374E-07	0.7473739
511503.153655813.07	511503.2	3655813.1	0.003655947	0.002309741	0.001911701	0.001911875	0.001488229	0.000267638	3.57054E-08	7.26508E-07	7.62213E-07	0.7622133
511543.153655813.07	511543.2	3655813.1	0.003723944	0.002352699	0.001947256	0.001947434	0.001515908	0.000272616	3.63695E-08	7.4002E-07	7.7639E-07	0.7763896
511563.153655813.07	511563.2	3655813.1	0.003703528	0.002339801	0.00193658	0.001936757	0.001507598	0.000271121	3.61701E-08	7.35963E-07	7.72133E-07	0.7721331
511203.153655833.07	511203.2	3655833.1	0.002221661	0.001403593	0.00116171	0.001161816	0.000904373	0.000162639	2.16976E-08	4.41487E-07	4.63185E-07	0.4631849
511223.153655833.07	511223.2	3655833.1	0.002320174	0.001465831	0.001213223	0.001213334	0.000944475	0.000169851	2.26597E-08	4.61064E-07	4.83723E-07	0.4837235
511243.153655833.07	511243.2	3655833.1	0.002428917	0.001534532	0.001270084	0.001270201	0.000988741	0.000177812	2.37217E-08	4.82673E-07	5.06395E-07	0.5063948
511263.153655833.07	511263.2	3655833.1	0.00258236	0.001631474	0.00135032	0.001350444	0.001051203	0.000189045	2.52203E-08	5.13165E-07	5.38386E-07	0.5383856
511283.153655833.07	511283.2	3655833.1	0.002735503	0.001728226	0.001430399	0.001430529	0.001113543	0.000200256	2.6716E-08	5.43598E-07	5.70314E-07	0.5703136
511303.153655833.07	511303.2	3655833.1	0.002867498	0.001811617	0.001499419	0.001499556	0.001167274	0.000209919	2.80051E-08	5.69828E-07	5.97833E-07	0.5978328
511323.153655833.07	511323.2	3655833.1	0.00298892	0.001888329	0.001562911	0.001563054	0.001216702	0.000218808	2.9191E-08	5.93957E-07	6.23148E-07	0.6231476
511343.153655833.07	511343.2	3655833.1	0.003131446	0.001978374	0.001637438	0.001637588	0.00127472	0.000229241	3.05829E-08	6.22279E-07	6.52862E-07	0.6528623
511363.153655833.07	511363.2	3655833.1	0.003274359	0.002068663	0.001712168	0.001712324	0.001332896	0.000239703	3.19787E-08	6.50679E-07	6.82658E-07	0.6826576
511383.153655833.07	511383.2	3655833.1	0.003423504	0.002162889	0.001790156	0.001790319	0.001393608	0.000250622	3.34353E-08	6.80317E-07	7.13752E-07	0.7137522
511403.153655833.07	511403.2	3655833.1	0.003584641	0.002264691	0.001874415	0.001874586	0.001459202	0.000262418	3.5009E-08	7.12338E-07	7.47347E-07	0.747347
511423.153655833.07	511423.2	3655833.1	0.003762154	0.00237684	0.001967236	0.001967416	0.001531463	0.000275413	3.67427E-08	7.47613E-07	7.84356E-07	0.7843559

			Site Preparation	Grading	Building Construction	Building Construction	Paving	Architectural Coating	Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2024	2024	2025	2025	2025	3rd Trimester	0<2	Total	per million
511443.153655833.07	511443.2	3655833.1	0.003930426	0.00248315	0.002055226	0.002055414	0.001599961	0.000287732	3.83861E-08	7.81052E-07	8.19438E-07	0.8194382
511463.153655833.07	511463.2	3655833.1	0.00411632	0.002600594	0.00215243	0.002152627	0.001675633	0.00030134	4.02016E-08	8.17993E-07	8.58195E-07	0.8581945
511483.153655833.07	511483.2	3655833.1	0.004313647	0.00272526	0.002255613	0.002255819	0.001755959	0.000315786	4.21288E-08	8.57206E-07	8.99334E-07	0.8993344
511203.153655853.07	511203.2	3655853.1	0.002387827	0.001508572	0.001248598	0.001248712	0.000972014	0.000174804	2.33204E-08	4.74508E-07	4.97828E-07	0.4978281
511223.153655853.07	511223.2	3655853.1	0.002500266	0.001579609	0.001307393	0.001307512	0.001017785	0.000183035	2.44186E-08	4.96851E-07	5.2127E-07	0.5212701
511243.153655853.07	511243.2	3655853.1	0.002616874	0.001653279	0.001368368	0.001368493	0.001065253	0.000191571	2.55574E-08	5.20024E-07	5.45581E-07	0.5455812
511263.153655853.07	511263.2	3655853.1	0.002733611	0.001727031	0.00142941	0.00142954	0.001112773	0.000200117	2.66975E-08	5.43222E-07	5.69919E-07	0.5699193
511283.153655853.07	511283.2	3655853.1	0.002901625	0.001833178	0.001517264	0.001517403	0.001181167	0.000212417	2.83384E-08	5.76609E-07	6.04948E-07	0.6049478
511303.153655853.07	511303.2	3655853.1	0.003094268	0.001954885	0.001617997	0.001618145	0.001259586	0.00022652	3.02198E-08	6.14891E-07	6.45111E-07	0.645111
511323.153655853.07	511323.2	3655853.1	0.00329873	0.002084059	0.001724911	0.001725069	0.001342816	0.000241488	3.22167E-08	6.55522E-07	6.87738E-07	0.6877385
511343.153655853.07	511343.2	3655853.1	0.003481443	0.002199493	0.001820452	0.001820619	0.001417194	0.000254863	3.40011E-08	6.91831E-07	7.25832E-07	0.7258317
511363.153655853.07	511363.2	3655853.1	0.003702926	0.002339421	0.001936266	0.001936443	0.001507353	0.000271077	3.61642E-08	7.35843E-07	7.72008E-07	0.7720077
511383.153655853.07	511383.2	3655853.1	0.003892731	0.002459335	0.002035515	0.002035701	0.001584617	0.000284972	3.80179E-08	7.73561E-07	8.11579E-07	0.8115794
511403.153655853.07	511403.2	3655853.1	0.004093239	0.002586012	0.002140361	0.002140557	0.001666238	0.000299651	3.99762E-08	8.13406E-07	8.53382E-07	0.8533825
511423.153655853.07	511423.2	3655853.1	0.004306813	0.002720943	0.002252039	0.002252245	0.001753178	0.000315286	4.2062E-08	8.55848E-07	8.9791E-07	0.8979096
511443.153655853.07	511443.2	3655853.1	0.004531133	0.002862662	0.002369336	0.002369553	0.001844491	0.000331707	4.42528E-08	9.00424E-07	9.44677E-07	0.9446771
511463.153655853.07	511463.2	3655853.1	0.004840856	0.003058338	0.002531291	0.002531523	0.001970571	0.000354381	4.72777E-08	9.61972E-07	1.00925E-06	1.00925
511483.153655853.07	511483.2	3655853.1	0.005144562	0.003250212	0.0026901	0.002690345	0.0020942	0.000376614	5.02438E-08	1.02232E-06	1.07257E-06	1.0725684
511503.153655853.07	511503.2	3655853.1	0.005435975	0.00343432	0.00284248	0.00284274	0.002212826	0.000397947	5.30898E-08	1.08023E-06	1.13332E-06	1.1333239
511523.153655853.07	511523.2	3655853.1	0.005739767	0.003626249	0.003001333	0.003001608	0.002336491	0.000420187	5.60568E-08	1.1406E-06	1.19666E-06	1.1966603
511543.153655853.07	511543.2	3655853.1	0.006056926	0.003826623	0.003167176	0.003167466	0.002465597	0.000443405	5.91543E-08	1.20363E-06	1.26278E-06	1.2627834
511203.153655873.07	511203.2	3655873.1	0.002536843	0.001602717	0.001326519	0.00132664	0.001032674	0.000185713	2.47758E-08	5.0412E-07	5.28896E-07	0.5288959
511223.153655873.07	511223.2	3655873.1	0.002681561	0.001694147	0.001402192	0.001402321	0.001091585	0.000196307	2.61892E-08	5.32878E-07	5.59068E-07	0.5590675
511243.153655873.07	511243.2	3655873.1	0.002810935	0.001775882	0.001469842	0.001469977	0.001144249	0.000205778	2.74527E-08	5.58587E-07	5.8604E-07	0.5860401
511263.153655873.07	511263.2	3655873.1	0.002937816	0.001856042	0.001536188	0.001536329	0.001195899	0.000215066	2.86918E-08	5.83801E-07	6.12493E-07	0.612493
511283.153655873.07	511283.2	3655873.1	0.003101617	0.001959528	0.001621841	0.001621989	0.001262578	0.000227058	3.02916E-08	6.16352E-07	6.46643E-07	0.6466433
511303.153655873.07	511303.2	3655873.1	0.003282827	0.002074012	0.001716595	0.001716752	0.001336343	0.000240323	3.20614E-08	6.52362E-07	6.84423E-07	0.6844229
511323.153655873.07	511323.2	3655873.1	0.003499066	0.002210627	0.001829667	0.001829834	0.001424367	0.000256153	3.41732E-08	6.95332E-07	7.29506E-07	0.7295057
511343.153655873.07	511343.2	3655873.1	0.003774662	0.002384742	0.001973777	0.001973957	0.001536554	0.000276329	3.68648E-08	7.50099E-07	7.86964E-07	0.7869636
511363.153655873.07	511363.2	3655873.1	0.004117309	0.002601218	0.002152947	0.002153144	0.001676036	0.000301413	4.02112E-08	8.18189E-07	8.58401E-07	0.8584006
511383.153655873.07	511383.2	3655873.1	0.004360239	0.002754696	0.002279976	0.002280184	0.001774926	0.000319197	4.25838E-08	8.66464E-07	9.09048E-07	0.9090482
511403.153655873.07	511403.2	3655873.1	0.004610476	0.00291279	0.002410825	0.002411046	0.00187679	0.000337516	4.50277E-08	9.16191E-07	9.61219E-07	0.9612191
511423.153655873.07	511423.2	3655873.1	0.004889855	0.003089294	0.002556913	0.002557146	0.001990517	0.000357968	4.77562E-08	9.71709E-07	1.01947E-06	1.0194655
511443.153655873.07	511443.2	3655873.1	0.005206068	0.003289071	0.002722261	0.00272251	0.002119238	0.000381117	5.08445E-08	1.03455E-06	1.08539E-06	1.0853916
511463.153655873.07	511463.2	3655873.1	0.005583831	0.003527732	0.002919794	0.002920061	0.002273014	0.000408771	5.45339E-08	1.10962E-06	1.16415E-06	1.1641498
511483.153655873.07	511483.2	3655873.1	0.006006724	0.003794906	0.003140925	0.003141213	0.002445161	0.00043973	5.8664E-08	1.19365E-06	1.25232E-06	1.252317
511503.153655873.07	511503.2	3655873.1	0.006409459	0.004049344	0.003351516	0.003351823	0.002609103	0.000469212	6.25973E-08	1.27368E-06	1.33628E-06	1.3362815
511523.153655873.07	511523.2	3655873.1	0.006919991	0.004371886	0.003618474	0.003618805	0.002816926	0.000506586	6.75833E-08	1.37514E-06	1.44272E-06	1.4427202
511543.153655873.07	511543.2	3655873.1	0.007524093	0.004753544	0.00393436	0.00393472	0.003062838	0.00055081	7.34832E-08	1.49518E-06	1.56867E-06	1.568667
511203.153655893.07	511203.2	3655893.1	0.002705802	0.001709462	0.001414868	0.001414998	0.001101453	0.000198082	2.64259E-08	5.37696E-07	5.64122E-07	0.5641215
511223.153655893.07	511223.2	3655893.1	0.002827526	0.001786364	0.001478518	0.001478653	0.001151003	0.000206992	2.76147E-08	5.61884E-07	5.89499E-07	0.5894991
511243.153655893.07	511243.2	3655893.1	0.002972587	0.00187801	0.001554371	0.001554513	0.001210053	0.000217612	2.90314E-08	5.90711E-07	6.19742E-07	0.6197424
511263.153655893.07	511263.2	3655893.1	0.003135401	0.001980872	0.001639506	0.001639656	0.00127633	0.000229531	3.06215E-08	6.23065E-07	6.53687E-07	0.6536867
511283.153655893.07	511283.2	3655893.1	0.003312183	0.002092559	0.001731946	0.001732104	0.001348293	0.000242472	3.23481E-08	6.58195E-07	6.90543E-07	0.6905433
511303.153655893.07	511303.2	3655893.1	0.003532763	0.002231916	0.001847287	0.001847456	0.001438084	0.00025862	3.45023E-08	7.02029E-07	7.36531E-07	0.7365311
511323.153655893.07	511323.2	3655893.1	0.003757426	0.002373853	0.001964764	0.001964944	0.001529538	0.000275067	3.66965E-08	7.46674E-07	7.8337E-07	0.7833702
511343.153655893.07	511343.2	3655893.1	0.004002334	0.00252858	0.002092827	0.002093018	0.001629233	0.000292996	3.90883E-08	7.95342E-07	8.3443E-07	0.83443
511363.153655893.07	511363.2	3655893.1	0.00434266	0.00274359	0.002270784	0.002270991	0.00176777	0.00031791	4.24121E-08	8.62971E-07	9.05383E-07	0.9053831
511383.153655893.07	511383.2	3655893.1	0.004789193	0.003025698	0.002504276	0.002504505	0.00194954	0.000350599	4.67731E-08	9.51706E-07	9.98479E-07	0.9984789
511403.153655893.07	511403.2	3655893.1	0.005116409	0.003232426	0.002675378	0.002675623	0.00208274	0.000374553	4.99688E-08	1.01673E-06	1.0667E-06	1.0666989
511423.153655893.07	511423.2	3655893.1	0.005443454	0.003439045	0.002846391	0.002846651	0.002215871	0.000398495	5.31629E-08	1.08172E-06	1.13488E-06	1.1348832
511443.153655893.07	511443.2	3655893.1	0.00581924	0.003676458	0.00304289	0.003043168	0.002368842	0.000426005	5.6833E-08	1.1564E-06	1.21323E-06	1.2132291
511463.153655893.07	511463.2	3655893.1	0.006231817	0.003937114	0.003258627	0.003258925	0.00253679	0.000456208	6.08624E-08	1.23838E-06	1.29925E-06	1.2992457
511483.153655893.07	511483.2	3655893.1	0.006902326	0.004360726	0.003609237	0.003609567	0.002809735	0.000505293	6.74108E-08	1.37163E-06	1.43904E-06	1.4390373
511503.153655893.07	511503.2	3655893.1	0.0073434	0.004639386	0.003839875	0.003840226	0.002989283	0.000537583	7.17185E-08	1.45928E-06	1.53099E-06	1.530995
511523.153655893.07	511523.2	3655893.1	0.008052763	0.005087545	0.004210803	0.004211188	0.003278044	0.000589512	7.86464E-08	1.60024E-06	1.67889E-06	1.6788873
511543.153655893.07	511543.2	3655893.1	0.009033167	0.005706941	0.004723457	0.004723889	0.003677138	0.000661284	8.82214E-08	1.79507E-06	1.88329E-06	1.8832876
511203.153655913.07	511203.2	3655913.1	0.002861739	0.001807979	0.001496408	0.001496544	0.00116493	0.000209497	2.79489E-08	5.68683E-07	5.96632E-07	0.596632
511223.153655913.07	511223.2	3655913.1	0.003000998	0.001895959	0.001569227	0.00156937	0.001221618	0.000219692	2.93089E-08	5.96357E-07	6.25666E-07	0.6256656
511243.153655913.07	511243.2	3655913.1	0.003140859	0.00198432	0.00164236	0.00164251	0.001278552	0.00022993	3.06749E-08	6.2415E-07	6.54825E-07	0.6548247
511263.153655913.07	511263.2	3655913.1	0.003335393	0.002107222	0.001744082	0.001744242	0.001357741	0.000244171	3.25747E-08	6.62807E-07	6.95382E-07	0.6953822
511283.153655913.07	511283.2	3655913.1	0.003532806	0.002231943	0.00184731	0.001847479	0.001438102	0.000258623	3.45028E-08	7.02037E-07	7.3654E-07	0.73654
511303.153655913.07	511303.2	3655913.1	0.003763229	0.002377519	0.001967798	0.001967978	0.0015319	0.000275492	3.67532E-08	7.47827E-07	7.8458E-07	0.7845799
511323.153655913.07	511323.2	3655913.1	0.004020429	0.002540012	0.002102289	0.002102481	0.001636599	0.00029432	3.92651E-08	7.98937E-07	8.38203E-07	0.8382025
511343.153655913.07	511343.2	3655913.1	0.004287515	0.00270875	0.002241948	0.002242153	0.001745322	0.000313873	4.18735E-08	8.52013E-07	8.93886E-07	0.8938862
511363.153655913.07	511363.2	3655913.1	0.004615548	0.002915994	0.002413477	0.002413698	0.001878854	0.000337887	4.50772E-08	9.17199E-07	9.62276E-07	0.9622765
511383.153655913.07	511383.2	3655913.1	0.005032037	0.003179122	0.00263126	0.002631501	0.002048395	0.000368376	4.91448E-08	9.99964E-07	1.04911E-06	1.0491085
511403.153655913.07	511403.2	3655913.1	0.005565263	0.003516001	0.002910085	0.002910351	0.002265456	0.000407412	5.43525E-08	1.10593E-06	1.16028E-06	1.1602786
511423.153655913.07	511423.2	3655913.1	0.006045321	0.003819291	0.003161108	0.003161397	0.002460873	0.000442555	5.9041E-08	1.20132E-06	1.26036E-06	1.260364
511443.153655913.07	511443.2	3655913.1	0.006510508	0.004113185	0.003404355	0.003404666	0.002650237	0.00047661	6.35842E-08	1.29376E-06	1.35735E-06	1.3573488
511463.153655913.07	511463.2	3655913.1	0.007010424	0.00442902	0.003665762	0.003666097	0.002853738	0.000513207	6.84665E-08	1.39311E-06	1.46157E-06	1.4615742
511483.153655913.07	511483.2	3655913.1	0.007787569	0.004920001	0.004072132	0.004072504	0.003170091	0.000570098	7.60564E-08	1.54754E-06	1.6236E-06	1.6235979
511503.153655913.07	511503.2	3655913.1	0.008337901	0.005267689	0.004359902	0.0043603	0.003394115	0.000610386	8.14312E-08	1.6569E-06	1.73833E-06	1.7383345
511523.153655913.07	511523.2	3655913.1	0.00924644	0.005841682	0.004834978	0.00483542	0.003763955	0.000676897	9.03043E-08	1.83745E-06	1.92775E-06	1.927752
511543.153655913.07	511543.2	3655913.1	0.010485291	0.006624358	0.005482775	0.005483276	0.004268255	0.000767588	1.02403E-07	2.08363E-06	2.18603E-06	2.1860348
511203.153655933.07	511203.2	3655933.1	0.003029581	0.001914017	0.001584172	0.001584317	0.001233254	0.000221784	2.95881E-08	6.02037E-07	6.31625E-07	0.6316247
511223.153655933.07	511223.2	3655933.1	0.003157579	0.001994884	0.001651103	0.001651254	0.001285358	0.000231154	3.08381E-08	6.27472E-07	6.58311E-07	0.6583106
511243.153655933.07	511243.2	3655933.1	0.003326195	0.002101411	0.001739272	0.001739431	0.001353996	0.000243498	3.24849E-08	6.6098E-07	6.93465E-07	0.6934645
511263.153655933.07	511263.2	3655933.1	0.00353964	0.002236261	0.001850883	0.001851052	0.001440884	0.000259124	3.45695E-08	7.03395E-07	7.37965E-07	0.7379648
511283.153655933.07	511283.2	3655933.1	0.003756094	0.002373011	0.001964067	0.001964247	0.001528996	0.000274969	3.66835E-08	7.46409E-07	7.83092E-07	0.7830924
511303.153655933.07	511303.2	3655933.1	0.004000743	0.002527575	0.002091995	0.002092186	0.001628585	0.000292879	3.90728E-08	7.95026E-07	8.34098E-07	0.8340984

			Site Preparation	Grading	Building Construction	Building Construction	Paving	Architectural Coating	Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2024	2024	2025	2025	2025	3rd Trimester	0<2	Total	per million
511323.153655933.07	511323.2	3655933.1	0.004282873	0.002705818	0.002239521	0.002239726	0.001743432	0.000313533	4.18282E-08	8.5109E-07	8.92918E-07	0.8929184
511343.153655933.07	511343.2	3655933.1	0.004567237	0.002885472	0.002388215	0.002388434	0.001859188	0.00033435	4.46054E-08	9.07599E-07	9.52204E-07	0.9522043
511363.153655933.07	511363.2	3655933.1	0.004930128	0.003114738	0.002577972	0.002578207	0.002006911	0.000360916	4.81496E-08	9.79712E-07	1.02786E-06	1.027862
511383.153655933.07	511383.2	3655933.1	0.005347606	0.003378491	0.002796271	0.002796527	0.002176854	0.000391478	5.22268E-08	1.06267E-06	1.1149E-06	1.1149001
511403.153655933.07	511403.2	3655933.1	0.005796545	0.00366212	0.003031023	0.0030313	0.002359604	0.000424343	5.66113E-08	1.15189E-06	1.2085E-06	1.2084977
511423.153655933.07	511423.2	3655933.1	0.006458501	0.004080328	0.00337716	0.003377469	0.002629066	0.000472802	6.30762E-08	1.28343E-06	1.34651E-06	1.346506
511443.153655933.07	511443.2	3655933.1	0.007225244	0.004564738	0.003778092	0.003778437	0.002941185	0.000528933	7.05645E-08	1.4358E-06	1.50636E-06	1.5063612
511463.153655933.07	511463.2	3655933.1	0.007905423	0.004994459	0.004133758	0.004134136	0.003218066	0.000578726	7.72074E-08	1.57096E-06	1.64817E-06	1.648169
511483.153655933.07	511483.2	3655933.1	0.008751768	0.00552916	0.004576313	0.004576732	0.003562589	0.000640684	8.54732E-08	1.73915E-06	1.82462E-06	1.8246199
511503.153655933.07	511503.2	3655933.1	0.009290152	0.005869298	0.004857835	0.004858279	0.003781749	0.000680097	9.07312E-08	1.84613E-06	1.93687E-06	1.9368653
511523.153655933.07	511523.2	3655933.1	0.01050691	0.006638017	0.00549408	0.005494582	0.004277055	0.000769171	1.02615E-07	2.08793E-06	2.19054E-06	2.1905422
511543.153655933.07	511543.2	3655933.1	0.01193879	0.007542644	0.006242812	0.006243383	0.004859932	0.000873994	1.16599E-07	2.37247E-06	2.48907E-06	2.4890688
511203.153655953.07	511203.2	3655953.1	0.003160201	0.00199654	0.001652474	0.001652625	0.001286425	0.000231346	3.08638E-08	6.27993E-07	6.58857E-07	0.6588572
511223.153655953.07	511223.2	3655953.1	0.003342227	0.00211154	0.001747656	0.001747815	0.001360523	0.000244672	3.26415E-08	6.64166E-07	6.96807E-07	0.696807
511243.153655953.07	511243.2	3655953.1	0.003503622	0.002213505	0.001832049	0.001832217	0.001426222	0.000256487	3.42177E-08	6.96238E-07	7.30456E-07	0.7304555
511263.153655953.07	511263.2	3655953.1	0.003697381	0.002335918	0.001933366	0.001933543	0.001505096	0.000270671	3.61101E-08	7.34742E-07	7.70852E-07	0.7708517
511283.153655953.07	511283.2	3655953.1	0.003955871	0.002499226	0.002068531	0.00206872	0.001610319	0.000289594	3.86346E-08	7.86109E-07	8.24743E-07	0.8247431
511303.153655953.07	511303.2	3655953.1	0.00426366	0.002693679	0.002229475	0.002229678	0.001735611	0.000312126	4.16406E-08	8.47272E-07	8.88913E-07	0.8889128
511323.153655953.07	511323.2	3655953.1	0.004564744	0.002883897	0.002386912	0.00238713	0.001858174	0.000334168	4.45811E-08	9.07104E-07	9.51685E-07	0.9516846
511343.153655953.07	511343.2	3655953.1	0.004858908	0.003069743	0.002540731	0.002540963	0.001977919	0.000355702	4.7454E-08	9.6556E-07	1.01301E-06	1.0130136
511363.153655953.07	511363.2	3655953.1	0.005225023	0.003301046	0.002732173	0.002732423	0.002126954	0.000382504	5.10296E-08	1.03831E-06	1.08934E-06	1.0893434
511383.153655953.07	511383.2	3655953.1	0.005657587	0.003574329	0.002958361	0.002958632	0.002303038	0.000414171	5.52542E-08	1.12427E-06	1.17953E-06	1.1795268
511403.153655953.07	511403.2	3655953.1	0.006143877	0.003881556	0.003212643	0.003212937	0.002500993	0.00044977	6.00035E-08	1.22091E-06	1.28091E-06	1.2809115
511423.153655953.07	511423.2	3655953.1	0.006719784	0.0042454	0.003513786	0.003514107	0.002735427	0.00049193	6.5628E-08	1.33535E-06	1.40098E-06	1.4009799
511443.153655953.07	511443.2	3655953.1	0.007399619	0.004674904	0.003869273	0.003869626	0.003012168	0.000541698	7.22676E-08	1.47045E-06	1.54272E-06	1.542716
511463.153655953.07	511463.2	3655953.1	0.008403405	0.005309072	0.004394154	0.004394555	0.00342078	0.000615182	8.20709E-08	1.66992E-06	1.75199E-06	1.7519911
511483.153655953.07	511483.2	3655953.1	0.009313577	0.005884097	0.004870084	0.004870529	0.003791284	0.000681812	9.096E-08	1.85079E-06	1.94175E-06	1.9417491
511503.153655953.07	511503.2	3655953.1	0.010243994	0.006471912	0.0053566	0.00535709	0.00417003	0.000749924	1.00047E-07	2.03568E-06	2.13573E-06	2.1357278
511523.153655953.07	511523.2	3655953.1	0.011586644	0.007320167	0.006058674	0.006059228	0.004716583	0.000848214	1.1316E-07	2.30249E-06	2.41565E-06	2.4156513
511543.153655953.07	511543.2	3655953.1	0.013074657	0.008260258	0.006836759	0.006837384	0.00532231	0.000957146	1.27692E-07	2.59819E-06	2.72588E-06	2.725881
5119653655832	511965	3655832	0.012500383	0.007897446	0.00653647	0.006537068	0.00508854	0.000915106	1.22084E-07	2.48407E-06	2.60615E-06	2.6061531
5119453655843	511945	3655843	0.014692473	0.009282357	0.007682717	0.00768342	0.005980875	0.00107558	1.43492E-07	2.91968E-06	3.06317E-06	3.0631728
5119653655843	511965	3655843	0.013438107	0.008489877	0.007026807	0.007027449	0.00547026	0.000983753	1.31242E-07	2.67041E-06	2.80166E-06	2.8016552
5119853655843	511985	3655843	0.012236908	0.007730989	0.006398698	0.006399283	0.004981287	0.000895818	1.1951E-07	2.43171E-06	2.55122E-06	2.5512222
5119453655854	511945	3655854	0.015903945	0.010047735	0.008316198	0.008316958	0.00647403	0.001164268	1.55324E-07	3.16042E-06	3.31575E-06	3.3157474
5119653655854	511965	3655854	0.01437424	0.009081304	0.007516312	0.007517	0.005851332	0.001052284	1.40384E-07	2.85644E-06	2.99683E-06	2.9968256
5119853655854	511985	3655854	0.012952074	0.008182814	0.00677266	0.006773279	0.00527241	0.000948172	1.26495E-07	2.57383E-06	2.70032E-06	2.7003242
5120053655854	512005	3655854	0.011649783	0.007360057	0.00609169	0.006092247	0.004742286	0.000852837	1.13776E-07	2.31504E-06	2.42882E-06	2.428815
5119453655865	511945	3655865	0.017121304	0.010816834	0.008952757	0.008953575	0.006969581	0.001253386	1.67213E-07	3.40234E-06	3.56955E-06	3.5695497
5119653655865	511965	3655865	0.01528093	0.00965413	0.007990422	0.007991153	0.006220419	0.001118659	1.4924E-07	3.03662E-06	3.18586E-06	3.1858578
5119853655865	511985	3655865	0.013632511	0.008612698	0.007128461	0.007129113	0.005549396	0.000997985	1.3314E-07	2.70905E-06	2.84219E-06	2.8421857
5120053655865	512005	3655865	0.01216384	0.007684826	0.006360491	0.006361072	0.004951543	0.000890469	1.18797E-07	2.41719E-06	2.53599E-06	2.5359885
5120253655865	512025	3655865	0.010865546	0.006864595	0.005681611	0.005682131	0.004423046	0.000795426	1.06117E-07	2.1592E-06	2.26531E-06	2.2653127
5119453655876	511945	3655876	0.018333592	0.011582729	0.009586664	0.00958754	0.007463068	0.001342133	1.79053E-07	3.64324E-06	3.82229E-06	3.8222946
5119653655876	511965	3655876	0.016153924	0.010205666	0.008446912	0.008447684	0.006575789	0.001182568	1.57766E-07	3.2101E-06	3.36786E-06	3.3678646
5119853655876	511985	3655876	0.014249078	0.00900223	0.007450865	0.007451546	0.005800382	0.001043121	1.39162E-07	2.83157E-06	2.97073E-06	2.9707312
5120053655876	512005	3655876	0.012618281	0.007971931	0.006598119	0.006598722	0.005136533	0.000923737	1.23235E-07	2.5075E-06	2.63073E-06	2.6307331
5120253655876	512025	3655876	0.011178665	0.007062416	0.005845342	0.005845876	0.004550507	0.000818348	1.09175E-07	2.22142E-06	2.33059E-06	2.3305936
5120453655876	512045	3655876	0.009917207	0.006265456	0.005185723	0.005186197	0.004037004	0.000726001	9.68553E-08	1.97074E-06	2.0676E-06	2.0675973
5119653655887	511965	3655887	0.016956686	0.010712832	0.008866678	0.008867488	0.00690257	0.001241335	1.65606E-07	3.36962E-06	3.53523E-06	3.5352291
5119853655887	511985	3655887	0.01480315	0.00935228	0.00774059	0.007741298	0.006025929	0.001083683	1.44573E-07	2.94167E-06	3.08625E-06	3.0862474
5120053655887	512005	3655887	0.012992391	0.008208285	0.006793741	0.006794362	0.005288822	0.000951124	1.26889E-07	2.58184E-06	2.70873E-06	2.7087296
5120253655887	512025	3655887	0.011434877	0.007224284	0.005979315	0.005979862	0.004654803	0.000837104	1.11677E-07	2.27233E-06	2.38401E-06	2.38401
5120453655887	512045	3655887	0.010094591	0.006377523	0.005278477	0.00527896	0.004109212	0.000738987	9.85877E-08	2.00599E-06	2.10458E-06	2.1045793
5119853655898	511985	3655898	0.015272205	0.009648617	0.00798586	0.00798659	0.006216867	0.00111802	1.49154E-07	3.03488E-06	3.18404E-06	3.1840387
5120053655898	512005	3655898	0.013294635	0.008399236	0.006951786	0.006952421	0.005411857	0.00097325	1.29841E-07	2.6419E-06	2.77174E-06	2.7717434
5120253655898	512025	3655898	0.011638307	0.007352807	0.006085689	0.006086246	0.004737614	0.000851996	1.13664E-07	2.31276E-06	2.42642E-06	2.4264224
5120453655898	512045	3655898	0.010208792	0.006449673	0.005338193	0.005338681	0.0041557	0.000747347	9.9703E-08	2.02869E-06	2.12839E-06	2.1283887
5120653655898	512065	3655898	0.009032522	0.005706534	0.00472312	0.004723552	0.003676875	0.000661237	8.82151E-08	1.79494E-06	1.88315E-06	1.8831531
5120053655909	512005	3655909	0.013523425	0.008543779	0.00707142	0.007072066	0.00550499	0.000989999	1.32075E-07	2.68737E-06	2.81944E-06	2.8194427
5120253655909	512025	3655909	0.011749027	0.007422757	0.006143585	0.006144146	0.004782685	0.000860102	1.14746E-07	2.33476E-06	2.44951E-06	2.449506
5120453655909	512045	3655909	0.010266903	0.006486386	0.00536858	0.00536907	0.004179355	0.000751601	1.00271E-07	2.04023E-06	2.1405E-06	2.140504
5120653655909	512065	3655909	0.009058397	0.005722881	0.00473665	0.004737083	0.003687408	0.000663131	8.84678E-08	1.80008E-06	1.88855E-06	1.8885477
5120853655909	512085	3655909	0.008032777	0.005074918	0.004200352	0.004200736	0.003269908	0.000588049	7.84512E-08	1.59627E-06	1.67472E-06	1.6747204
5120053655920	512005	3655920	0.013612697	0.008600179	0.007118101	0.007118751	0.00554133	0.000996534	1.32947E-07	2.70511E-06	2.83805E-06	2.8380547
5120253655920	512025	3655920	0.011795017	0.007451812	0.006167633	0.006168197	0.004801406	0.000863469	1.15195E-07	2.3439E-06	2.45909E-06	2.4590942
5120453655920	512045	3655920	0.010290585	0.006501348	0.005380963	0.005381455	0.004188996	0.000753335	1.00502E-07	2.04494E-06	2.14544E-06	2.1454415
5120653655920	512065	3655920	0.009043397	0.005713404	0.004728806	0.004729239	0.003681302	0.000662033	8.83213E-08	1.7971E-06	1.88542E-06	1.8854203
5120853655920	512085	3655920	0.008007332	0.005058843	0.004187047	0.004187429	0.00325955	0.000586187	7.82027E-08	1.59121E-06	1.66942E-06	1.6694155
5121053655920	512105	3655920	0.007113106	0.004493892	0.003719454	0.003719794	0.002895537	0.000520724	6.94694E-08	1.41351E-06	1.48298E-06	1.482982
5120253655931	512025	3655931	0.011777653	0.007440842	0.006158553	0.006159116	0.004794337	0.000862197	1.15025E-07	2.34045E-06	2.45547E-06	2.455474
5120453655931	512045	3655931	0.010253192	0.006477724	0.00536141	0.0053619	0.004173774	0.000750597	1.00137E-07	2.03751E-06	2.13765E-06	2.1376454
5120653655931	512065	3655931	0.008991776	0.005680791	0.004701814	0.004702244	0.003660289	0.000658254	8.78172E-08	1.78684E-06	1.87466E-06	1.8746581
5120853655931	512085	3655931	0.007931341	0.005010833	0.004147311	0.00414769	0.003228617	0.000580624	7.74606E-08	1.57611E-06	1.65357E-06	1.6535724
5121053655931	512105	3655931	0.007035009	0.004444552	0.003678617	0.003678954	0.002863746	0.000515006	6.87066E-08	1.39799E-06	1.4667E-06	1.4666999
5121253655931	512125	3655931	0.006285071	0.003970759	0.003286474	0.003286774	0.002558468	0.000460106	6.13824E-08	1.24897E-06	1.31035E-06	1.3103484
5120453655942	512045	3655942	0.010162544	0.006420455	0.00531401	0.005314496	0.004136874	0.000743961	9.92514E-08	2.0195E-06	2.11875E-06	2.1187467
5120653655942	512065	3655942	0.008897432	0.005621187	0.004652481	0.004652907	0.003621884	0.000651347	8.68958E-08	1.76809E-06	1.85499E-06	1.8549887
5120853655942	512085	3655942	0.007825263	0.004943816	0.004091842	0.004092217	0.003185435	0.000572858	7.64246E-08	1.55503E-06	1.63146E-06	1.6314567
5121053655942	512105	3655942	0.006930822	0.004378729	0.003624138	0.003624469	0.002821335	0.000507379	6.76891E-08	1.37729E-06	1.44498E-06	1.4449784
5121253655942	512125	3655942	0.006158706	0.003890925	0.003220397	0.003220691	0.002507029	0.000450856	6.01483E-08	1.22385E-06	1.284E-06	1.2840031

			Site Preparation	Grading	Building Construction	Building Construction	Paving	Architectural Coating	Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2024	2024	2025	2025	2025	3rd Trimester	0<2	Total	per million
5121453655942	512145	3655942	0.005539861	0.003499953	0.002896802	0.002897067	0.002255115	0.000405552	5.41044E-08	1.10088E-06	1.15498E-06	1.1549827
5120653655953	512065	3655953	0.0087479	0.005526716	0.004574291	0.004574709	0.003561014	0.000640401	8.54354E-08	1.73838E-06	1.82381E-06	1.8238134
5120853655953	512085	3655953	0.00769589	0.004862081	0.004024193	0.004024561	0.003132771	0.000563387	7.51611E-08	1.52932E-06	1.60448E-06	1.6044841
5121053655953	512105	3655953	0.006804629	0.004299003	0.003558151	0.003558477	0.002769965	0.000498141	6.64567E-08	1.35221E-06	1.41867E-06	1.4186689
5121253655953	512125	3655953	0.006043086	0.003817879	0.003159939	0.003160228	0.002459963	0.000442392	5.90191E-08	1.20088E-06	1.2599E-06	1.259898
5121453655953	512145	3655953	0.005434858	0.003433614	0.002841896	0.002842155	0.002212371	0.000397865	5.30789E-08	1.08001E-06	1.13309E-06	1.133091
5120853655964	512085	3655964	0.007548894	0.004769212	0.003947328	0.003947689	0.003072933	0.000552626	7.37254E-08	1.50011E-06	1.57384E-06	1.5738375
5121053655964	512105	3655964	0.006657031	0.004205755	0.003480972	0.00348129	0.002709882	0.000487336	6.50152E-08	1.32288E-06	1.3879E-06	1.3878969
5121253655964	512125	3655964	0.005938814	0.003752002	0.003105415	0.003105699	0.002417517	0.000434758	5.80008E-08	1.18016E-06	1.23816E-06	1.2381586
5121453655964	512145	3655964	0.00531451	0.003357582	0.002778966	0.00277922	0.002163381	0.000389055	5.19036E-08	1.0561E-06	1.108E-06	1.1080002
5121653655964	512165	3655964	0.004835183	0.003054754	0.002528325	0.002528556	0.001968261	0.000353965	4.72223E-08	9.60845E-07	1.00807E-06	1.0080672
5121053655975	512105	3655975	0.006514462	0.004115683	0.003406423	0.003406734	0.002651847	0.000476899	6.36228E-08	1.29455E-06	1.35817E-06	1.3581732
5121253655975	512125	3655975	0.005805529	0.003667795	0.00303572	0.003035998	0.002363261	0.000425001	5.66991E-08	1.15367E-06	1.21037E-06	1.2103706
5121453655975	512145	3655975	0.005207659	0.003290075	0.002723093	0.002723342	0.002119885	0.000381233	5.086E-08	1.03486E-06	1.08572E-06	1.0857231
5121653655975	512165	3655975	0.004723689	0.002984315	0.002470024	0.00247025	0.001922875	0.000345803	4.61334E-08	9.38689E-07	9.84822E-07	0.9848223
5121253655986	512125	3655986	0.005667172	0.003580385	0.002963373	0.002963644	0.00230694	0.000414872	5.53478E-08	1.12618E-06	1.18153E-06	1.1815251
5121453655986	512145	3655986	0.005068098	0.003201904	0.002650117	0.002650359	0.002063074	0.000371016	4.9497E-08	1.00713E-06	1.05663E-06	1.0566268
5121653655986	512165	3655986	0.004595605	0.002903394	0.002403049	0.002403269	0.001870736	0.000336427	4.48825E-08	9.13236E-07	9.58119E-07	0.9581186
5121453655997	512145	3655997	0.00492669	0.003112566	0.002576174	0.002576409	0.002005511	0.000360664	4.8116E-08	9.79029E-07	1.02715E-06	1.0271451

Ramona Intergenerational Community Campus Affordable Housing Project

Onroad DPM Emissions, Ground Level Concentrations and Health Risk Calculations

		Total lb/day DPM			Total g/s DPM			Offsite - Hauling (g/s)		Offsite - Vendor (g/s)		Offsite - Worker (g/s)		Offsite Onroad Total (g/s)	
Year	Duration (days)	Hauling	Vendor	Worker	Hauling	Vendor	Worker	ARLN1	ARLN2	ARLN1	ARLN2	ARLN1	ARLN2	ARLN1	ARLN2
2024	365	0.0420447	0.017736173	0.01485651	0.00022073	9.31129E-05	7.7995E-05	2.0568E-06	2.824E-06	2.27429E-06	3.12222E-06	1.21432E-06	1.66706E-06	5.54541E-06	7.6129E-06
2025	365	0	0.020554121	0.01551566	0	0.000107907	8.14554E-05	0	0	2.63564E-06	3.61829E-06	1.2682E-06	1.74102E-06	3.90383E-06	5.3593E-06

Haul Truck/Worker Trip Adjustment Factor to Model

	One Way (miles)	
	ARLN1	ARLN2
Haul Distance (Haz Waste Facility or Landfill)	20	20
Vendor Distance	7.63	7.63
Worker Distance	11.97	11.97
AERMOD	0.37	0.51
% in Dispersion Model, Hauling	2%	3%
% in Dispersion Model, Vendor	5%	7%
% in Dispersion Model, Worker	3%	4%

Calculated in Lake AERMOD View

Number of Routes Modeled	
Path 1	Total
2	2

ARLN1 Predicted haul route to the south of the site

ARLN2 Predicted haul route to the north of the site

	Cancer Risk (per 10^6)	UTM X	UTM Y
MAX	0.031006202	511945.00	3655843.00

					Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2025	3rd Trimester	0<2	Total	per million
511203.153655653.07	511203.15	3655653.1	1.83037E-06	1.28854E-06	2.48236E-11	4.20167E-10	4.44991E-10	0.000445
511223.153655653.07	511223.15	3655653.1	1.8848E-06	1.32685E-06	2.55618E-11	4.32661E-10	4.58223E-10	0.0004582
511243.153655653.07	511243.15	3655653.1	1.92594E-06	1.35581E-06	2.61197E-11	4.42104E-10	4.68224E-10	0.0004682
511263.153655653.07	511263.15	3655653.1	1.95783E-06	1.37827E-06	2.65522E-11	4.49426E-10	4.75978E-10	0.000476
511283.153655653.07	511283.15	3655653.1	2.00274E-06	1.40988E-06	2.71613E-11	4.59734E-10	4.86896E-10	0.0004869
511303.153655653.07	511303.15	3655653.1	2.05251E-06	1.44492E-06	2.78363E-11	4.7116E-10	4.98996E-10	0.000499
511323.153655653.07	511323.15	3655653.1	2.11121E-06	1.48624E-06	2.86324E-11	4.84635E-10	5.13267E-10	0.0005133
511343.153655653.07	511343.15	3655653.1	2.17929E-06	1.53416E-06	2.95556E-11	5.00261E-10	5.29817E-10	0.0005298
511363.153655653.07	511363.15	3655653.1	2.24125E-06	1.57779E-06	3.0396E-11	5.14485E-10	5.44881E-10	0.0005449
511383.153655653.07	511383.15	3655653.1	2.30948E-06	1.62582E-06	3.13214E-11	5.30148E-10	5.6147E-10	0.0005615
511403.153655653.07	511403.15	3655653.1	2.37492E-06	1.67189E-06	3.22088E-11	5.4517E-10	5.77379E-10	0.0005774
511423.153655653.07	511423.15	3655653.1	2.47457E-06	1.74204E-06	3.35603E-11	5.68044E-10	6.01604E-10	0.0006016
511203.153655673.07	511203.15	3655673.1	1.9313E-06	1.35959E-06	2.61924E-11	4.43335E-10	4.69527E-10	0.0004695
511223.153655673.07	511223.15	3655673.1	1.98857E-06	1.3999E-06	2.69691E-11	4.56481E-10	4.8345E-10	0.0004835
511243.153655673.07	511243.15	3655673.1	2.03514E-06	1.43269E-06	2.76007E-11	4.67172E-10	4.94773E-10	0.0004948
511263.153655673.07	511263.15	3655673.1	2.07613E-06	1.46154E-06	2.81566E-11	4.76581E-10	5.04737E-10	0.0005047
511283.153655673.07	511283.15	3655673.1	2.13913E-06	1.5059E-06	2.90111E-11	4.91044E-10	5.20055E-10	0.0005201
511303.153655673.07	511303.15	3655673.1	2.19549E-06	1.54557E-06	2.97753E-11	5.0398E-10	5.33755E-10	0.0005338
511323.153655673.07	511323.15	3655673.1	2.23525E-06	1.57356E-06	3.03146E-11	5.13108E-10	5.43422E-10	0.0005434
511343.153655673.07	511343.15	3655673.1	2.30044E-06	1.61945E-06	3.11987E-11	5.28072E-10	5.59271E-10	0.0005593
511363.153655673.07	511363.15	3655673.1	2.38597E-06	1.67966E-06	3.23586E-11	5.47705E-10	5.80064E-10	0.0005801
511383.153655673.07	511383.15	3655673.1	2.46043E-06	1.73208E-06	3.33685E-11	5.64799E-10	5.98168E-10	0.0005982
511403.153655673.07	511403.15	3655673.1	2.53488E-06	1.78449E-06	3.43781E-11	5.81888E-10	6.16266E-10	0.0006163
511203.153655693.07	511203.15	3655693.1	2.02311E-06	1.42422E-06	2.74376E-11	4.64411E-10	4.91848E-10	0.0004918
511223.153655693.07	511223.15	3655693.1	2.08838E-06	1.47017E-06	2.83228E-11	4.79394E-10	5.07717E-10	0.0005077
511243.153655693.07	511243.15	3655693.1	2.13894E-06	1.50576E-06	2.90085E-11	4.91E-10	5.20009E-10	0.00052
511263.153655693.07	511263.15	3655693.1	2.20033E-06	1.54898E-06	2.9841E-11	5.05092E-10	5.34933E-10	0.0005349
511283.153655693.07	511283.15	3655693.1	2.25844E-06	1.58989E-06	3.06291E-11	5.18431E-10	5.4906E-10	0.0005491
511303.153655693.07	511303.15	3655693.1	2.32913E-06	1.63965E-06	3.15878E-11	5.34659E-10	5.66247E-10	0.0005662
511323.153655693.07	511323.15	3655693.1	2.38888E-06	1.68172E-06	3.23982E-11	5.48375E-10	5.80773E-10	0.0005808
511343.153655693.07	511343.15	3655693.1	2.43935E-06	1.71724E-06	3.30826E-11	5.5996E-10	5.93042E-10	0.000593
511363.153655693.07	511363.15	3655693.1	2.53072E-06	1.78157E-06	3.43218E-11	5.80934E-10	6.15256E-10	0.0006153
511383.153655693.07	511383.15	3655693.1	2.60724E-06	1.83543E-06	3.53596E-11	5.98499E-10	6.33859E-10	0.0006339
511403.153655693.07	511403.15	3655693.1	2.69925E-06	1.90021E-06	3.66074E-11	6.1962E-10	6.56228E-10	0.0006562
511423.153655693.07	511423.15	3655693.1	2.79893E-06	1.97038E-06	3.79593E-11	6.42503E-10	6.80462E-10	0.0006805
511443.153655693.07	511443.15	3655693.1	2.8881E-06	2.03315E-06	3.91686E-11	6.62972E-10	7.0214E-10	0.0007021
511203.153655713.07	511203.15	3655713.1	2.11842E-06	1.49131E-06	2.87301E-11	4.86289E-10	5.15019E-10	0.000515
511223.153655713.07	511223.15	3655713.1	2.19076E-06	1.54224E-06	2.97112E-11	5.02894E-10	5.32605E-10	0.0005326
511243.153655713.07	511243.15	3655713.1	2.25327E-06	1.58625E-06	3.0559E-11	5.17244E-10	5.47803E-10	0.0005478
511263.153655713.07	511263.15	3655713.1	2.32276E-06	1.63517E-06	3.15014E-11	5.33197E-10	5.64698E-10	0.0005647
511283.153655713.07	511283.15	3655713.1	2.37861E-06	1.67448E-06	3.22588E-11	5.46016E-10	5.78274E-10	0.0005783
511303.153655713.07	511303.15	3655713.1	2.44479E-06	1.72107E-06	3.31564E-11	5.61208E-10	5.94365E-10	0.0005944
511323.153655713.07	511323.15	3655713.1	2.51664E-06	1.77166E-06	3.41309E-11	5.77703E-10	6.11833E-10	0.0006118
511343.153655713.07	511343.15	3655713.1	2.58876E-06	1.82242E-06	3.51089E-11	5.94257E-10	6.29366E-10	0.0006294
511363.153655713.07	511363.15	3655713.1	2.66977E-06	1.87945E-06	3.62076E-11	6.12853E-10	6.49061E-10	0.0006491
511383.153655713.07	511383.15	3655713.1	2.7569E-06	1.94079E-06	3.73893E-11	6.32854E-10	6.70244E-10	0.0006702
511403.153655713.07	511403.15	3655713.1	2.87031E-06	2.02062E-06	3.89272E-11	6.58886E-10	6.97813E-10	0.0006978
511423.153655713.07	511423.15	3655713.1	2.97633E-06	2.09526E-06	4.03651E-11	6.83223E-10	7.23589E-10	0.0007236
511443.153655713.07	511443.15	3655713.1	3.10062E-06	2.18276E-06	4.20507E-11	7.11755E-10	7.53806E-10	0.0007538
511463.153655713.07	511463.15	3655713.1	3.20824E-06	2.25852E-06	4.35103E-11	7.3646E-10	7.7997E-10	0.00078
511203.153655733.07	511203.15	3655733.1	2.20543E-06	1.55257E-06	2.99102E-11	5.06262E-10	5.36172E-10	0.0005362
511223.153655733.07	511223.15	3655733.1	2.28131E-06	1.60599E-06	3.09393E-11	5.23681E-10	5.54621E-10	0.0005546
511243.153655733.07	511243.15	3655733.1	2.34713E-06	1.65232E-06	3.18319E-11	5.3879E-10	5.70622E-10	0.0005706
511263.153655733.07	511263.15	3655733.1	2.42015E-06	1.70373E-06	3.28223E-11	5.55553E-10	5.88375E-10	0.0005884
511283.153655733.07	511283.15	3655733.1	2.51014E-06	1.76708E-06	3.40427E-11	5.7621E-10	6.10253E-10	0.0006103
511303.153655733.07	511303.15	3655733.1	2.57515E-06	1.81284E-06	3.49244E-11	5.91133E-10	6.26058E-10	0.0006261
511323.153655733.07	511323.15	3655733.1	2.637E-06	1.85638E-06	3.57631E-11	6.0533E-10	6.41093E-10	0.0006411
511343.153655733.07	511343.15	3655733.1	2.7229E-06	1.91685E-06	3.69281E-11	6.25049E-10	6.61977E-10	0.000662
511363.153655733.07	511363.15	3655733.1	2.8172E-06	1.98324E-06	3.8207E-11	6.46695E-10	6.84902E-10	0.0006849
511383.153655733.07	511383.15	3655733.1	2.91601E-06	2.0528E-06	3.95471E-11	6.69378E-10	7.08925E-10	0.0007089
511403.153655733.07	511403.15	3655733.1	3.01794E-06	2.12456E-06	4.09295E-11	6.92777E-10	7.33706E-10	0.0007337
511423.153655733.07	511423.15	3655733.1	3.14774E-06	2.21593E-06	4.26898E-11	7.22572E-10	7.65262E-10	0.0007653
511443.153655733.07	511443.15	3655733.1	3.28106E-06	2.30979E-06	4.4498E-11	7.53177E-10	7.97675E-10	0.0007977
511463.153655733.07	511463.15	3655733.1	3.418E-06	2.40619E-06	4.63551E-11	7.84611E-10	8.30966E-10	0.000831
511483.153655733.07	511483.15	3655733.1	3.62056E-06	2.54878E-06	4.91022E-11	8.31109E-10	8.80211E-10	0.0008802
511503.153655733.07	511503.15	3655733.1	3.79293E-06	2.67013E-06	5.144E-11	8.70678E-10	9.22118E-10	0.0009221
511203.153655753.07	511203.15	3655753.1	2.2966E-06	1.61675E-06	3.11466E-11	5.2719E-10	5.58337E-10	0.0005583
511223.153655753.07	511223.15	3655753.1	2.35701E-06	1.65928E-06	3.19659E-11	5.41059E-10	5.73025E-10	0.000573
511243.153655753.07	511243.15	3655753.1	2.42291E-06	1.70567E-06	3.28596E-11	5.56186E-10	5.89045E-10	0.000589
511263.153655753.07	511263.15	3655753.1	2.49737E-06	1.75808E-06	3.38694E-11	5.73277E-10	6.07146E-10	0.0006071
511283.153655753.07	511283.15	3655753.1	2.58395E-06	1.81904E-06	3.50437E-11	5.93153E-10	6.28196E-10	0.0006282
511303.153655753.07	511303.15	3655753.1	2.66777E-06	1.87804E-06	3.61804E-11	6.12393E-10	6.48573E-10	0.0006486
511323.153655753.07	511323.15	3655753.1	2.75886E-06	1.94217E-06	3.74158E-11	6.33304E-10	6.7072E-10	0.0006707
511343.153655753.07	511343.15	3655753.1	2.84777E-06	2.00476E-06	3.86216E-11	6.53713E-10	6.92335E-10	0.0006923
511363.153655753.07	511363.15	3655753.1	2.9515E-06	2.07779E-06	4.00285E-11	6.77526E-10	7.17554E-10	0.0007176
511383.153655753.07	511383.15	3655753.1	3.05966E-06	2.15393E-06	4.14953E-11	7.02354E-10	7.43849E-10	0.0007438
511403.153655753.07	511403.15	3655753.1	3.18727E-06	2.24376E-06	4.32259E-11	7.31646E-10	7.74872E-10	0.0007749
511423.153655753.07	511423.15	3655753.1	3.30123E-06	2.32398E-06	4.47715E-11	7.57806E-10	8.02578E-10	0.0008026
511443.153655753.07	511443.15	3655753.1	3.44782E-06	2.42718E-06	4.67596E-11	7.91457E-10	8.38217E-10	0.0008382
511463.153655753.07	511463.15	3655753.1	3.63417E-06	2.55837E-06	4.92868E-11	8.34234E-10	8.8352E-10	0.0008835
511483.153655753.07	511483.15	3655753.1	3.82424E-06	2.69217E-06	5.18645E-11	8.77864E-10	9.29729E-10	0.0009297
511503.153655753.07	511503.15	3655753.1	4.03018E-06	2.83715E-06	5.46575E-11	9.25139E-10	9.79796E-10	0.0009798
511523.153655753.07	511523.15	3655753.1	4.26301E-06	3.00105E-06	5.78152E-11	9.78586E-10	1.0364E-09	0.0010364
511203.153655773.07	511203.15	3655773.1	2.38239E-06	1.67715E-06	3.23101E-11	5.46885E-10	5.79195E-10	0.0005792
511223.153655773.07	511223.15	3655773.1	2.4494E-06	1.72432E-06	3.32189E-11	5.62267E-10	5.95486E-10	0.0005955
511243.153655773.07	511243.15	3655773.1	2.51461E-06	1.77022E-06	3.41033E-11	5.77236E-10	6.11339E-10	0.0006113
511263.153655773.07	511263.15	3655773.1	2.58506E-06	1.81982E-06	3.50588E-11	5.93409E-10	6.28467E-10	0.0006285
511283.153655773.07	511283.15	3655773.1	2.66454E-06	1.87577E-06	3.61367E-11	6.11653E-10	6.47789E-10	0.0006478
511303.153655773.07	511303.15	3655773.1	2.75234E-06	1.93758E-06	3.73274E-11	6.31807E-10	6.69135E-10	0.0006691

					Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2025	3rd Trimester	0<2	Total	per million
511323.153655773.07	511323.15	3655773.1	2.83888E-06	1.9985E-06	3.8501E-11	6.51672E-10	6.90173E-10	0.0006902
511343.153655773.07	511343.15	3655773.1	2.94458E-06	2.07291E-06	3.99346E-11	6.75937E-10	7.15872E-10	0.0007159
511363.153655773.07	511363.15	3655773.1	3.05294E-06	2.14919E-06	4.14041E-11	7.0081E-10	7.42214E-10	0.0007422
511383.153655773.07	511383.15	3655773.1	3.19242E-06	2.24739E-06	4.32958E-11	7.32829E-10	7.76125E-10	0.0007761
511403.153655773.07	511403.15	3655773.1	3.32987E-06	2.34415E-06	4.51599E-11	7.64382E-10	8.09541E-10	0.0008095
511423.153655773.07	511423.15	3655773.1	3.47008E-06	2.44285E-06	4.70614E-11	7.96566E-10	8.43627E-10	0.0008436
511443.153655773.07	511443.15	3655773.1	3.63962E-06	2.56221E-06	4.93608E-11	8.35486E-10	8.84846E-10	0.0008848
511463.153655773.07	511463.15	3655773.1	3.85933E-06	2.71687E-06	5.23404E-11	8.85919E-10	9.3826E-10	0.0009383
511483.153655773.07	511483.15	3655773.1	4.0477E-06	2.84948E-06	5.48951E-11	9.29161E-10	9.84056E-10	0.0009841
511503.153655773.07	511503.15	3655773.1	4.27509E-06	3.00956E-06	5.7979E-11	9.81359E-10	1.03934E-09	0.0010393
511523.153655773.07	511523.15	3655773.1	4.55814E-06	3.20881E-06	6.18177E-11	1.04633E-09	1.10815E-09	0.0011082
511543.153655773.07	511543.15	3655773.1	4.8782E-06	3.43413E-06	6.61585E-11	1.1198E-09	1.18596E-09	0.001186
511203.153655793.07	511203.15	3655793.1	2.39729E-06	1.68763E-06	3.25122E-11	5.50304E-10	5.82816E-10	0.0005828
511223.153655793.07	511223.15	3655793.1	2.52868E-06	1.78013E-06	3.42941E-11	5.80465E-10	6.14759E-10	0.0006148
511243.153655793.07	511243.15	3655793.1	2.59333E-06	1.82564E-06	3.51709E-11	5.95305E-10	6.30476E-10	0.0006305
511263.153655793.07	511263.15	3655793.1	2.67186E-06	1.88092E-06	3.62359E-11	6.13333E-10	6.49569E-10	0.0006496
511283.153655793.07	511283.15	3655793.1	2.76109E-06	1.94374E-06	3.74461E-11	6.33817E-10	6.71263E-10	0.0006713
511303.153655793.07	511303.15	3655793.1	2.85691E-06	2.01119E-06	3.87456E-11	6.55812E-10	6.94557E-10	0.0006946
511323.153655793.07	511323.15	3655793.1	2.93585E-06	2.06677E-06	3.98162E-11	6.73933E-10	7.1375E-10	0.0007137
511343.153655793.07	511343.15	3655793.1	3.049E-06	2.14642E-06	4.13508E-11	6.99907E-10	7.41258E-10	0.0007413
511363.153655793.07	511363.15	3655793.1	3.1588E-06	2.22371E-06	4.28398E-11	7.2511E-10	7.6795E-10	0.0007679
511383.153655793.07	511383.15	3655793.1	3.30493E-06	2.32659E-06	4.48216E-11	7.58655E-10	8.03477E-10	0.0008035
511403.153655793.07	511403.15	3655793.1	3.46943E-06	2.44239E-06	4.70526E-11	7.96417E-10	8.4347E-10	0.0008435
511423.153655793.07	511423.15	3655793.1	3.62573E-06	2.55242E-06	4.91723E-11	8.32295E-10	8.81467E-10	0.0008815
511443.153655793.07	511443.15	3655793.1	3.79611E-06	2.67236E-06	5.1483E-11	8.71406E-10	9.22889E-10	0.0009229
511463.153655793.07	511463.15	3655793.1	4.00724E-06	2.821E-06	5.43464E-11	9.19872E-10	9.74218E-10	0.0009742
511483.153655793.07	511483.15	3655793.1	4.25719E-06	2.99696E-06	5.77363E-11	9.7725E-10	1.03499E-09	0.001035
511503.153655793.07	511503.15	3655793.1	4.50865E-06	3.17398E-06	6.11466E-11	1.03497E-09	1.09612E-09	0.0010961
511523.153655793.07	511523.15	3655793.1	4.84481E-06	3.41063E-06	6.57056E-11	1.11214E-09	1.17784E-09	0.0011778
511203.153655813.07	511203.15	3655813.1	2.44617E-06	1.72204E-06	3.31751E-11	5.61524E-10	5.947E-10	0.0005947
511223.153655813.07	511223.15	3655813.1	2.52707E-06	1.77899E-06	3.42722E-11	5.80095E-10	6.14367E-10	0.0006144
511243.153655813.07	511243.15	3655813.1	2.64869E-06	1.86461E-06	3.59217E-11	6.08014E-10	6.43936E-10	0.0006439
511263.153655813.07	511263.15	3655813.1	2.74763E-06	1.93426E-06	3.72635E-11	6.30726E-10	6.6799E-10	0.000668
511283.153655813.07	511283.15	3655813.1	2.84266E-06	2.00117E-06	3.85524E-11	6.52541E-10	6.91094E-10	0.0006911
511303.153655813.07	511303.15	3655813.1	2.94279E-06	2.07165E-06	3.99103E-11	6.75526E-10	7.15436E-10	0.0007154
511323.153655813.07	511323.15	3655813.1	3.02863E-06	2.13208E-06	4.10745E-11	6.9523E-10	7.36305E-10	0.0007363
511343.153655813.07	511343.15	3655813.1	3.15066E-06	2.21799E-06	4.27295E-11	7.23243E-10	7.65973E-10	0.000766
511363.153655813.07	511363.15	3655813.1	3.27166E-06	2.30317E-06	4.43704E-11	7.51018E-10	7.95389E-10	0.0007954
511383.153655813.07	511383.15	3655813.1	3.42259E-06	2.40942E-06	4.64174E-11	7.85666E-10	8.32083E-10	0.0008321
511403.153655813.07	511403.15	3655813.1	3.58986E-06	2.52717E-06	4.86858E-11	8.24061E-10	8.72747E-10	0.0008727
511423.153655813.07	511423.15	3655813.1	3.76059E-06	2.64736E-06	5.10013E-11	8.63253E-10	9.14254E-10	0.0009143
511443.153655813.07	511443.15	3655813.1	3.95872E-06	2.78684E-06	5.36883E-11	9.08734E-10	9.62422E-10	0.0009624
511463.153655813.07	511463.15	3655813.1	4.17931E-06	2.94213E-06	5.668E-11	9.59372E-10	1.01605E-09	0.0010161
511483.153655813.07	511483.15	3655813.1	4.43535E-06	3.12237E-06	6.01524E-11	1.01815E-09	1.0783E-09	0.0010783
511503.153655813.07	511503.15	3655813.1	4.7508E-06	3.34445E-06	6.44307E-11	1.09056E-09	1.15499E-09	0.001155
511543.153655813.07	511543.15	3655813.1	5.43283E-06	3.82457E-06	7.36803E-11	1.24712E-09	1.3208E-09	0.0013208
511563.153655813.07	511563.15	3655813.1	5.82361E-06	4.09968E-06	7.89802E-11	1.33683E-09	1.41581E-09	0.0014158
511203.153655833.07	511203.15	3655833.1	2.5356E-06	1.785E-06	3.43879E-11	5.82053E-10	6.16441E-10	0.0006164
511223.153655833.07	511223.15	3655833.1	2.60261E-06	1.83217E-06	3.52967E-11	5.97435E-10	6.32732E-10	0.0006327
511243.153655833.07	511243.15	3655833.1	2.67911E-06	1.88602E-06	3.63342E-11	6.14996E-10	6.5133E-10	0.0006513
511263.153655833.07	511263.15	3655833.1	2.79915E-06	1.97054E-06	3.79623E-11	6.42553E-10	6.80516E-10	0.0006805
511283.153655833.07	511283.15	3655833.1	2.92104E-06	2.05634E-06	3.96153E-11	6.70533E-10	7.10149E-10	0.0007101
511303.153655833.07	511303.15	3655833.1	3.02446E-06	2.12914E-06	4.10179E-11	6.94273E-10	7.35291E-10	0.0007353
511323.153655833.07	511323.15	3655833.1	3.12135E-06	2.19735E-06	4.23319E-11	7.16513E-10	7.58845E-10	0.0007588
511343.153655833.07	511343.15	3655833.1	3.24559E-06	2.28481E-06	4.40169E-11	7.45034E-10	7.8905E-10	0.0007891
511363.153655833.07	511363.15	3655833.1	3.37744E-06	2.37763E-06	4.5805E-11	7.753E-10	8.21105E-10	0.0008211
511383.153655833.07	511383.15	3655833.1	3.52411E-06	2.48088E-06	4.77941E-11	8.08968E-10	8.56763E-10	0.0008568
511403.153655833.07	511403.15	3655833.1	3.69289E-06	2.59971E-06	5.00832E-11	8.47713E-10	8.97797E-10	0.0008978
511423.153655833.07	511423.15	3655833.1	3.88981E-06	2.73833E-06	5.27538E-11	8.92915E-10	9.45669E-10	0.0009457
511443.153655833.07	511443.15	3655833.1	4.09016E-06	2.87937E-06	5.5471E-11	9.38908E-10	9.94379E-10	0.0009944
511463.153655833.07	511463.15	3655833.1	4.32495E-06	3.04466E-06	5.86552E-11	9.92804E-10	1.05146E-09	0.0010515
511483.153655833.07	511483.15	3655833.1	4.6367E-06	3.26412E-06	6.28832E-11	1.06437E-09	1.12725E-09	0.0011272
511203.153655853.07	511203.15	3655853.1	2.62982E-06	1.85133E-06	3.56658E-11	6.03683E-10	6.39349E-10	0.0006393
511223.153655853.07	511223.15	3655853.1	2.69756E-06	1.89901E-06	3.65844E-11	6.19231E-10	6.55816E-10	0.0006558
511243.153655853.07	511243.15	3655853.1	2.76671E-06	1.9477E-06	3.75223E-11	6.35106E-10	6.72628E-10	0.0006726
511263.153655853.07	511263.15	3655853.1	2.83456E-06	1.99546E-06	3.84425E-11	6.50681E-10	6.89123E-10	0.0006891
511283.153655853.07	511283.15	3655853.1	2.94701E-06	2.07462E-06	3.99675E-11	6.76494E-10	7.16462E-10	0.0007165
511303.153655853.07	511303.15	3655853.1	3.08053E-06	2.16862E-06	4.17784E-11	7.07144E-10	7.48923E-10	0.0007489
511323.153655853.07	511323.15	3655853.1	3.22593E-06	2.27097E-06	4.37502E-11	7.40521E-10	7.84271E-10	0.0007843
511343.153655853.07	511343.15	3655853.1	3.35466E-06	2.36159E-06	4.5496E-11	7.7007E-10	8.15566E-10	0.0008156
511363.153655853.07	511363.15	3655853.1	3.52279E-06	2.47996E-06	4.77763E-11	8.08667E-10	8.56443E-10	0.0008564
511383.153655853.07	511383.15	3655853.1	3.66654E-06	2.58115E-06	4.97258E-11	8.41663E-10	8.91389E-10	0.0008914
511403.153655853.07	511403.15	3655853.1	3.82631E-06	2.69363E-06	5.18926E-11	8.78339E-10	9.30232E-10	0.0009302
511423.153655853.07	511423.15	3655853.1	4.00472E-06	2.81923E-06	5.43123E-11	9.19295E-10	9.73607E-10	0.0009736
511443.153655853.07	511443.15	3655853.1	4.20027E-06	2.95688E-06	5.69643E-11	9.64183E-10	1.02115E-09	0.0010211
511463.153655853.07	511463.15	3655853.1	4.47864E-06	3.15285E-06	6.07395E-11	1.02808E-09	1.08882E-09	0.0010888
511483.153655853.07	511483.15	3655853.1	4.78192E-06	3.36636E-06	6.48527E-11	1.0977E-09	1.16256E-09	0.0011626
511503.153655853.07	511503.15	3655853.1	5.06884E-06	3.56834E-06	6.87439E-11	1.16357E-09	1.23231E-09	0.0012323
511523.153655853.07	511523.15	3655853.1	5.4401E-06	3.8297E-06	7.37789E-11	1.24879E-09	1.32257E-09	0.0013226
511543.153655853.07	511543.15	3655853.1	5.83642E-06	4.10869E-06	7.91538E-11	1.33977E-09	1.41892E-09	0.0014189
511203.153655873.07	511203.15	3655873.1	2.72074E-06	1.91533E-06	3.68988E-11	6.24553E-10	6.61452E-10	0.0006615
511223.153655873.07	511223.15	3655873.1	2.80645E-06	1.97567E-06	3.80612E-11	6.44228E-10	6.82289E-10	0.0006823
511243.153655873.07	511243.15	3655873.1	2.87412E-06	2.02331E-06	3.8979E-11	6.59762E-10	6.98741E-10	0.0006987
511263.153655873.07	511263.15	3655873.1	2.93601E-06	2.06688E-06	3.98184E-11	6.73969E-10	7.13788E-10	0.0007138
511283.153655873.07	511283.15	3655873.1	3.02578E-06	2.13007E-06	4.10358E-11	6.94576E-10	7.35612E-10	0.0007356
511303.153655873.07	511303.15	3655873.1	3.12697E-06	2.20131E-06	4.24082E-11	7.17805E-10	7.60213E-10	0.0007602
511323.153655873.07	511323.15	3655873.1	3.25381E-06	2.2906E-06	4.41284E-11	7.46921E-10	7.91049E-10	0.000791
511343.153655873.07	511343.15	3655873.1	3.4256E-06	2.41154E-06	4.64582E-11	7.86356E-10	8.32814E-10	0.0008328
511363.153655873.07	511363.15	3655873.1	3.65314E-06	2.57172E-06	4.95442E-11	8.38589E-10	8.88133E-10	0.0008881
511383.153655873.07	511383.15	3655873.1	3.79841E-06	2.67398E-06	5.15142E-11	8.71934E-10	9.23449E-10	0.0009234
511403.153655873.07	511403.15	3655873.1	3.9517E-06	2.7819E-06	5.35932E-11	9.07124E-10	9.60718E-10	0.0009607
511423.153655873.07	511423.15	3655873.1	4.13072E-06	2.90792E-06	5.6021E-11	9.48217E-10	1.00424E-09	0.0010042
511443.153655873.07	511443.15	3655873.1	4.33971E-06	3.05505E-06	5.88554E-11	9.96192E-10	1.05505E-09	0.001055
511463.153655873.07	511463.15	3655873.1	4.59484E-06	3.23466E-06	6.23155E-11	1.05476E-09	1.11707E-09	0.0011171

					Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2025	3rd Trimester	0<2	Total	per million
511483.153655873.07	511483.15	3655873.1	4.88197E-06	3.43679E-06	6.62095E-11	1.12067E-09	1.18688E-09	0.0011869
511503.153655873.07	511503.15	3655873.1	5.15239E-06	3.62716E-06	6.9877E-11	1.18275E-09	1.25262E-09	0.0012526
511523.153655873.07	511523.15	3655873.1	5.49618E-06	3.86918E-06	7.45395E-11	1.26166E-09	1.3362E-09	0.0013362
511543.153655873.07	511543.15	3655873.1	5.95072E-06	4.18916E-06	8.07039E-11	1.366E-09	1.44671E-09	0.0014467
511203.153655893.07	511203.15	3655893.1	2.8437E-06	2.0019E-06	3.85665E-11	6.5278E-10	6.91347E-10	0.0006913
511223.153655893.07	511223.15	3655893.1	2.89961E-06	2.04125E-06	3.93246E-11	6.65612E-10	7.04937E-10	0.0007049
511243.153655893.07	511243.15	3655893.1	2.96973E-06	2.09061E-06	4.02756E-11	6.81708E-10	7.21984E-10	0.000722
511263.153655893.07	511263.15	3655893.1	3.0485E-06	2.14607E-06	4.13439E-11	6.99791E-10	7.41135E-10	0.0007411
511283.153655893.07	511283.15	3655893.1	3.13223E-06	2.20501E-06	4.24795E-11	7.19012E-10	7.61492E-10	0.0007615
511303.153655893.07	511303.15	3655893.1	3.24395E-06	2.28366E-06	4.39946E-11	7.44657E-10	7.88651E-10	0.0007887
511323.153655893.07	511323.15	3655893.1	3.35255E-06	2.36011E-06	4.54674E-11	7.69586E-10	8.15054E-10	0.0008151
511343.153655893.07	511343.15	3655893.1	3.47126E-06	2.44368E-06	4.70775E-11	7.96838E-10	8.43915E-10	0.0008439
511363.153655893.07	511363.15	3655893.1	3.65294E-06	2.57158E-06	4.95414E-11	8.38543E-10	8.88084E-10	0.0008881
511383.153655893.07	511383.15	3655893.1	3.90496E-06	2.74899E-06	5.29593E-11	8.96394E-10	9.49353E-10	0.0009494
511403.153655893.07	511403.15	3655893.1	4.06735E-06	2.86331E-06	5.51616E-11	9.33671E-10	9.88832E-10	0.0009888
511423.153655893.07	511423.15	3655893.1	4.22753E-06	2.97608E-06	5.73341E-11	9.70442E-10	1.02778E-09	0.0010278
511443.153655893.07	511443.15	3655893.1	4.41808E-06	3.11022E-06	5.99183E-11	1.01418E-09	1.0741E-09	0.0010741
511463.153655893.07	511463.15	3655893.1	4.62802E-06	3.25801E-06	6.27655E-11	1.06238E-09	1.12514E-09	0.0011251
511483.153655893.07	511483.15	3655893.1	4.98449E-06	3.50896E-06	6.76E-11	1.1442E-09	1.2118E-09	0.0012118
511503.153655893.07	511503.15	3655893.1	5.19281E-06	3.65561E-06	7.04252E-11	1.19202E-09	1.26245E-09	0.0012624
511523.153655893.07	511523.15	3655893.1	5.53894E-06	3.89928E-06	7.51195E-11	1.27148E-09	1.3466E-09	0.0013466
511543.153655893.07	511543.15	3655893.1	6.00166E-06	4.22502E-06	8.13948E-11	1.3777E-09	1.45909E-09	0.0014591
511203.153655913.07	511203.15	3655913.1	2.96834E-06	2.08964E-06	4.02568E-11	6.8139E-10	7.21647E-10	0.0007216
511223.153655913.07	511223.15	3655913.1	3.03057E-06	2.13345E-06	4.11008E-11	6.95676E-10	7.36777E-10	0.0007368
511243.153655913.07	511243.15	3655913.1	3.08641E-06	2.17276E-06	4.18581E-11	7.08495E-10	7.50353E-10	0.0007504
511263.153655913.07	511263.15	3655913.1	3.17808E-06	2.23729E-06	4.31013E-11	7.29538E-10	7.72639E-10	0.0007726
511283.153655913.07	511283.15	3655913.1	3.26295E-06	2.29704E-06	4.42523E-11	7.4902E-10	7.93272E-10	0.0007933
511303.153655913.07	511303.15	3655913.1	3.36312E-06	2.36755E-06	4.56108E-11	7.72012E-10	8.17623E-10	0.0008176
511323.153655913.07	511323.15	3655913.1	3.47295E-06	2.44487E-06	4.71004E-11	7.97226E-10	8.44326E-10	0.0008443
511343.153655913.07	511343.15	3655913.1	3.58017E-06	2.52035E-06	4.85544E-11	8.21837E-10	8.70392E-10	0.0008704
511363.153655913.07	511363.15	3655913.1	3.71967E-06	2.61855E-06	5.04464E-11	8.5386E-10	9.04306E-10	0.0009043
511383.153655913.07	511383.15	3655913.1	3.90577E-06	2.74957E-06	5.29703E-11	8.9658E-10	9.4955E-10	0.0009496
511403.153655913.07	511403.15	3655913.1	4.1526E-06	2.92332E-06	5.63177E-11	9.5324E-10	1.00956E-09	0.0010096
511423.153655913.07	511423.15	3655913.1	4.35552E-06	3.06618E-06	5.90698E-11	9.99821E-10	1.05889E-09	0.0010589
511443.153655913.07	511443.15	3655913.1	4.5396E-06	3.19576E-06	6.15663E-11	1.04208E-09	1.10364E-09	0.0011036
511463.153655913.07	511463.15	3655913.1	4.73416E-06	3.33273E-06	6.4205E-11	1.08674E-09	1.15094E-09	0.0011509
511483.153655913.07	511483.15	3655913.1	5.05769E-06	3.56049E-06	6.85927E-11	1.16101E-09	1.2296E-09	0.0012296
511503.153655913.07	511503.15	3655913.1	5.24816E-06	3.69458E-06	7.11759E-11	1.20473E-09	1.27591E-09	0.0012759
511523.153655913.07	511523.15	3655913.1	5.58508E-06	3.93176E-06	7.57452E-11	1.28207E-09	1.35782E-09	0.0013578
511543.153655913.07	511543.15	3655913.1	6.02457E-06	4.24115E-06	8.17056E-11	1.38296E-09	1.46466E-09	0.0014647
511203.153655933.07	511203.15	3655933.1	3.11434E-06	2.19242E-06	4.22369E-11	7.14906E-10	7.57143E-10	0.0007571
511223.153655933.07	511223.15	3655933.1	3.15889E-06	2.22378E-06	4.2841E-11	7.25132E-10	7.67973E-10	0.000768
511243.153655933.07	511243.15	3655933.1	3.22859E-06	2.27285E-06	4.37863E-11	7.41131E-10	7.84917E-10	0.0007849
511263.153655933.07	511263.15	3655933.1	3.32289E-06	2.33924E-06	4.50653E-11	7.62779E-10	8.07845E-10	0.0008078
511283.153655933.07	511283.15	3655933.1	3.408E-06	2.39915E-06	4.62195E-11	7.82316E-10	8.28536E-10	0.0008285
511303.153655933.07	511303.15	3655933.1	3.50144E-06	2.46492E-06	4.74867E-11	8.03764E-10	8.51251E-10	0.0008513
511323.153655933.07	511323.15	3655933.1	3.6076E-06	2.53966E-06	4.89265E-11	8.28134E-10	8.77061E-10	0.0008771
511343.153655933.07	511343.15	3655933.1	3.70181E-06	2.60598E-06	5.02041E-11	8.4976E-10	8.99964E-10	0.0009
511363.153655933.07	511363.15	3655933.1	3.83258E-06	2.69804E-06	5.19777E-11	8.79779E-10	9.31757E-10	0.0009318
511383.153655933.07	511383.15	3655933.1	3.98143E-06	2.80283E-06	5.39964E-11	9.13949E-10	9.67945E-10	0.0009679
511403.153655933.07	511403.15	3655933.1	4.13405E-06	2.91027E-06	5.60662E-11	9.48983E-10	1.00505E-09	0.001005
511423.153655933.07	511423.15	3655933.1	4.38544E-06	3.08724E-06	5.94756E-11	1.00669E-09	1.06616E-09	0.0010662
511443.153655933.07	511443.15	3655933.1	4.66912E-06	3.28694E-06	6.33229E-11	1.07181E-09	1.13513E-09	0.0011351
511463.153655933.07	511463.15	3655933.1	4.88655E-06	3.44001E-06	6.62717E-11	1.12172E-09	1.18799E-09	0.001188
511483.153655933.07	511483.15	3655933.1	5.15883E-06	3.63169E-06	6.99643E-11	1.18422E-09	1.25419E-09	0.0012542
511503.153655933.07	511503.15	3655933.1	5.27789E-06	3.71551E-06	7.15791E-11	1.21155E-09	1.28313E-09	0.0012831
511523.153655933.07	511523.15	3655933.1	5.6447E-06	3.97373E-06	7.65537E-11	1.29576E-09	1.37231E-09	0.0013723
511543.153655933.07	511543.15	3655933.1	6.03903E-06	4.25133E-06	8.19017E-11	1.38628E-09	1.46818E-09	0.0014682
511203.153655953.07	511203.15	3655953.1	3.23894E-06	2.28013E-06	4.39267E-11	7.43507E-10	7.87434E-10	0.0007874
511223.153655953.07	511223.15	3655953.1	3.31907E-06	2.33654E-06	4.50134E-11	7.61902E-10	8.06915E-10	0.0008069
511243.153655953.07	511243.15	3655953.1	3.37342E-06	2.37481E-06	4.57506E-11	7.74379E-10	8.20129E-10	0.0008201
511263.153655953.07	511263.15	3655953.1	3.44249E-06	2.42343E-06	4.66873E-11	7.90234E-10	8.36921E-10	0.0008369
511283.153655953.07	511283.15	3655953.1	3.54579E-06	2.49615E-06	4.80882E-11	8.13946E-10	8.62034E-10	0.000862
511303.153655953.07	511303.15	3655953.1	3.66721E-06	2.58162E-06	4.97349E-11	8.41818E-10	8.91553E-10	0.0008916
511323.153655953.07	511323.15	3655953.1	3.76675E-06	2.6517E-06	5.10849E-11	8.64668E-10	9.15753E-10	0.0009158
511343.153655953.07	511343.15	3655953.1	3.84542E-06	2.70708E-06	5.21518E-11	8.82726E-10	9.34877E-10	0.0009349
511363.153655953.07	511363.15	3655953.1	3.95074E-06	2.78122E-06	5.35802E-11	9.06903E-10	9.60483E-10	0.0009605
511383.153655953.07	511383.15	3655953.1	4.07545E-06	2.86902E-06	5.52715E-11	9.35531E-10	9.90802E-10	0.0009908
511403.153655953.07	511403.15	3655953.1	4.20987E-06	2.96365E-06	5.70946E-11	9.66388E-10	1.02348E-09	0.0010235
511423.153655953.07	511423.15	3655953.1	4.37068E-06	3.07685E-06	5.92754E-11	1.0033E-09	1.06258E-09	0.0010626
511443.153655953.07	511443.15	3655953.1	4.56063E-06	3.21057E-06	6.18515E-11	1.0469E-09	1.10876E-09	0.0011088
511463.153655953.07	511463.15	3655953.1	4.86605E-06	3.42558E-06	6.59936E-11	1.11701E-09	1.18301E-09	0.001183
511483.153655953.07	511483.15	3655953.1	5.10104E-06	3.59101E-06	6.91806E-11	1.17096E-09	1.24014E-09	0.0012401
511503.153655953.07	511503.15	3655953.1	5.3179E-06	3.74367E-06	7.21217E-11	1.22074E-09	1.29286E-09	0.0012929
511523.153655953.07	511523.15	3655953.1	5.64371E-06	3.97303E-06	7.65403E-11	1.29553E-09	1.37207E-09	0.0013721
511543.153655953.07	511543.15	3655953.1	5.96779E-06	4.20118E-06	8.09355E-11	1.36992E-09	1.45086E-09	0.0014509
5119653655832	511965	3655832	0.000113717	8.00537E-05	1.54223E-09	2.6104E-08	2.76462E-08	0.0276462
5119453655843	511945	3655843	0.000127537	8.97831E-05	1.72967E-09	2.92765E-08	3.10062E-08	0.0310062
5119653655843	511965	3655843	0.000100279	7.05938E-05	1.35999E-09	2.30193E-08	2.43793E-08	0.0243793
5119853655843	511985	3655843	7.82213E-05	5.50659E-05	1.06084E-09	1.79559E-08	1.90168E-08	0.0190168
5119453655854	511945	3655854	0.000117115	8.24458E-05	1.58831E-09	2.6884E-08	2.84723E-08	0.0284723
5119653655854	511965	3655854	8.82391E-05	6.21181E-05	1.1967E-09	2.02555E-08	2.14522E-08	0.0214522
5119853655854	511985	3655854	6.92946E-05	4.87817E-05	9.39778E-10	1.59068E-08	1.68465E-08	0.0168465
5120053655854	512005	3655854	5.88652E-05	4.14396E-05	7.98333E-10	1.35127E-08	1.4311E-08	0.014311
5119453655865	511945	3655865	0.000104104	7.32869E-05	1.41187E-09	2.38974E-08	2.53093E-08	0.0253093
5119653655865	511965	3655865	7.76015E-05	5.46295E-05	1.05244E-09	1.78136E-08	1.88661E-08	0.0188661
5119853655865	511985	3655865	6.15804E-05	4.33511E-05	8.35157E-10	1.4136E-08	1.49711E-08	0.0149711
5120053655865	512005	3655865	5.25211E-05	3.69735E-05	7.12294E-10	1.20564E-08	1.27686E-08	0.0127686
5120253655865	512025	3655865	4.80142E-05	3.38008E-05	6.51171E-10	1.10218E-08	1.1673E-08	0.011673
5119453655876	511945	3655876	9.15903E-05	6.44773E-05	1.24215E-09	2.10248E-08	2.2267E-08	0.022267
5119653655876	511965	3655876	6.83278E-05	4.81011E-05	9.26666E-10	1.56848E-08	1.66115E-08	0.0166115
5119853655876	511985	3655876	5.48072E-05	3.85829E-05	7.43298E-10	1.25811E-08	1.33244E-08	0.0133244
5120053655876	512005	3655876	4.70216E-05	3.3102E-05	6.37709E-10	1.07939E-08	1.14316E-08	0.0114316
5120253655876	512025	3655876	4.31537E-05	3.03791E-05	5.85253E-10	9.90604E-09	1.04913E-08	0.0104913

					Child Risk			
Unique Identifier	X (UTM)	Y (UTM)	2024	2025	3rd Trimester	0<2	Total	per million
5120453655876	512045	3655876	4.235E-05	2.98133E-05	5.74353E-10	9.72155E-09	1.02959E-08	0.0102959
5119653655887	511965	3655887	6.01495E-05	4.23438E-05	8.15751E-10	1.38075E-08	1.46232E-08	0.0146232
5119853655887	511985	3655887	4.87662E-05	3.43302E-05	6.6137E-10	1.11944E-08	1.18558E-08	0.0118558
5120053655887	512005	3655887	4.22151E-05	2.97184E-05	5.72523E-10	9.69058E-09	1.02631E-08	0.0102631
5120253655887	512025	3655887	3.88396E-05	2.73421E-05	5.26745E-10	8.91573E-09	9.44248E-09	0.0094425
5120453655887	512045	3655887	3.79238E-05	2.66974E-05	5.14325E-10	8.70552E-09	9.21984E-09	0.0092198
5119853655898	511985	3655898	4.33634E-05	3.05267E-05	5.88097E-10	9.95418E-09	1.05423E-08	0.0105423
5120053655898	512005	3655898	3.78625E-05	2.66543E-05	5.13494E-10	8.69145E-09	9.20494E-09	0.0092049
5120253655898	512025	3655898	3.49058E-05	2.45728E-05	4.73394E-10	8.01271E-09	8.48611E-09	0.0084861
5120453655898	512045	3655898	3.41825E-05	2.40636E-05	4.63585E-10	7.84669E-09	8.31027E-09	0.0083103
5120653655898	512065	3655898	3.46067E-05	2.43623E-05	4.69338E-10	7.94407E-09	8.41341E-09	0.0084134
5120053655909	512005	3655909	3.39214E-05	2.38798E-05	4.60044E-10	7.78674E-09	8.24678E-09	0.0082468
5120253655909	512025	3655909	3.15261E-05	2.21936E-05	4.27559E-10	7.23691E-09	7.66446E-09	0.0076645
5120453655909	512045	3655909	3.08653E-05	2.17284E-05	4.18597E-10	7.08521E-09	7.50381E-09	0.0075038
5120653655909	512065	3655909	3.10747E-05	2.18758E-05	4.21437E-10	7.13328E-09	7.55472E-09	0.0075547
5120853655909	512085	3655909	3.24257E-05	2.28269E-05	4.39759E-10	7.4434E-09	7.88316E-09	0.0078832
5120053655920	512005	3655920	3.04396E-05	2.14287E-05	4.12824E-10	6.9875E-09	7.40032E-09	0.0074003
5120253655920	512025	3655920	2.84366E-05	2.00187E-05	3.85659E-10	6.5277E-09	6.91336E-09	0.0069134
5120453655920	512045	3655920	2.77004E-05	1.95004E-05	3.75674E-10	6.3587E-09	6.73437E-09	0.0067344
5120653655920	512065	3655920	2.79231E-05	1.96572E-05	3.78695E-10	6.40983E-09	6.78853E-09	0.0067885
5120853655920	512085	3655920	2.88698E-05	2.03236E-05	3.91534E-10	6.62715E-09	7.01868E-09	0.0070187
5121053655920	512105	3655920	3.08835E-05	2.17412E-05	4.18843E-10	7.08938E-09	7.50822E-09	0.0075082
5120253655931	512025	3655931	2.56321E-05	1.80443E-05	3.47624E-10	5.88391E-09	6.23154E-09	0.0062315
5120453655931	512045	3655931	2.4958E-05	1.75698E-05	3.38482E-10	5.72918E-09	6.06766E-09	0.0060677
5120653655931	512065	3655931	2.50695E-05	1.76483E-05	3.39994E-10	5.75477E-09	6.09477E-09	0.0060948
5120853655931	512085	3655931	2.6E-05	1.83034E-05	3.52613E-10	5.96837E-09	6.32098E-09	0.006321
5121053655931	512105	3655931	2.74673E-05	1.93363E-05	3.72513E-10	6.3052E-09	6.67771E-09	0.0066777
5121253655931	512125	3655931	2.94548E-05	2.07354E-05	3.99467E-10	6.76142E-09	7.16089E-09	0.0071609
5120453655942	512045	3655942	2.25414E-05	1.58686E-05	3.05708E-10	5.17445E-09	5.48016E-09	0.0054802
5120653655942	512065	3655942	2.2581E-05	1.58964E-05	3.06244E-10	5.18352E-09	5.48977E-09	0.0054898
5120853655942	512085	3655942	2.34436E-05	1.65037E-05	3.17944E-10	5.38154E-09	5.69949E-09	0.0056995
5121053655942	512105	3655942	2.45499E-05	1.72825E-05	3.32947E-10	5.63549E-09	5.96843E-09	0.0059684
5121253655942	512125	3655942	2.59358E-05	1.82582E-05	3.51743E-10	5.95363E-09	6.30538E-09	0.0063054
5121453655942	512145	3655942	2.80717E-05	1.97618E-05	3.8071E-10	6.44394E-09	6.82465E-09	0.0068246
5120653655953	512065	3655953	2.05003E-05	1.44317E-05	2.78026E-10	4.7059E-09	4.98393E-09	0.0049839
5120853655953	512085	3655953	2.10827E-05	1.48417E-05	2.85925E-10	4.8396E-09	5.12552E-09	0.0051255
5121053655953	512105	3655953	2.20507E-05	1.55232E-05	2.99053E-10	5.0618E-09	5.36085E-09	0.0053609
5121253655953	512125	3655953	2.29984E-05	1.61903E-05	3.11906E-10	5.27935E-09	5.59125E-09	0.0055913
5121453655953	512145	3655953	2.44634E-05	1.72216E-05	3.31773E-10	5.61563E-09	5.9474E-09	0.0059474
5120853655964	512085	3655964	1.89126E-05	1.3314E-05	2.56494E-10	4.34144E-09	4.59794E-09	0.0045979
5121053655964	512105	3655964	1.98901E-05	1.40021E-05	2.6975E-10	4.56582E-09	4.83557E-09	0.0048356
5121253655964	512125	3655964	2.05209E-05	1.44462E-05	2.78305E-10	4.71062E-09	4.98892E-09	0.0049889
5121453655964	512145	3655964	2.14648E-05	1.51107E-05	2.91107E-10	4.92731E-09	5.21841E-09	0.0052184
5121653655964	512165	3655964	2.28089E-05	1.60569E-05	3.09336E-10	5.23585E-09	5.54519E-09	0.0055452
5121053655975	512105	3655975	1.7735E-05	1.2485E-05	2.40523E-10	4.07111E-09	4.31164E-09	0.0043116
5121253655975	512125	3655975	1.84109E-05	1.29608E-05	2.49689E-10	4.22627E-09	4.47596E-09	0.004476
5121453655975	512145	3655975	1.89709E-05	1.33551E-05	2.57285E-10	4.35483E-09	4.61212E-09	0.0046121
5121653655975	512165	3655975	1.97845E-05	1.39278E-05	2.68319E-10	4.54159E-09	4.80991E-09	0.0048099
5121253655986	512125	3655986	1.62725E-05	1.14555E-05	2.20689E-10	3.73541E-09	3.9561E-09	0.0039561
5121453655986	512145	3655986	1.6886E-05	1.18873E-05	2.29009E-10	3.87622E-09	4.10523E-09	0.0041052
5121653655986	512165	3655986	1.73073E-05	1.21839E-05	2.34722E-10	3.97293E-09	4.20765E-09	0.0042077
5121453655997	512145	3655997	1.51039E-05	1.06328E-05	2.0484E-10	3.46714E-09	3.67198E-09	0.003672

Ramona Intergenerational Community Campus Affordable Housing Project

Health Risk Assessment Results Summary

	Cancer Risk (per 10^6)	UTM X	UTM Y
MAX	3.8	511945.00	3655876.00

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511203.153655653.07	511203.15	3655653.1	0.22060178	0.000444991	0.221046771
511223.153655653.07	511223.15	3655653.1	0.225001629	0.000458223	0.225459851
511243.153655653.07	511243.15	3655653.1	0.227017853	0.000468224	0.227486076
511263.153655653.07	511263.15	3655653.1	0.226982009	0.000475978	0.227457987
511283.153655653.07	511283.15	3655653.1	0.227214995	0.000486896	0.22770189
511303.153655653.07	511303.15	3655653.1	0.226659413	0.000498996	0.227158409
511323.153655653.07	511323.15	3655653.1	0.225602015	0.000513267	0.226115283
511343.153655653.07	511343.15	3655653.1	0.22375605	0.000529817	0.224285867
511363.153655653.07	511363.15	3655653.1	0.219490617	0.000544881	0.220035498
511383.153655653.07	511383.15	3655653.1	0.213854151	0.00056147	0.21441562
511403.153655653.07	511403.15	3655653.1	0.206138734	0.000577379	0.206716113
511423.153655653.07	511423.15	3655653.1	0.198548771	0.000601604	0.199150375
511203.153655673.07	511203.15	3655673.1	0.239706622	0.000469527	0.240176149
511223.153655673.07	511223.15	3655673.1	0.245047375	0.00048345	0.245530826
511243.153655673.07	511243.15	3655673.1	0.248389826	0.000494773	0.248884599
511263.153655673.07	511263.15	3655673.1	0.250146181	0.000504737	0.250650919
511283.153655673.07	511283.15	3655673.1	0.253174998	0.000520055	0.253695053
511303.153655673.07	511303.15	3655673.1	0.25418759	0.000533755	0.254721345
511323.153655673.07	511323.15	3655673.1	0.251965263	0.000543422	0.252508686
511343.153655673.07	511343.15	3655673.1	0.250827217	0.000559271	0.251386488
511363.153655673.07	511363.15	3655673.1	0.249823585	0.000580064	0.25040365
511383.153655673.07	511383.15	3655673.1	0.245549191	0.000598168	0.246147358
511403.153655673.07	511403.15	3655673.1	0.239043508	0.000616266	0.239659774
511203.153655693.07	511203.15	3655693.1	0.260245223	0.000491848	0.260737071
511223.153655693.07	511223.15	3655693.1	0.267163111	0.000507717	0.267670828
511243.153655693.07	511243.15	3655693.1	0.271688414	0.000520009	0.272208423
511263.153655693.07	511263.15	3655693.1	0.276464624	0.000534933	0.276999557
511283.153655693.07	511283.15	3655693.1	0.279878763	0.00054906	0.280427823
511303.153655693.07	511303.15	3655693.1	0.283382513	0.000566247	0.283948759
511323.153655693.07	511323.15	3655693.1	0.284395105	0.000580773	0.284975878
511343.153655693.07	511343.15	3655693.1	0.282746282	0.000593042	0.283339324
511363.153655693.07	511363.15	3655693.1	0.283561732	0.000615256	0.284176989
511383.153655693.07	511383.15	3655693.1	0.280622526	0.000633859	0.281256385
511403.153655693.07	511403.15	3655693.1	0.276742415	0.000656228	0.277398643
511423.153655693.07	511423.15	3655693.1	0.270801275	0.000680462	0.271481738

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511443.153655693.07	511443.15	3655693.1	0.261114439	0.00070214	0.26181658
511203.153655713.07	511203.15	3655713.1	0.284341339	0.000515019	0.284856358
511223.153655713.07	511223.15	3655713.1	0.292863245	0.000532605	0.293395851
511243.153655713.07	511243.15	3655713.1	0.299494382	0.000547803	0.300042185
511263.153655713.07	511263.15	3655713.1	0.306017986	0.000564698	0.306582684
511283.153655713.07	511283.15	3655713.1	0.310238615	0.000578274	0.31081689
511303.153655713.07	511303.15	3655713.1	0.314387556	0.000594365	0.314981921
511323.153655713.07	511323.15	3655713.1	0.317837539	0.000611833	0.318449373
511343.153655713.07	511343.15	3655713.1	0.319773114	0.000629366	0.32040248
511363.153655713.07	511363.15	3655713.1	0.320866356	0.000649061	0.321515416
511383.153655713.07	511383.15	3655713.1	0.32045415	0.000670244	0.321124394
511403.153655713.07	511403.15	3655713.1	0.320230125	0.000697813	0.320927938
511423.153655713.07	511423.15	3655713.1	0.316287287	0.000723589	0.317010876
511443.153655713.07	511443.15	3655713.1	0.310659782	0.000753806	0.311413588
511463.153655713.07	511463.15	3655713.1	0.300041003	0.00077997	0.300820973
511203.153655733.07	511203.15	3655733.1	0.311080949	0.000536172	0.311617121
511223.153655733.07	511223.15	3655733.1	0.321197912	0.000554621	0.321752533
511243.153655733.07	511243.15	3655733.1	0.329352418	0.000570622	0.32992304
511263.153655733.07	511263.15	3655733.1	0.337489002	0.000588375	0.338077377
511283.153655733.07	511283.15	3655733.1	0.346423114	0.000610253	0.347033367
511303.153655733.07	511303.15	3655733.1	0.351817633	0.000626058	0.352443691
511323.153655733.07	511323.15	3655733.1	0.355554368	0.000641093	0.356195461
511343.153655733.07	511343.15	3655733.1	0.36043811	0.000661977	0.361100087
511363.153655733.07	511363.15	3655733.1	0.364551207	0.000684902	0.365236109
511383.153655733.07	511383.15	3655733.1	0.367114052	0.000708925	0.367822977
511403.153655733.07	511403.15	3655733.1	0.367597946	0.000733706	0.368331652
511423.153655733.07	511423.15	3655733.1	0.368108722	0.000765262	0.368873984
511443.153655733.07	511443.15	3655733.1	0.365438346	0.000797675	0.366236021
511463.153655733.07	511463.15	3655733.1	0.359058117	0.000830966	0.359889083
511483.153655733.07	511483.15	3655733.1	0.353367885	0.000880211	0.354248096
511503.153655733.07	511503.15	3655733.1	0.340033924	0.000922118	0.340956043
511203.153655753.07	511203.15	3655753.1	0.342041187	0.000558337	0.342599524
511223.153655753.07	511223.15	3655753.1	0.351745945	0.000573025	0.35231897
511243.153655753.07	511243.15	3655753.1	0.361504469	0.000589045	0.362093514
511263.153655753.07	511263.15	3655753.1	0.371531822	0.000607146	0.372138969
511283.153655753.07	511283.15	3655753.1	0.382105797	0.000628196	0.382733993
511303.153655753.07	511303.15	3655753.1	0.391219129	0.000648573	0.391867702
511323.153655753.07	511323.15	3655753.1	0.399929216	0.00067072	0.400599936
511343.153655753.07	511343.15	3655753.1	0.406954637	0.000692335	0.407646971
511363.153655753.07	511363.15	3655753.1	0.414078628	0.000717554	0.414796182
511383.153655753.07	511383.15	3655753.1	0.419777821	0.000743849	0.42052167
511403.153655753.07	511403.15	3655753.1	0.425405326	0.000774872	0.426180198
511423.153655753.07	511423.15	3655753.1	0.426659865	0.000802578	0.427462443
511443.153655753.07	511443.15	3655753.1	0.428192195	0.000838217	0.429030412

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511463.153655753.07	511463.15	3655753.1	0.429581149	0.00088352	0.43046467
511483.153655753.07	511483.15	3655753.1	0.425978829	0.000929729	0.426908558
511503.153655753.07	511503.15	3655753.1	0.417752636	0.000979796	0.418732432
511523.153655753.07	511523.15	3655753.1	0.403065565	0.001036401	0.404101965
511203.153655773.07	511203.15	3655773.1	0.375483621	0.000579195	0.376062816
511223.153655773.07	511223.15	3655773.1	0.388064859	0.000595486	0.388660345
511243.153655773.07	511243.15	3655773.1	0.399812723	0.000611339	0.400424062
511263.153655773.07	511263.15	3655773.1	0.411524744	0.000628467	0.412153211
511283.153655773.07	511283.15	3655773.1	0.423559361	0.000647789	0.42420715
511303.153655773.07	511303.15	3655773.1	0.43562086	0.000669135	0.436289995
511323.153655773.07	511323.15	3655773.1	0.446167952	0.000690173	0.446858124
511343.153655773.07	511343.15	3655773.1	0.457888933	0.000715872	0.458604805
511363.153655773.07	511363.15	3655773.1	0.468212	0.000742214	0.468954214
511383.153655773.07	511383.15	3655773.1	0.480766354	0.000776125	0.481542479
511403.153655773.07	511403.15	3655773.1	0.490650332	0.000809541	0.491459873
511423.153655773.07	511423.15	3655773.1	0.498150685	0.000843627	0.498994312
511443.153655773.07	511443.15	3655773.1	0.505892985	0.000884846	0.506777831
511463.153655773.07	511463.15	3655773.1	0.513644246	0.00093826	0.514582505
511483.153655773.07	511483.15	3655773.1	0.514262554	0.000984056	0.51524661
511503.153655773.07	511503.15	3655773.1	0.510651273	0.001039338	0.511690611
511523.153655773.07	511523.15	3655773.1	0.499270809	0.00110815	0.500378959
511543.153655773.07	511543.15	3655773.1	0.480094279	0.001185963	0.481280242
511203.153655793.07	511203.15	3655793.1	0.399194415	0.000582816	0.399777231
511223.153655793.07	511223.15	3655793.1	0.425226106	0.000614759	0.425840864
511243.153655793.07	511243.15	3655793.1	0.439500971	0.000630476	0.440131447
511263.153655793.07	511263.15	3655793.1	0.45533505	0.000649569	0.455984618
511283.153655793.07	511283.15	3655793.1	0.472002501	0.000671263	0.472673764
511303.153655793.07	511303.15	3655793.1	0.488580342	0.000694557	0.489274899
511323.153655793.07	511323.15	3655793.1	0.501197423	0.00071375	0.501911173
511343.153655793.07	511343.15	3655793.1	0.517676693	0.000741258	0.518417951
511363.153655793.07	511363.15	3655793.1	0.531790261	0.00076795	0.532558211
511383.153655793.07	511383.15	3655793.1	0.549622641	0.000803477	0.550426118
511403.153655793.07	511403.15	3655793.1	0.567723852	0.00084347	0.568567321
511423.153655793.07	511423.15	3655793.1	0.581864302	0.000881467	0.582745769
511443.153655793.07	511443.15	3655793.1	0.594786057	0.000922889	0.595708946
511463.153655793.07	511463.15	3655793.1	0.609150532	0.000974218	0.610124751
511483.153655793.07	511483.15	3655793.1	0.619366067	0.001034986	0.620401053
511503.153655793.07	511503.15	3655793.1	0.623479164	0.00109612	0.624575283
511523.153655793.07	511523.15	3655793.1	0.618371397	0.001177844	0.619549241
511203.153655813.07	511203.15	3655813.1	0.427744145	0.0005947	0.428338845
511223.153655813.07	511223.15	3655813.1	0.448220019	0.000614367	0.448834386
511243.153655813.07	511243.15	3655813.1	0.476366505	0.000643936	0.477010441
511263.153655813.07	511263.15	3655813.1	0.499512756	0.00066799	0.500180746
511283.153655813.07	511283.15	3655813.1	0.521216286	0.000691094	0.52190738

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511303.153655813.07	511303.15	3655813.1	0.542901895	0.000715436	0.543617331
511323.153655813.07	511323.15	3655813.1	0.560823885	0.000736305	0.56156019
511343.153655813.07	511343.15	3655813.1	0.58382676	0.000765973	0.584592733
511363.153655813.07	511363.15	3655813.1	0.604849255	0.000795389	0.605644644
511383.153655813.07	511383.15	3655813.1	0.629276928	0.000832083	0.630109011
511403.153655813.07	511403.15	3655813.1	0.654224338	0.000872747	0.655097086
511423.153655813.07	511423.15	3655813.1	0.677146564	0.000914254	0.678060818
511443.153655813.07	511443.15	3655813.1	0.701583198	0.000962422	0.70254562
511463.153655813.07	511463.15	3655813.1	0.725804768	0.001016052	0.72682082
511483.153655813.07	511483.15	3655813.1	0.747373884	0.001078298	0.748452182
511503.153655813.07	511503.15	3655813.1	0.762213292	0.00115499	0.763368282
511543.153655813.07	511543.15	3655813.1	0.776389586	0.0013208	0.777710386
511563.153655813.07	511563.15	3655813.1	0.772133113	0.001415806	0.773548919
511203.153655833.07	511203.15	3655833.1	0.463184881	0.000616441	0.463801322
511223.153655833.07	511223.15	3655833.1	0.483723483	0.000632732	0.484356214
511243.153655833.07	511243.15	3655833.1	0.5063948	0.00065133	0.507046131
511263.153655833.07	511263.15	3655833.1	0.538385553	0.000680516	0.539066069
511283.153655833.07	511283.15	3655833.1	0.570313579	0.000710149	0.571023728
511303.153655833.07	511303.15	3655833.1	0.597832796	0.000735291	0.598568086
511323.153655833.07	511323.15	3655833.1	0.623147607	0.000758845	0.623906452
511343.153655833.07	511343.15	3655833.1	0.652862267	0.00078905	0.653651318
511363.153655833.07	511363.15	3655833.1	0.682657576	0.000821105	0.683478682
511383.153655833.07	511383.15	3655833.1	0.71375223	0.000856763	0.714608992
511403.153655833.07	511403.15	3655833.1	0.747347001	0.000897797	0.748244797
511423.153655833.07	511423.15	3655833.1	0.784355911	0.000945669	0.78530158
511443.153655833.07	511443.15	3655833.1	0.819438207	0.000994379	0.820432586
511463.153655833.07	511463.15	3655833.1	0.858194511	0.001051459	0.85924597
511483.153655833.07	511483.15	3655833.1	0.89933444	0.00112725	0.90046169
511203.153655853.07	511203.15	3655853.1	0.497828089	0.000639349	0.498467438
511223.153655853.07	511223.15	3655853.1	0.521270052	0.000655816	0.521925868
511243.153655853.07	511243.15	3655853.1	0.545581232	0.000672628	0.546253861
511263.153655853.07	511263.15	3655853.1	0.569919295	0.000689123	0.570608419
511283.153655853.07	511283.15	3655853.1	0.604947826	0.000716462	0.605664287
511303.153655853.07	511303.15	3655853.1	0.645111006	0.000748923	0.645859929
511323.153655853.07	511323.15	3655853.1	0.68773846	0.000784271	0.688522731
511343.153655853.07	511343.15	3655853.1	0.725831651	0.000815566	0.726647217
511363.153655853.07	511363.15	3655853.1	0.772007659	0.000856443	0.772864102
511383.153655853.07	511383.15	3655853.1	0.811579414	0.000891389	0.812470803
511403.153655853.07	511403.15	3655853.1	0.853382457	0.000930232	0.854312689
511423.153655853.07	511423.15	3655853.1	0.897909642	0.000973607	0.89888325
511443.153655853.07	511443.15	3655853.1	0.944677076	0.001021147	0.945698223
511463.153655853.07	511463.15	3655853.1	1.009250008	0.001088822	1.01033883
511483.153655853.07	511483.15	3655853.1	1.0725684	0.001162556	1.073730956
511503.153655853.07	511503.15	3655853.1	1.133323947	0.00123231	1.134556257

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511523.153655853.07	511523.15	3655853.1	1.196660262	0.001322569	1.19798283
511543.153655853.07	511543.15	3655853.1	1.262783445	0.001418919	1.264202364
511203.153655873.07	511203.15	3655873.1	0.528895859	0.000661452	0.529557311
511223.153655873.07	511223.15	3655873.1	0.55906753	0.000682289	0.559749819
511243.153655873.07	511243.15	3655873.1	0.586040126	0.000698741	0.586738867
511263.153655873.07	511263.15	3655873.1	0.612492984	0.000713788	0.613206772
511283.153655873.07	511283.15	3655873.1	0.646643336	0.000735612	0.647378948
511303.153655873.07	511303.15	3655873.1	0.684422892	0.000760213	0.685183105
511323.153655873.07	511323.15	3655873.1	0.729505659	0.000791049	0.730296709
511343.153655873.07	511343.15	3655873.1	0.78696356	0.000832814	0.787796374
511363.153655873.07	511363.15	3655873.1	0.858400614	0.000888133	0.859288748
511383.153655873.07	511383.15	3655873.1	0.909048159	0.000923449	0.909971608
511403.153655873.07	511403.15	3655873.1	0.961219073	0.000960718	0.962179791
511423.153655873.07	511423.15	3655873.1	1.019465542	0.001004238	1.02046978
511443.153655873.07	511443.15	3655873.1	1.085391584	0.001055048	1.086446632
511463.153655873.07	511463.15	3655873.1	1.164149771	0.001117074	1.165266845
511483.153655873.07	511483.15	3655873.1	1.252317003	0.001186879	1.253503881
511503.153655873.07	511503.15	3655873.1	1.336281528	0.001252622	1.33753415
511523.153655873.07	511523.15	3655873.1	1.442720229	0.001336203	1.444056432
511543.153655873.07	511543.15	3655873.1	1.568667017	0.001446707	1.570113723
511203.153655893.07	511203.15	3655893.1	0.564121532	0.000691347	0.564812878
511223.153655893.07	511223.15	3655893.1	0.58949907	0.000704937	0.590204007
511243.153655893.07	511243.15	3655893.1	0.619742429	0.000721984	0.620464413
511263.153655893.07	511263.15	3655893.1	0.653686679	0.000741135	0.654427814
511283.153655893.07	511283.15	3655893.1	0.690543252	0.000761492	0.691304744
511303.153655893.07	511303.15	3655893.1	0.736531079	0.000788651	0.737319731
511323.153655893.07	511323.15	3655893.1	0.783370201	0.000815054	0.784185255
511343.153655893.07	511343.15	3655893.1	0.834429952	0.000843915	0.835273867
511363.153655893.07	511363.15	3655893.1	0.905383112	0.000888084	0.906271196
511383.153655893.07	511383.15	3655893.1	0.998478891	0.000949353	0.999428245
511403.153655893.07	511403.15	3655893.1	1.066698948	0.000988832	1.06768778
511423.153655893.07	511423.15	3655893.1	1.134883161	0.001027776	1.135910936
511443.153655893.07	511443.15	3655893.1	1.213229142	0.001074101	1.214303243
511463.153655893.07	511463.15	3655893.1	1.299245735	0.001125141	1.300370876
511483.153655893.07	511483.15	3655893.1	1.43903726	0.001211804	1.440249064
511503.153655893.07	511503.15	3655893.1	1.530994993	0.001262449	1.532257442
511523.153655893.07	511523.15	3655893.1	1.678887258	0.001346599	1.680233856
511543.153655893.07	511543.15	3655893.1	1.883287559	0.001459092	1.88474665
511203.153655913.07	511203.15	3655913.1	0.596632022	0.000721647	0.597353669
511223.153655913.07	511223.15	3655913.1	0.625665647	0.000736777	0.626402424
511243.153655913.07	511243.15	3655913.1	0.654824725	0.000750353	0.655575078
511263.153655913.07	511263.15	3655913.1	0.695382189	0.000772639	0.696154828
511283.153655913.07	511283.15	3655913.1	0.73654004	0.000793272	0.737333312
511303.153655913.07	511303.15	3655913.1	0.784579936	0.000817623	0.785397559

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511323.153655913.07	511323.15	3655913.1	0.838202531	0.000844326	0.839046857
511343.153655913.07	511343.15	3655913.1	0.893886155	0.000870392	0.894756547
511363.153655913.07	511363.15	3655913.1	0.962276471	0.000904306	0.963180777
511383.153655913.07	511383.15	3655913.1	1.049108514	0.00094955	1.050058065
511403.153655913.07	511403.15	3655913.1	1.160278621	0.001009557	1.161288178
511423.153655913.07	511423.15	3655913.1	1.260363976	0.001058891	1.261422867
511443.153655913.07	511443.15	3655913.1	1.357348828	0.001103643	1.35845247
511463.153655913.07	511463.15	3655913.1	1.461574163	0.001150945	1.462725108
511483.153655913.07	511483.15	3655913.1	1.623597917	0.001229599	1.624827517
511503.153655913.07	511503.15	3655913.1	1.7383345	0.001275906	1.739610406
511523.153655913.07	511523.15	3655913.1	1.927752017	0.001357816	1.929109833
511543.153655913.07	511543.15	3655913.1	2.186034782	0.001464663	2.187499444
511203.153655933.07	511203.15	3655933.1	0.631624708	0.000757143	0.632381851
511223.153655933.07	511223.15	3655933.1	0.658310552	0.000767973	0.659078525
511243.153655933.07	511243.15	3655933.1	0.693464536	0.000784917	0.694249454
511263.153655933.07	511263.15	3655933.1	0.737964839	0.000807845	0.738772683
511283.153655933.07	511283.15	3655933.1	0.783092411	0.000828536	0.783920947
511303.153655933.07	511303.15	3655933.1	0.834098395	0.000851251	0.834949646
511323.153655933.07	511323.15	3655933.1	0.892918368	0.000877061	0.893795429
511343.153655933.07	511343.15	3655933.1	0.952204312	0.000899964	0.953104277
511363.153655933.07	511363.15	3655933.1	1.027861995	0.000931757	1.028793752
511383.153655933.07	511383.15	3655933.1	1.114900141	0.000967945	1.115868087
511403.153655933.07	511403.15	3655933.1	1.208497736	0.001005049	1.209502785
511423.153655933.07	511423.15	3655933.1	1.346506023	0.001066165	1.347572188
511443.153655933.07	511443.15	3655933.1	1.506361217	0.001135132	1.507496349
511463.153655933.07	511463.15	3655933.1	1.648168966	0.001187993	1.649356959
511483.153655933.07	511483.15	3655933.1	1.824619923	0.001254187	1.82587411
511503.153655933.07	511503.15	3655933.1	1.936865349	0.001283133	1.938148482
511523.153655933.07	511523.15	3655933.1	2.190542162	0.001372309	2.191914472
511543.153655933.07	511543.15	3655933.1	2.489068757	0.001468178	2.490536935
511203.153655953.07	511203.15	3655953.1	0.658857173	0.000787434	0.659644607
511223.153655953.07	511223.15	3655953.1	0.696806988	0.000806915	0.697613903
511243.153655953.07	511243.15	3655953.1	0.730455525	0.000820129	0.731275654
511263.153655953.07	511263.15	3655953.1	0.770851691	0.000836921	0.771688612
511283.153655953.07	511283.15	3655953.1	0.824743116	0.000862034	0.82560515
511303.153655953.07	511303.15	3655953.1	0.888912803	0.000891553	0.889804356
511323.153655953.07	511323.15	3655953.1	0.951684574	0.000915753	0.952600328
511343.153655953.07	511343.15	3655953.1	1.013013626	0.000934877	1.013948503
511363.153655953.07	511363.15	3655953.1	1.089343383	0.000960483	1.090303866
511383.153655953.07	511383.15	3655953.1	1.179526839	0.000990802	1.180517641
511403.153655953.07	511403.15	3655953.1	1.280911538	0.001023483	1.281935021
511423.153655953.07	511423.15	3655953.1	1.400979913	0.001062577	1.40204249
511443.153655953.07	511443.15	3655953.1	1.542715975	0.001108756	1.543824731
511463.153655953.07	511463.15	3655953.1	1.751991057	0.001183008	1.753174064

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
511483.153655953.07	511483.15	3655953.1	1.941749091	0.001240139	1.94298923
511503.153655953.07	511503.15	3655953.1	2.135727755	0.00129286	2.137020615
511523.153655953.07	511523.15	3655953.1	2.415651323	0.001372068	2.417023391
511543.153655953.07	511543.15	3655953.1	2.725880977	0.001450858	2.727331835
5119653655832	511965	3655832	2.60615312	0.027646197	2.633799317
5119453655843	511945	3655843	3.063172837	0.031006202	3.094179039
5119653655843	511965	3655843	2.801655153	0.024379267	2.82603442
5119853655843	511985	3655843	2.55122222	0.01901676	2.570238979
5119453655854	511945	3655854	3.315747448	0.028472288	3.344219736
5119653655854	511965	3655854	2.996825629	0.021452215	3.018277843
5119853655854	511985	3655854	2.700324219	0.016846545	2.717170764
5120053655854	512005	3655854	2.428815025	0.014310993	2.443126018
5119453655865	511945	3655865	3.569549715	0.025309301	3.594859016
5119653655865	511965	3655865	3.185857823	0.018866057	3.20472388
5119853655865	511985	3655865	2.842185734	0.01497111	2.857156844
5120053655865	512005	3655865	2.535988528	0.012768648	2.548757175
5120253655865	512025	3655865	2.265312706	0.01167296	2.276985666
5119453655876	511945	3655876	3.822294585	0.022266959	3.844561545
5119653655876	511965	3655876	3.367864596	0.0166115	3.384476096
5119853655876	511985	3655876	2.97073121	0.013324428	2.984055639
5120053655876	512005	3655876	2.63073313	0.011431634	2.642164765
5120253655876	512025	3655876	2.330593557	0.010491296	2.341084853
5120453655876	512045	3655876	2.067597308	0.010295906	2.077893214
5119653655887	511965	3655887	3.535229104	0.014623238	3.549852342
5119853655887	511985	3655887	3.0862474	0.011855776	3.098103176
5120053655887	512005	3655887	2.708729632	0.010263103	2.718992736
5120253655887	512025	3655887	2.384010049	0.009442479	2.393452528
5120453655887	512045	3655887	2.104579335	0.009219842	2.113799177
5119853655898	511985	3655898	3.18403874	0.010542278	3.194581019
5120053655898	512005	3655898	2.771743351	0.009204943	2.780948294
5120253655898	512025	3655898	2.426422439	0.008486107	2.434908546
5120453655898	512045	3655898	2.1283887	0.008310272	2.136698971
5120653655898	512065	3655898	1.883153144	0.008413407	1.89156655
5120053655909	512005	3655909	2.819442728	0.008246785	2.827689513
5120253655909	512025	3655909	2.449505963	0.007664464	2.457170427
5120453655909	512045	3655909	2.140503965	0.007503811	2.148007776
5120653655909	512065	3655909	1.888547663	0.007554715	1.896102378
5120853655909	512085	3655909	1.674720395	0.007883163	1.682603558
5120053655920	512005	3655920	2.838054715	0.007400321	2.845455036
5120253655920	512025	3655920	2.459094228	0.006913358	2.466007586
5120453655920	512045	3655920	2.145441474	0.006734374	2.152175847
5120653655920	512065	3655920	1.885420275	0.006788529	1.892208805
5120853655920	512085	3655920	1.669415486	0.007018679	1.676434165
5121053655920	512105	3655920	1.482981981	0.007508223	1.490490204

Unique Identifier	X (UTM)	Y (UTM)	Offroad Risk (per million)	Onroad Risk (per million)	Total Risk (per million)
5120253655931	512025	3655931	2.455473986	0.006231536	2.461705521
5120453655931	512045	3655931	2.137645408	0.006067662	2.143713069
5120653655931	512065	3655931	1.87465812	0.006094769	1.880752889
5120853655931	512085	3655931	1.653572446	0.006320982	1.659893428
5121053655931	512105	3655931	1.466699852	0.006677713	1.473377565
5121253655931	512125	3655931	1.310348408	0.007160889	1.317509296
5120453655942	512045	3655942	2.118746669	0.005480156	2.124226825
5120653655942	512065	3655942	1.854988736	0.005489767	1.860478503
5120853655942	512085	3655942	1.63145671	0.005699487	1.637156197
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5121453655942	512145	3655942	1.154982673	0.006824647	1.16180732
5120653655953	512065	3655953	1.823813433	0.004983929	1.828797362
5120853655953	512085	3655953	1.604484115	0.005125525	1.609609639
5121053655953	512105	3655953	1.418668918	0.005360852	1.42402977
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5121453655953	512145	3655953	1.133090961	0.005947401	1.139038363
5120853655964	512085	3655964	1.573837511	0.004597938	1.578435449
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5121453655964	512145	3655964	1.108000175	0.005218415	1.11321859
5121653655964	512165	3655964	1.008067156	0.005545189	1.013612346
5121053655975	512105	3655975	1.358173239	0.004311637	1.362484876
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5121253655986	512125	3655986	1.181525141	0.003956095	1.185481236
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5121453655997	512145	3655997	1.027145115	0.003671975	1.030817091

Ramona Intergenerational Community Campus Affordable Housing Project

Maximum Individual Non-Cancer Impact Calculations - Sensitive Receptors (Maximum Impacted Senior Residential Receptor) (IMPACT AT ALL OTHER LOCATIONS ON THE PROJECT SITE WOULD BE LESS THAN SHOWN)

Maximum Non-cancer Chronic Hazards / Toxicological Endpoints*

Receptor Group	Pollutant	CREL[1]	CONC	WFrac	$CONC_{WF}$	HI		ALIM	BN	CVS	DEV	ENDC	EYE	HEM	IMMUN	KIDN	NS	REPRO	RESP	SK
Project:																				
MEI - Max	DPM	5.00E+00	3.96E-02	1.00E+00	3.96E-02	7.93E-03		-	-	-	-	-	-	-	-	-	-	-	7.93E-03	-
							Total Risk				-			-				-	0.008	
							Threshold				1.00			1.00				1.00	1.00	
							Over?				NO			NO				NO	NO	

Notes:

1. California Air Resources Board, "Consolidated Table of OEHHA/ARB Approved Risk Assessment Health Values," "OEHHA/ARB Approved Chronic Reference Exposure Levels and Target Organs," "OEHHA/ARB Approved Acute Reference Exposure Levels and Target Organs," and "OEHHA/ARB Approved 8-Hour Reference Exposure Levels and Target Organs," http://www.arb.ca.gov/toxics/healthval/healthval.htm. Tables last updated: May 8, 2018. Downloaded: 08/14/18.

Source: ESA, 2020

Where:

$CONC_{WF}$	Pollutant Concentration ($\mu g/m^3$) multiplied by the weight fraction
CREL	Chronic Reference Exposure Level
HI	Hazard Index
MEI	Maximally Exposed Individual
WFrac	Weight fraction of speciated component

* Key to Toxicological Endpoints

ALIM	Alimentary Tract	EYE	Eye	NS	Nervous System
BN	Bone	HEM	Hematologic System	REPRO	Reproductive System
CVS	Cardiovascular System	IMMUN	Immune System	RESP	Respiratory System
DEV	Developmental System	KIDN	Kidney	SK	Skin
ENDC	Endocrine System				

Appendix D
Biological Technical Report

ESA

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September 15, 2023

Mr. Marcus Lubich
Environmental Project Manager
County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Subject: Paseo Norte Senior Affordable Housing Project Biological Technical Letter Report (Task Order 64, County of San Diego Contract No. 557744)

Dear Mr. Lubich:

Environmental Science Associates (ESA) is pleased to provide this Biological Technical Letter Report for the Paseo Norte Senior Affordable Housing Project (project) located in unincorporated San Diego County, California. This report documents the existing biological conditions within the study area, which includes APNs 281-182-17 and 281-182-18 (project site) and a 100-foot buffer, and includes a description of species observed, a discussion of the sensitive biological resources observed or that have potential to occur, and potential impacts to biological resources as a result of project implementation. The information used to support this report includes research of available literature and databases as well as the results of a field reconnaissance survey, aquatic resources delineation, and focused surveys for special-status plant and wildlife species. This report also provides a discussion of biological resource impacts and recommended mitigation measures to reduce impacts below a level of significance. This report comprehensively documents existing biological resources within the study area and surrounding lands in order to assist the County of San Diego in project planning and permitting.

Project Location

The County of San Diego Department of General Services (County) is proposing the development of two parcels of land for the project. The project site occupies 7.86 acres (the study area, which includes the 100-foot buffer, occupies 15.59 acres) of undeveloped land within the community of Ramona, as shown in **Figure 1**, Regional Location (see figures at end of report). The project site is located on APNs 281-182-17 and 281-182-18. The project site is generally bound by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west, as shown in **Figure 2**, Vicinity Map.

Project Description

The project was designed to avoid and minimize impacts to sensitive biological resources and provide setback buffers from development for the protection of these resources. A description of the proposed project is provided below.

Senior Group Residential Housing, Senior Center, and Program for All-Inclusive Care for the Elderly Wellness Center

The project consists of development of approximately 100 affordable senior residential units, which would include 85 one-bedroom units and 15 two-bedroom units. Residential units would be located within an approximately 77,500 square foot (sf) two-story building arranged around a courtyard near the southeastern portion of the project site (**Figure 3**). The ground floor of the residential building would include a lobby, lounge, senior center, a common kitchen, two laundry rooms, and 42 one-bedroom units and 8 two-bedroom units. The ground floor would also include an outdoor terrace with a fire feature adjacent to the lobby and lounge. The senior center would be 1,800 sf and would include a lobby, multiuse room, kitchen, dining area, and restrooms. The residential building's second floor would include two laundry rooms, 43 one-bedroom units, and 7 two-bedroom units. The residential building's interior courtyard would include a barbeque area, bocce ball court, and community gardens. The two-story residential building would be designed to be neutral-toned, featuring stone cladding, wood details, lap siding, and stucco materials.

An approximately 5,000 sf single-story PACE Wellness Center would be located west of the residential building. The PACE Wellness Center would include a lobby with reception area, exam rooms, physical therapy area, staff lounge and locker rooms, storage and service spaces, and restrooms. Similar to the residential building, the PACE Wellness Center would include lap siding and wood details with a stone cladded outdoor fire feature and chimney.

Implementation of the residential building (which would include the senior center) and PACE Wellness Center would require the construction of utility services and relocation (or undergrounding) of utility lines, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas. The project would be constructed to achieve GreenPoint Rated certification. In addition, shielded security and landscaping lighting would be placed outdoors in public areas.

Public Park

The proposed project would include a public park located north of the residential and PACE Wellness Center uses, extending to Santa Maria Creek. The public park area would be vegetated with shade trees and grasses. In addition, a looped multipurpose trail would span the perimeter of the southern portion of the public park area, with multiple shade structures and picnic benches located at various points along the trail. In the northern portion of the proposed public park area, south of Santa Maria Creek, the multipurpose trail would connect to a proposed extension of the Santa Maria Creek Greenway Trail, which would cross the project site in an east to west direction. This portion of the trail would allow for equestrian uses. The walking path would be composed of decomposed granite pavement. The public park area would also include two pickleball courts and a tot lot, located adjacent to and within the multipurpose loop. The public park would be constructed by the affordable housing developer. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego, Department of Parks and Recreation

(DPR). DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Parking and Circulation

The project would include two parking lots: senior center and PACE Wellness Cener parking to the north of the PACE Wellness Center, and senior residential parking to the north of the residential building. The two parking lots would have egress and ingress via the terminus of 12th Street and via 13th Street. The proposed project would include approximately 98 parking spaces total. The senior residential parking lot would include approximately 73 parking spaces, and the western lot serving the Senior Center and PACE Wellness Center would include 25 spaces. The project would require 147 parking spaces pursuant to Section 6750 of the ZO but a reduction in parking spaces would be allowed pursuant to Density Bonus Section 6350 of the ZO.

Roadway improvements to 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH# 2021100070] by County Department of Public Works (DPW). The current project frontage along 13th Street/Maple Street is an existing dirt road, which will be improved to County Road Standards as part of the 13th Street Bridge Project. The 13th Street Bridge Project would provide a new vehicular bridge spanning the Santa Maria Creek, roadway and pathway improvements to 13th Street and Willow Road. As noted above, this project will construct a curb cut to provide ingress and egress to the project site from 13th Street.

Pedestrian improvements would include construction of periphery sidewalks along 12th street (sidewalk pedestrian improvements along 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH # 2021100070]). Additionally, pedestrian paths landscaped with shrubs and shade trees would be located throughout the site, including along the exterior perimeter of the buildings. A paseo would be located between the proposed residential building/senior center and PACE Wellness Center, which would expand from the public park area through the parking lot, to the southern project boundary, for future connection to the Ramona Public Library and any future expansion of the Ramona Intergenerational Community Campus (RICC) Project, which covered the project site and a larger area. All pedestrian improvements would include American's with Disabilities (ADA) accessible walkways, ramps, and entrances.

Construction

Construction of the proposed project would occur in five phases, as detailed in **Table 1**. Construction would occur 6 days per week, consistent with Section 36.408 of the County Code of Ordinances, over a total of 23 months starting in the winter of 2025. . A maximum of 500 cubic yards (CY) of soil would be excavated and a maximum of 5,500 CY of fill will be imported. Maximum ground disturbance depths are expected to reach depths of up to five feet below ground surface. Construction would occur within permitted working hours, in compliance with the San Diego County Code of Regulatory Ordinances. Staging for the project would occur on-site.

TABLE 1
CONSTRUCTION PHASES AND EQUIPMENT

Phase	Activity	Duration	Approximate Construction Workers	Typical Construction Equipment
1	Site Preparation	1 month	9	Graders Scrapers Tractors/Loaders/Backhoes
2	Grading/Excavation	1 month	10	Graders Rubber Tired Dozers Tractors/Loaders/Backhoes
3	Building Construction	21 months (concurrent with Paving and Architectural Coating)	115	Cranes Forklifts Generator Sets Tractors/Loaders/Backhoes Welders
4	Paving	9 months (concurrent with Building Construction and Architectural Coating)	8	Cement and Mortar Mixers Pavers Paving Equipment Rollers Tractors/Loaders/Backhoes
5	Architectural Coating	5 months (concurrent with Building Construction and Paving)	23	Air Compressors

Operation

The proposed project site is currently owned by the County of San Diego, where the affordable housing developer would acquire the entirety of both APNs (281-182-17 and 281-182-18) from the County. Upon acquisition, the site would be developed as outlined above. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego DPR. DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Both the proposed senior center and the PACE Wellness Center would provide services to the residents living within the project site as well as the surrounding community, enhancing the level of senior services available and allowing for an aging in place opportunity. These services would include care management and care coordination, medical care, physical and occupational therapies, home based outreach and services, assistance with activities of daily living, behavioral health services, recreational activities, nutritional meals, and transportation.

The senior center would operate between 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday. The senior center would be staffed by approximately three full time employees. There

would also be eight full time employees staffed for the senior housing units and a maximum of 24 employees at the PACE Wellness Center who would work similar hours as the senior center staffers.

Methodology

Literature Review

Prior to conducting the field survey, ESA biologists conducted a database search and review of sensitive biological resources and habitats, including queries of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB) (CDFW 2021a) and California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2021) for recorded occurrences of special-status plant and wildlife species within the Ramona, California 7.5-minute USGS topographic quadrangle and the eight surrounding USGS quadrangles (**Attachment A**). ESA also reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) report for federally-sensitive biological resources known to occur in the vicinity of the study area (USFWS 2021a) (Attachment A), as well as Designated Critical Habitat and the National Wetland Inventory (USFWS 2021b). In addition, regional floral and faunal field guides, such as the *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008) and the Jepson Manual (Baldwin et al. 2012), were utilized in the classification of vegetation communities and identification of plant species and suitable habitats. ESA also leveraged existing information from the 2017 *Final Initial Study/Mitigated Negative Declaration* (IS/MND) for the Ramona Intergenerational Community Campus Project (Dudek 2017), which encompassed a larger area that included this study area, and the *13th Street Bridge Project Natural Environment Study* (NES) prepared by the California Department of Transportation (Caltrans) in 2018, which also encompassed a large portion of this study area; however, characterization of biological resources were updated where appropriate based on current site conditions (e.g., updated vegetation communities, aquatic resources). All of the literature sources and databases reviewed are cited in the References section below. Combined, the sources reviewed provided a comprehensive baseline from which to inventory the biological resources potentially occurring within the study area and general vicinity.

Field Surveys

On April 2, 2021, ESA biologists Brenda McMillan, Sonya Vargas, and Rosa Calvario conducted a general biological survey within the study area. The survey included a biological inventory, vegetation mapping, an aquatic resources delineation, as well as a rare plant survey. The survey consisted of walking the entire study area to characterize and map vegetation communities, document rare plants using a GPS with sub-meter accuracy, and gather an inventory of all plant and wildlife species observed. All areas within the study area were assessed for their potential to support special-status plant or wildlife species. The potential for special-status species to occur was based on the presence of suitable habitat, including soils, vegetation, previously recorded occurrences, topography and elevation, and existing land uses. Representative photographs of the study area are included in **Attachment B**.

ESA biologists also mapped aquatic resources, including waters and wetlands, detected within the study area that were potentially subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW. Methodology followed the USACE Regional Supplement to the *Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008). Detailed methodology is provided in the *Aquatic Resources Delineation Report* (**Appendix A**).

Rare Plant Surveys

Rare plant surveys were conducted by ESA biologists Brenda McMillan, Sonya Vargas, and Rosa Calvario on April 2, 2021 and ESA biologists Brenda McMillan and Jaclyn Catino-Davenport on June 14, 2021. Surveys were conducted within the known blooming periods to capture all species with potential to occur. Surveys were conducted throughout the study area using meandering transects, focusing on areas with the highest potential for rare plant species, as based on historical locations. Rare plant species detected within the study area were recorded using a GPS unit with sub-meter accuracy.

Burrowing Owl Surveys

Focused surveys for burrowing owl (*Athene cunicularia*) were conducted by ESA biologists Jaclyn Catino-Davenport and Brenda McMillan and interns Anna Millar and Rachel Le on April 15, May 13, June 3, and June 25, 2021. Surveys were conducted within the project site, plus a 150-meter (500-foot) buffer (burrowing owl survey area). The surveys consisted of four separate site visits with one visit between February 15 and April 15, and three visits at least three weeks apart between April 15 and July 15, with one of those visits after June 15, in accordance with CDFW protocol (CDFW 2012). All surveys were conducted within areas of suitable habitat between morning civil twilight and 10:00 AM during suitable weather conditions. Detailed methodology is provided in the *Results of 2021 Focused Burrowing Owl Surveys* (**Appendix B**).

Least Bell's Vireo Surveys

Focused surveys for least Bell's vireo (*Vireo bellii pusillus*) were conducted by ESA biologists Jaclyn Catino-Davenport, Anna Millar, Brenda McMillan, and Rachel Le on April 15; May 3, 13, 24; June 3, 15, 25; and July 7, 2021.

Surveys were conducted within the project site, plus a 150-meter (500-foot) buffer (least Bell's vireo survey area). The surveys consisted of eight separate site visits conducted between April 10 and July 31, in accordance with USFWS *Least Bell's Vireo Survey Guidelines* (2001). All surveys were conducted within areas of suitable habitat between dawn and 11:00 AM during suitable weather conditions. Detailed methodology is provided in the *Results of 2021 Focused Least Bell's Vireo Surveys* (**Appendix C**).

Fairy Shrimp Surveys

Focused surveys for listed fairy shrimp were conducted by Blackhawk Environmental in accordance with USFWS Pacific Southwest Region Survey Guidelines for the Listed Large Branchiopods (USFWS 2017). Wet-season surveys were conducted from February through April 2023, and included a survey of the project site to determine if pools support more than 3 centimeters of standing water within 24 hours after a rain event.

Following initial inundation of pools, surveys were performed at 7-day intervals and continued until the pools were dry. Blackhawk Environmental collected dry season samples on June 23, 2023. Dry season fairy shrimp surveys were conducted by Alden Environmental, Inc. in July and August 2023. Detailed methodology is provided in the *USFWS 90-Day Report of 2023 Wet and Dry Season Fairy Shrimp Surveys for the Paseo Norte Senior Affordable Housing Project* (**Appendix D**).

Regulatory Framework

The Regulatory Framework is provided in **Attachment C**, and includes a summary of the federal, state, and local environmental regulations that govern the biological resources applicable to the study area. The Regulatory Framework also provides a summary of other state and local environmental guidelines or listings that evaluate the rarity of species or the habitats they depend on.

Existing Conditions

The study area is located within the community of Ramona in unincorporated San Diego County. The study area is comprised of undeveloped land. Along the northern portion of the study area, Santa Maria Creek and its associated riparian vegetation communities traverse the study area, flowing from east to west. Other native habitats within the study area are relatively disturbed and are located on sandy loam soils and gravelly Riverwash substrate. A utility easement/line bisects the center of the study area, which runs northeast to southwest, and two utility lines run along the eastern and western study area buffers, which run northwest to southeast. Disturbances to the project site associated with the easement, transient activities, and recreational use include soil disturbance, high non-native species cover, litter, encampments, and compaction from regular trail use. A built culvert and dissipation pool occurs on the southwest corner of the study area adjacent to the unpaved road. The study area occurs on relatively flat topography that has an elevation range of approximately 1,410 to 1,425 feet above mean sea level (AMSL). Surrounding land uses include natural open space areas, residential development, public, and industrial and commercial uses (e.g., public library, automotive body repair, towing and wrecking yards, etc.).

The study area is located within the Draft North County Multiple Species Conservation Plan (NCMSCP) (County of San Diego 2009). Although not yet formally adopted, the North County MSCP is one of several large habitat conservation planning efforts in San Diego County, and encompasses the northwestern unincorporated areas of the County. This comprehensive conservation plan is intended to protect biodiversity and enhance the quality of life in the San Diego region while providing economic benefits by reducing constraints on future development outside of proposed preserve areas and decreasing the costs of compliance with federal and state laws protecting biological resources. The subarea plan includes Pre-Approved Mitigation Areas (PAMAs) representing areas with highest biological value in the NCMSCP area. The NCMSCP encourages development outside of the PAMAs (with lower mitigation ratios for impacts outside of the PAMAs) and encourages preservation within the PAMAs (with higher mitigation ratios for impacts inside of the PAMAs). The proposed project falls within the proposed NCMSCP area but outside of the PAMAs (Caltrans 2018). However, since the NCMSCP is not yet approved, the project follows the County's Guidelines for Determining Significance for Biological Resources (San Diego County 2010).

Soils

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey for the area (**Figure 4**), the study area consists of Fallbrook sandy loam, 15 to 30 percent slopes, eroded (FaE2); Placentia sandy loam, 5 to 9 percent slopes, eroded (PeC); Riverwash (Rm); and Visalia sandy loam, 0 to 2 percent slopes (VaA). Riverwash occurs on the northern end of the study area and aligns with Santa Maria Creek.

Natural Communities and Land Cover Types

Natural communities and land use types that occur within the study area were mapped in the field and characterized using the *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008). A total of seven vegetation communities and two land cover types were mapped. These natural communities and land cover types include Diegan coastal sage scrub-inland form, salt grass grassland, non-native grassland, non-native grassland: broadleaf-dominated, disturbed emergent wetland, southern cottonwood-willow riparian forest, southern willow scrub, disturbed, and urban/developed.

These natural communities and land cover types are listed in **Table 2**, depicted in **Figure 5,** and described in further detail below. A complete list of plant species detected within the study area is presented in **Attachment D**.

TABLE 2
NATURAL COMMUNITIES AND LAND COVER TYPES WITHIN THE STUDY AREA

Natural Community/Land Cover Type[1]	Project Site (acres)	100-Foot Buffer (acres)	Total (acres)
Aquatic/Riparian			
Southern Cottonwood-Willow Riparian Forest (61330)	0.90	0.57	1.47
Southern Willow Scrub (63320)	0.91	0.49	1.40
Disturbed Emergent Wetland (52440)	0.01	0.22	0.23
Salt Grass Grassland (42130)	0.68	0.12	0.80
Terrestrial			
Diegan Coastal Sage Scrub - Inland Form (32520)	-	0.06	0.06
Disturbed/Developed			
Non-Native Grassland (42200)	0.36	0.04	0.40
Non-Native Grassland: Broadleaf-Dominated (42210)	5.22	2.18	7.40
Disturbed (11300)	0.04	-	0.04
Urban/Developed (12000)	0.71	3.07	3.78
TOTAL	**8.83**	**6.75**	**15.58**

NOTE:

[1] Oberbauer et al. 2008

SOURCE: ESA 2022

Southern Cottonwood-Willow Riparian Forest (61330)

Southern cottonwood-willow riparian forest occurs on the northern portion of the study area and is associated with Santa Maria Creek. Trees dominating the canopy cover include black willow (*Salix gooddingii*), arroyo willow (*Salix lasiolepis*), and western cottonwood (*Populus fremontii*), while the understory includes mulefat (*Baccharis salicifolia*), herbs such as mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica dioica*), non-native grasses such as smilo grass (*Stipa miliacea* var. *miliacea*), giant reed (*Arundo donax*), and pockets of non-vegetated riverwash substrate.

Southern cottonwood-willow riparian forest is considered a sensitive natural community by CDFW (61.130.22 – *Populus fremontii – Salix laevigata/Salix lasiolepis – Baccharis salicifolia*) (CDFW 2022).

Southern Willow Scrub (63320)

Southern willow scrub occurs on the northern portion of the study area and is associated with the Santa Maria Creek floodplain. Species dominating this natural community include arroyo willow, sandbar willow (*Salix exigua*), mulefat, a few black willows, and a single cottonwood tree. The understory is dominated by salt grass (*Distichlis spicata*) and supported patches of native species such stinging nettle and mugwort and non-native species including but not limited to short pod mustard (*Hirschfeldia incana*, wild radish (*Raphanus sativus*) and several species of non-native grasses (e.g., *Bromus* spp., *Avena* spp.). Additionally, a small patch of southern willow scrub occurs near the southwest corner of the study area just west of Maple Street which is associated with a drain that directs water under 13th Street. A strip of southern willow scrub also occurs along a built drainage fed by runoff from the end of the 12th Street cul-de-sac (as shown in Figure 5). Although a small portion of this vegetation community overhangs onto the project site, the majority of the community occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys.

Southern willow scrub is considered a sensitive natural community by CDFW (61.201.01 – *Salix lasiolepis*) (CDFW 2022).

Disturbed Emergent Wetland (52440)

Emergent wetlands are typically persistent wetlands dominated by low growing, perennial wetland species. A disturbed emergent wetland which is a built retention basin occurs as a concave depression in the southwest corner of the study area along the east side of 13th Street and north of the Ramona Public Library parking lot. This emergent wetland is considered disturbed and dominated by non-native grasses and species such as broad leaf filaree (*Erodium botrys*) and has highly disturbed soils that contain construction debris (e.g. concrete, asphalt). Native plant species associated with this community include water pygmyweed (*Crassula aquatica*), hairy clover fern (*Marsilea vestita*), pale spike-rush (*Eleocharis pacifica*), grass poly (*Lythrum hyssopifolium*), Mexican speedwell (*Veronica peregrina* var. *xalapensis*), fringed willowherb (*Epilobium ciliatum*), chufa (*Cyperus esculentus*), and seaside barley (*Hordeum marinum*) in the north corner of the wetland. The wetland is dominated by non-native species such as spiny-leaf sow-thistle (*Sonchus asper*), broad leaf filaree (*Erodium botrys*), curly dock (*Rumex crispus*), and rat-tail six-weeks grass (*Festuca myuros*) along the basin bottom. In addition, small-flower

tamarisk (*Tamarisk parviflora*), was observed within this community along the eastern edge of the wetland. Due to the high cover of non-native species, as well as the presence of asphalt and concrete debris within the soil, this vegetation community was classified as disturbed. This wetland supports some vernal pool indicator species (i.e., water pygmyweed, grass poly and hairy clover fern) at the lowest elevation in the basin where water remains ponded; however, it does not function like a vernal pool as water ponds more frequently and for longer durations than a natural vernal pool and is therefore classified as a disturbed emergent wetland.

Disturbed emergent wetland is considered a sensitive natural community by CDFW (45.230.06 – *Eleocharis macrostachya – Marsilea vestita*) (CDFW 2022).

Salt Grass Grassland (42130)

This vegetation community occurs near the middle of the study area and is associated with Santa Maria Creek. Salt grass grassland is a native grassland consisting of salt grass with scattered forbs and grasses. Salt grass makes up greater than 50 percent of the cover, while 40 percent of cover consists of other native species including Douglas' mugwort (*Artemisia douglasiana*), Mexican rush (*Juncus mexicanus*), clustered field sedge (*Carex praegracilis*), southern tarplant (*Centromadia parryii* ssp. a*ustralis*, CRPR 1B.1), and Hooker's evening-primrose (*Oenothera elata*). The remaining 10 percent of cover consisted of non-native plant species such as spiny-leaf sow-thistle (*Sonchus asper*), tocalote (*Centaurea melitensis*), Italian thistle (*Carduus pycnocephalus*), wild radish (*Raphanus sativus*), and short-pod mustard (*Hirschfeldia incana*).

Diegan Coastal Sage Scrub – Inland Form (32520)

One small patch of Diegan coastal sage scrub occurs on the southwest corner of the study area as a strip above the disturbed emergent wetland. This vegetation community primarily consists of California buckwheat (*Eriogonum californicum*), California sagebrush (*Artemisia californica*), and deerweed (*Acmispon glaber*).

Diegan coastal sage scrub is considered a sensitive natural community by CDFW (32.110.05 *Artemisia californica – Eriogonum fasciculatum*) (CDFW 2022).

Non-native Grassland: Broadleaf Dominated (42210)

This vegetation community makes up the majority of the site, occurring on the southern portion as well as in the northern portions of the study area. During surveys, 96 plant species were documented of which 54 or 56% are considered non-native and 44 or 42% are considered native, and this percentage can be applicable to this community type. Please see Attachment D for a complete list of species observed within the study area. Vegetation consists of a mixture of native and non-native grasses: salt grass, foxtail brome (*Bromus madritensis*), ripgut brome (*Bromus diandrus*), seaside barley, and wild oat (*Avena* spp.). Non-native broadleaf species include broad leaf filaree, stinkwort (*Dittrichia graveolens*), Italian thistle, blessed milk thistle (*Silybum marianum*), smooth cat's ear (*Hypochaeris glabra*), tocalote, wild radish, and short-pod mustard. This vegetation community also includes Peruvian pepper tree (*Schinus molle*) and Mexican palo verde (*Parkinsonia aculeata*).

Non-native Grassland (42200)

Non-native grassland occurs in two patches within the study area: one is located in the northwest portion, adjacent to Maple Street, and the other occurs directly adjacent to and parallel to Maple Street in the southwest corner. Both patches consist primarily of ripgut brome, wild oat (*Avena* sp.), Bermuda grass (*Cynodon dactylon*), and seaside barley.

Disturbed (11300)

One small patch of disturbed habitat occurs in a small patch located just east of Maple Street. This vegetation community is a monoculture of short-pod mustard and wild radish.

Urban/Developed (12000)

This land cover type consists of developed areas, paved roads and lots, buildings, areas with concrete slabs and rip rap, and disturbed open areas directly adjacent to roads, including areas with ornamental trees such as Peruvian pepper trees and eucalyptus (*Eucalyptus* sp.). In addition, this land cover type includes a built culvert and dissipation pool, which contains planted species including deergrass (*Muhlenbergia rigens*), and San Diego sedge (C*arex spissa*).

Aquatic Resources

Aquatic resources within the study area include Santa Maria Creek and its alluvial terrace, and a disturbed emergent wetland. Santa Maria Creek includes a vegetated channel, riverine habitat (southern cottonwood-willow riparian forest), as well as adjacent southern willow scrub on the southern floodplain. Santa Maria Creek is considered a Resources Protection Ordinance (RPO)[1] wetland as defined in the San Diego County Code of Regulatory Ordinance Chapter 6 Section 86.601 subsections (q)(1)(aa-cc)

The disturbed emergent wetland includes willows on the edges of the constructed stormwater detention basin and a small patch of southern willow scrub on the northern boundary that is fed by the detention basin as it drains and flows under 13th Street via a small culvert pipe. This wetland supports some vernal pool indicator species (i.e., water pygmyweed, grass poly and hairy clover fern) at the lowest elevation in the basin where water remains ponded; however, it does not function like a vernal pool as water ponds more frequently and for longer durations than a natural vernal pool and is therefore classified as a disturbed emergent wetland. The disturbed emergent wetland is considered a RPO wetland. Although it is a human-made structure, is small and geographically isolated from other wetland systems, is not a vernal pool, and does not have substantial or locally important populations of wetland dependent sensitive species, it does have biological function or value as wetlands.

[1] The San Diego County Code of Regulatory Ordinances, including the RPO, restrict to varying degrees impacts to various natural resources including wetlands, wetland buffers, floodplains, steep slopes, sensitive habitat lands and historical sites.

An engineered bio filtration swale (bio swale) within the 100-foot buffer area was found on the west side of the 13th Street between dirt driveways running north to south and includes a concrete culvert at the north end. It captures runoff from 13th Street and adjacent businesses and driveways. The swale is rock lined with deer grass and San Diego sedge planted along the bottom, and there is no connection to Santa Maria Creek. The bio swale is not considered a RPO wetland because it is a solely human-made stormwater feature with culverts created to capture road run-off before it enters Santa Maria Creek, it was found to support negligible biological functions, it did not meet the three wetland criteria (no hydric soils), it is small and geographically isolated from other wetland systems, it is not a vernal pool, and it did not support substantial or locally important populations of wetland dependent species or other sensitive species (as defined in the San Diego County Code of Regulatory Ordinance Chapter 6 Section 86.601 subsections (q)(2)(aa)(i-iv).

Culvert 1 is an inaccessible road drainage located off-site that runs parallel to the eastern boundary of the project at the end of 12th Street. The culvert drains road runoff from 12th Street and onto neighboring property following the fence line where it disappears into non-native grassland. It has a concrete apron off 12th Street and is approximately 260 feet long. The southern willow scrub dripline overhangs into the project site, but is not rooted within the project site boundary and therefore only the dripline is included in the aquatic resources analysis. There is no connection to Santa Maria Creek and the culvert and willow trees are located off-site. Although soil pits were not taken at this location due to inaccessibility of the drainage feature on the adjacent fenced property, for purposes of this analysis, it is assumed that this area could be considered a waters of the state. However, Culvert 1 is not considered a RPO wetland because it exists solely due to a human-made structure, has negligible biological function or value as wetlands, is small and geographically isolated from other wetland systems, is not a vernal pool, and does not have substantial or locally important populations of wetland dependent sensitive species as defined in the San Diego County Code of Regulatory Ordinance Chapter 6 Section 86.601 subsections (q)(2)(aa)(i-iv).

A detailed discussion of aquatic resources is summarized in *Aquatic Resources Delineation Report for the Paseo Norte Senior Affordable Housing Project* (Appendix A). USACE jurisdiction on-site includes Santa Maria Creek, which supports 0.178 acre of potentially jurisdictional federal waters of the U.S (as shown in **Figure 6**). RWQCB jurisdiction on-site includes Santa Maria Creek, the disturbed emergent wetland, the bio swale, and Culvert 1, which supports 0.607 acre of potential waters of the state (as shown in **Figure 7**). CDFW jurisdiction on-site includes Santa Maria Creek, associated riparian vegetation, the disturbed emergent wetland, the bio swale, and Culvert 1, which supports 3.538 acres of potential CDFW resources regulated under California Fish and Game Code (FGC) Section 1600 (as shown in **Figure 8**).

General Wildlife Observed

The upland and riparian communities within the study area provide suitable habitat for a variety of wildlife species including reptiles, birds, and mammals, and many species were observed during surveys conducted in the study area. A complete list of wildlife species detected within the study area is presented in Attachment D.

Sensitive Natural Communities

Sensitive natural communities are designated as such by various resource agencies, such as the CDFW, or in local policies and regulations. These communities are generally considered to have important functions or values for wildlife and/or are recognized as declining in extent or distribution and may be considered threatened enough to warrant some level of protection. Sensitive natural communities include those that are identified in the CDFW *California Natural Community List* (CDFW 2022). The CDFW state rank denotes the rarity and endangerment of a vegetation type within the state based on NatureServe Conservation Status Ranks (NatureServe 2022) as described below, with S1 through S3 considered to be a sensitive natural community by CDFW.

State Conservation Rank

S1 = Critically Imperiled – At very high risk of extirpation due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.

S2 = Imperiled – At high risk of extirpation due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

S3 = Vulnerable – At moderate risk of extirpation due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

S4 = Apparently Secure – At a fairly low risk of extirpation due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

S5 = Secure - At very low or no risk of extirpation due to a very extensive range, abundant populations or occurrences, with little to no concern from declines or threats.

Based on the state ranks, two sensitive natural communities occur within the study area: southern cottonwood-willow riparian forest and southern willow scrub (Figure 5). In addition, per the County's Guidelines for Determining Significance for Biological Resources, wetland and riparian habitats (including emergent wetland, southern cottonwood-willow riparian forest and southern willow scrub), salt grass grassland (i.e., native grassland), and Diegan coastal sage scrub are sensitive habitats, and non-native grassland is a naturalized habitat which if impacted, require mitigation at specified replacement ratios. Disturbed habitat under the County's Guidelines for Determining Significance for Biological Resources is not considered sensitive and does not require mitigation for impacts to this habitat.

Special-Status Plants

Of the 72 special-status plant species considered for their potential to occur within the study area, 54 species are not expected to occur because the study area is outside of the known elevation range for these species and/or lacks suitable habitat to support these species. A total of 17 species were assessed as having low potential to occur due to the presence of marginally suitable habitat and/or soils; however, none of the special-status plant species with a low potential to occur were observed during previous surveys (Dudek 2017, Caltrans 2018) or

focused surveys conducted in 2021. Species determined to be unlikely or to have only a low potential to occur are not discussed further in this analysis. Species observed are discussed below.

One special-status plant species, southern tarplant (CRPR 1B.1, County List A), was observed within the study area during focused surveys in 2021. Approximately 3,206 southern tarplant individuals were observed on-site within a 0.032-acre area in the northern and eastern portions of the study area. Direct counts were estimates, and southern tarplant population size can fluctuate depending on various factors (e.g., natural fluctuations in population size of this annual species, precipitation, and drought). This species was also observed on-site during previous surveys by Caltrans in 2018 (Caltrans 2018). Special-status plant species observed on-site are shown in **Figure 9**. No other special-status plant species were observed within the study area during 2021 focused surveys. **Attachment E** provides details of each special-status species, their habitat, and their potential to occur within the study area.

Special-Status Wildlife

Of the 61 special-status wildlife species considered regarding their potential to occur within the study area, 32 species were assessed as unlikely to occur because the study area lacks suitable habitat to support these species and/or is outside of the known geographic or elevational range for these species. A total of 13 species were assessed as having low potential to occur, and six species were assessed having as moderate potential to occur. Species determined to be unlikely or to have only a low potential to occur are not discussed further in this analysis. Species observed or that have a moderate potential to occur are discussed below.

ESA conducted focused surveys for burrowing owl and least Bell's vireo in 2021 (Appendices B and C). Eight special-status bird species were observed within the study area during 2021 surveys, including least Bell's vireo (Federal Endangered [FE], State Endangered [SE], County Group 1), yellow warbler (*Setophaga petechia*) (Species of Species Concern [SSC], County Group 2), Cooper's hawk (*Accipiter cooperii*) (State Watch List, County Group 1 Species), red-shouldered hawk (*Buteo lineatus*) (County Group 1 Species), and western bluebird (*Sialia mexicana*) (County Group 2 Species), as well as observations of species flying over the study area, including double-crested cormorant (*Phalacrocorax auritus*) (County Group 2 Species), turkey vulture (*Cathartes aura*) (County Group 1 Species), and white-tailed kite (*Elanus leucurus*) (State Fully Protected, County Group 1 Species). One special-status reptile species, Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*) (State Watch List, County Group 2 Species), was observed within the study area during previous surveys (Caltrans 2018). Additionally, Blackhawk Environmental conducted focused fairy shrimp surveys in 2023 (Appendix D). Wet season surveys were completed from February through April 2023; no listed fairy shrimp were found. Dry season surveys were also conducted, which included dry season sample collection on June 23, 2023, and cyst identification and rearing in July and August 2023; no listed fairy shrimp were found. During the 2023 fairy shrimp surveys conducted by Blackhawk Environmental, approximately three dozen western spadefoot tadpoles (SSC, County Group 2) were detected in a pool along a dirt road outside of the southern boundary of the study area. Special-status wildlife species observed on-site are shown in **Figure 10**. No other special-status wildlife species were observed within the study area during the 2021 focused surveys. In addition, other special-status species that were not observed but have a moderate potential to occur within the

project site due to the presence of suitable habitat included coastal whiptail (*Aspidoscelis tigris stejnegeri*), vermilion flycatcher (*Pyrocephalus rubinus flammeus*), Townsend's big-eared bat (*Corynorhinus townsendi*), western red bat (*Lasiurus blossevillii*), Yuma myotis (*Myotis yumanensis*), and western mastiff bat (*Eumops perotis californicus*). **Attachment F** provides the sensitivity listing of each special-status species, their habitat preferences, and their potential to occur within the study area.

Wildlife Movement

Effective wildlife movement is essential for dispersal, genetic exchange, migration, foraging, and breeding. Wildlife movement corridors or habitat linkages are linear habitat features that connect blocks of habitat that are otherwise disconnected. Functional wildlife movement corridors are especially important in highly fragmented habitat, such as developed or agricultural areas. Wildlife movement corridors are generally used by terrestrial animals, although they may also be important for aquatic species, avian dispersal, and as avenues for genetic exchange in plants. On a regional scale, movement corridors can include bird flyways, such as wetland areas that provide essential habitat to be used as a stopover for several days during migration.

The study area lies within the community of Ramona in unincorporated San Diego County (**Figure 11**). The study area is not identified as a Missing Linkage in the South Coast Missing Linkages report (South Coast Wildlands 2008). However, the study area is identified as a CDFW Terrestrial Connectivity Areas of Conservation Emphasis (ACE), Connectivity Rank 5 (Irreplaceable and Essential Corridors) (CDFW 2021c). CDFW's Terrestrial Connectivity dataset was developed to support conservation planning efforts to evaluate the relative contribution of an area to terrestrial connectivity based on the results of statewide, regional, and other connectivity analyses by summarizing information on terrestrial connectivity by ACE hexagon including the presence of mapped corridors or linkages and the juxtaposition to large, contiguous, natural areas.

The study area is located within the community of Ramona and is surrounded by residential and commercial development. There is limited habitat within the majority of the study area; however, Santa Maria Creek and its associated native riparian habitat traverses the northern portion of the study area, flowing from east to west. Santa Maria Creek is also an important regional water source that attracts a number of avian species, and the riparian habitat provides important resources for wildlife, such as foraging habitat, nesting and den sites, and cover. Regional wildlife movement would be constrained through the study area from the north or south due to the surrounding development and other barriers to movement such as major roadways (e.g., Main Street to the south) that are frequented by vehicles that are hazards to wildlife. However, Santa Maria Creek and its associated riparian habitat facilitate regional movement in an east-west direction. Thus, from a regional perspective, the study area functions as a part of a regional wildlife movement corridor.

On a local scale, while there is limited habitat within the majority of the study area, Santa Maria Creek and its associated riparian habitat provide live-in and movement habitat for a variety of invertebrate, amphibian, reptile, bird, and mammal species. Human activity and residential and commercial development within the surrounding community do not provide suitable habitat or resources for most native wildlife, with the exception of a few wide-

ranging species that are adapted to urban environments (e.g., raccoon, skunk, coyote, some birds). Thus, local wildlife movement through the study area would be concentrated around Santa Maria Creek.

In summary, the study area supports live-in and movement habitat for species on a local scale, and likely functions to facilitate wildlife movement for a number of species on a regional scale.

Discussion of Impacts

Issue 1: Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Special-Status Plants

One special-status plant species, southern tarplant (CRPR 1B.1, County List A), was observed within the study area during focused surveys in 2021. Approximately 3,206 southern tarplant individuals were observed on-site within a 0.032-acre area in the northern and eastern portions of the study area. Direct counts were estimates, and southern tarplant population size can fluctuate depending on various factors (e.g., natural fluctuations in population size of this annual species, precipitation, and drought); thus, impacts were analyzed based on area of the population. The project will avoid approximately 0.027 acre of southern tarplant; however, approximately 0.005 acre of southern tarplant would be directly impacted by the project (i.e., 38 percent of the southern tarplant within the project site, and 17 percent of the total southern tarplant mapped within the study area), including direct loss of individuals (**Figure 12**). Impacts to southern tarplant would be potentially significant. However, implementation of MM-BIO-1 would reduce impacts to a less-than-significant level.

Special-Status Wildlife

Eight special-status bird species were observed within the study area during 2021 surveys, including least Bell's vireo (FE, SE, County Group 1), yellow warbler (SSC, County Group 2), Cooper's hawk (State Watch List, County Group 1), red-shouldered hawk (County Group 1), and western bluebird (County Group 2), as well as observations of species flying over the study area, including double-crested cormorant (County Group 2), turkey vulture (County Group 1), and white-tailed kite (State Fully Protected, County Group 1). One special-status reptile species, Belding's orange-throated whiptail (State Watch List, County Group 2), was observed within the study area during previous surveys (Caltrans 2018). One special-status amphibian species, western spadefoot (SSC, County Group 2), was observed outside of the southern boundary of the study area during the 2023 fairy shrimp surveys conducted by Blackhawk Environmental; however, no impacts will occur to this species, since it does not occur within the project site or surrounding study area. In addition, other special-status species that were not observed but have a moderate potential to occur within the project site due to the presence of suitable habitat included coastal whiptail, vermilion flycatcher, Townsend's big-eared bat, western red bat, Yuma myotis, and western mastiff bat. Special-status wildlife species observed on-site are shown in relation to the project's impact

footprint in **Figure 13**. As these species are mobile and some species were observed passing through the project site, such as birds flying through, the points indicated in Figure 13 are not necessarily indicative of a direct impact to that species. Rather, impacts to the habitat that these species inhabit are addressed in this analysis.

The project was designed to avoid and minimize impacts to sensitive biological resources, specifically including Santa Maria Creek and its associated native riparian habitat, and to provide setback buffers from development for the protection of these resources. The project includes a 150-foot setback from the main channel of Santa Maria Creek and its associated southern cottonwood-willow riparian forest, and a 50-foot setback from the nearest southern willow scrub mapped within the outer floodplains to the south of the main channel of the creek. These areas provide the highest quality native suitable habitat for the majority of the special-status species observed or that have a moderate potential to occur on-site, including least Bell's vireo, yellow warbler, Cooper's hawk, red-shouldered hawk, western bluebird, white-tailed kite, coastal whiptail, vermilion flycatcher, Townsend's big-eared bat, western red bat, Yuma myotis, and western mastiff bat. Thus, the project would avoid direct impacts (removal of habitat and direct mortality/loss of individuals) to these species and their habitat. The project would directly permanently impact 0.24 acre of salt grass grassland, 0.12 acre of non-native grassland, and 4.81 acres of non-native grassland: broadleaf-dominated within the central and southern portions of the project site, which may be used for additional foraging habitat for special-status bird and bat species that inhabit Santa Maria Creek and its associated native riparian habitat. Impacts to foraging habitat for special-status wildlife species would be potentially significant. Implementation of MM-BIO-7 would reduce impacts below a level of significance. Indirect impacts would be minimized by the setback, and special-status wildlife using this habitat are likely already relatively adapted to human activity due to the extensive existing development within the immediate vicinity north and south of the creek. There will be greater noise and human activity during construction, and although these disturbances would be temporary and would be minimized by the setback buffers, indirect impacts to special-status wildlife species would be potentially significant. Implementation of MM-BIO-2, MM-BIO-3, MM-BIO-4, and MM-BIO-5 would avoid or minimize indirect impacts during construction. Avoidance of the breeding seasons and/or preconstruction surveys to confirm if special-status wildlife species are present or if nesting is occurring, establishing species-specific setback buffers, and/or conducting monitoring during construction to confirm no impacts to special-status wildlife species or established nests will be implemented to reduce impacts below a level of significance.

Upon project operation, potential disturbances to wildlife would be similar to those existing uses in the surrounding vicinity where development already occurs to the north and south of Santa Maria Creek. Although the project trail is set back from the native riparian habitat, there may be some limited disturbance associated with increased human activity from use of the trail. Additionally, the trail will allow for equestrian uses. The introduction of horses, and specifically horse manure, has the potential to attract brown-headed cowbirds (*Molothrus ater*). Brown-headed cowbirds are known to parasitize the nests of other birds, and this species was documented during the biological surveys. Increased attraction of brown-headed cowbirds could have an adverse effect on special-status bird species, such as the least Bell's vireo (FE, SE). Thus, indirect impacts to special-status wildlife would be potentially significant. However, implementation of MM-BIO-6 would reduce impacts to a less-than-significant level.

Double-crested cormorant and turkey vulture were observed flying over the project site, but are not expected to nest on-site due to lack of suitable nesting habitat, and impacts to these species as a result of the project would be less than significant.

Issue 2: Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Sensitive Natural Communities

Two sensitive natural communities occur within the study area: southern cottonwood-willow riparian forest and southern willow scrub. In addition, per the County's Guidelines for Determining Significance for Biological Resources, wetland and riparian habitats (including emergent wetland, southern cottonwood-willow riparian forest and southern willow scrub), salt grass grassland (i.e., native grassland), and Diegan coastal sage scrub are sensitive habitats, and non-native grassland is a naturalized habitat which if impacted, require mitigation at specified replacement ratios. Disturbed habitat under the County's Guidelines for Determining Significance for Biological Resources is not considered sensitive and does not require mitigation for impacts to this habitat.

The project was designed to avoid and minimize impacts to sensitive biological resources, specifically including these sensitive natural communities, and to provide setback buffers from development for the protection of these resources. The project completely avoids impacts to the southern cottonwood-willow riparian forest, disturbed emergent wetland, and Diegan coastal sage scrub communities on-site. However, the project would permanently impact 0.24 acre of salt grass grassland and a small 0.02-acre patch of southern willow scrub within the eastern portion of the project site (as summarized in **Table 3** below, and shown in **Figure 14**). The majority of the southern willow scrub community that will be impacted occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys; however, a small portion of this vegetation community overhangs onto the project site, which will be impacted by the project. Additionally, the project would permanently impact two naturalized communities, including 0.12 acre of non-native grassland and 4.81 acres of non-native grassland: broadleaf-dominated, within the southern portion of the project site. Impacts to salt grass grassland, southern willow scrub, non-native grassland, and non-native grassland: broadleaf-dominated would be potentially significant. Implementation of MM-BIO-7 would reduce impacts to a less-than-significant level.

TABLE 3
IMPACTS TO NATURAL COMMUNITIES AND LAND COVER TYPES WITHIN THE STUDY AREA

Natural Community/Land Cover Type[1]	Project Site (acres)	100-Foot Buffer (acres)	Total (acres)	Impacts (acres)	Avoided (acres)	Mitigation Ratio	Mitigation Required (acres)
Aquatic/Riparian							
Southern Cottonwood-Willow Riparian Forest (61330)	0.90	0.57	1.47		1.47	3:1	None
Southern Willow Scrub (63320)	0.91	0.49	1.40	0.02	1.38	3:1	0.06
Disturbed Emergent Wetland (52440)	0.01	0.22	0.23		0.23	3:1	None
Salt Grass Grassland (42130)	0.68	0.12	0.80	0.24	0.56	3:1	0.72
Terrestrial							
Diegan Coastal Sage Scrub - Inland Form (32520)	-	0.06	0.06		0.06	1:1	None
Disturbed/Developed							
Non-Native Grassland (42200)	0.36	0.04	0.40	0.12	0.28	0.5:1	0.06
Non-Native Grassland: Broadleaf-Dominated (42210)	5.22	2.18	7.40	4.81	2.59	0.5:1	2.41
Disturbed (11300)	0.04	-	0.04		0.04	None	None
Urban/Developed (12000)	0.71	3.07	3.78	0.68	3.10	None	None
TOTAL	**8.83**	**6.75**	**15.58**	**5.87**	**9.71**		

NOTE:

[1] Oberbauer et al. 2008

SOURCE: ESA 2022

CDFW Riparian Habitat

CDFW jurisdiction on-site includes Santa Maria Creek, associated riparian vegetation, the disturbed emergent wetland, the bio swale, and Culvert 1, which supports 3.538 acres of potential CDFW resources regulated under FGC Section 1600.

The project was designed to avoid and minimize impacts to riparian habitat and to provide setback buffers from development for the protection of these resources. However, as stated above, the project would permanently impact a small 0.02-acre patch of southern willow scrub within the eastern portion of the project site, which is potentially subject to CDFW jurisdiction (**Figure 15**). Although the majority of the community occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys, a small portion of this vegetation community overhangs onto the project site, which will be impacted by the project. It is not anticipated that roots of riparian vegetation would be impacted (i.e., since the vegetation is rooted on the adjacent property), but trimming will likely occur. Impacts to southern willow

scrub would be potentially significant. However, implementation of MM-BIO-7 would reduce impacts to a less-than-significant level.

Issue 3: Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means?

USACE jurisdiction on-site includes Santa Maria Creek, which supports 0.178 acre of potentially jurisdictional federal waters of the U.S. RWQCB jurisdiction on-site includes Santa Maria Creek, the disturbed emergent wetland, the bio swale, and Culvert 1, which supports 0.607 acre of potential waters of the state; however, it should be noted that it is unlikely that the RWQCB would take jurisdiction over the disturbed emergent wetland and bio swale as those are constructed features to improve water quality per the County's National Pollutant Discharge Elimination System (NPDES) permit.

The project would not impact USACE jurisdictional waters of the U.S. or wetlands (as shown in **Figure 16**), or RWQCB jurisdictional waters of the State or wetlands (as shown in **Figure 17**). Therefore, no impacts would occur to protected wetlands and no mitigation is required.

Issue 4: Would the proposed project 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?

Regional Wildlife Movement

The study area supports live-in and movement habitat for species on a local scale, and Santa Maria Creek and its associated native riparian habitat likely functions to facilitate regional wildlife movement. The project was designed to avoid and minimize impacts to sensitive biological resources, specifically including Santa Maria Creek and its associated native riparian habitat, and to provide setback buffers from development for the protection of these resources (as shown in **Figure 18**). The project includes a 150-foot setback from the main channel of Santa Maria Creek and its associated southern cottonwood-willow riparian forest, and a 50-foot setback from the nearest southern willow scrub mapped within the outer floodplains to the south of the main channel of the creek. Thus, there would be no direct impacts to the Santa Maria Creek regional wildlife movement corridor.

Indirect impacts would be minimized by the setback, and wildlife using this habitat for regional movement are likely already relatively adapted to human activity due to the extensive existing development within the immediate vicinity north and south of the creek. There will be greater noise and human activity during construction; however, these disturbances would be temporary, would comply with the requirements of local noise and lighting ordinances, and would not inhibit long-term regional wildlife movement. Upon project operation, potential disturbances to wildlife would be similar to those existing uses in the surrounding vicinity where development already occurs to the north and south of Santa Maria Creek. Although the project trail is

setback from the native riparian habitat, there may be some limited disturbance associated with increased human activity from use of the trail. Thus, indirect impacts to regional wildlife movement would be potentially significant. However, implementation of MM-BIO-8 would reduce impacts to a less-than-significant level.

Nesting Birds and Native Wildlife Nursery Sites

The project site supports trees and shrubs that provide habitat suitable for bird nesting. The removal of vegetation during the breeding season for construction of the proposed project may result in the disturbance of nesting birds (passerine and raptors) protected by the Migratory Bird Treaty Act (MBTA) and FGC Sections 3503, 3503.5, and 3513. Impacts to nesting birds would be potentially significant. However, implementation of MM-BIO-3 would reduce impacts to a less-than-significant level.

If present on-site, roosting bats would inhabit the riparian woodland habitat which will be avoided by the project, and no direct impacts would occur. Indirect impacts to roosting bats during construction activities would be temporary on an intermittent basis. If present on-site, the roosting bat species are already adapted to living in an urbanized setting with the existing night lighting in the vicinity from the adjacent developed areas and traffic along roads. Although portions of the project site would have an increase in lighting, these areas do not contain vegetation or have suitable habitat for roosting bat species, and lighting would be directed away from habitat areas. The incremental addition of noise would be similar to existing conditions, and a change in the on-site operational noise levels and associated human activities would be low and would not diminish wildlife use by roosting bat species that are already adapted to living in an urbanized setting. Thus, indirect impacts from lighting, noise, and human activity during project operation would not diminish long-term survival of roosting bat species, and therefore would not be significant. Additionally, MM-BIO-4 is included to address potential indirect impacts to special-status bats to a less-than-significant level if construction cannot avoid the maternity roosting season.

Issue 5: Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The San Diego County Code of Regulatory Ordinances, including the RPO, restrict to varying degrees impacts to various natural resources including wetlands, wetland buffers, floodplains, steep slopes, sensitive habitat lands and historical sites.

The project was designed to avoid and minimize impacts to sensitive biological resources, specifically including Santa Maria Creek and its associated native riparian habitat, and to provide setback buffers from development for the protection of these resources. The project includes a 150-foot setback from the main channel of Santa Maria Creek and its associated southern cottonwood-willow riparian forest, and a 50-foot setback from the nearest southern willow scrub mapped within the outer floodplains to the south of the main channel of the creek. The project avoids impacts to wetlands, including the disturbed emergent wetland mapped in the southwest portion of the project site. The project also includes a 50-foot setback from the disturbed emergent wetland. Although this

area supports hydrophytes that qualify it to be wetland, it is a human-made retention basin that is disturbed and dominated by non-native grasses and non-native forbs, and has highly disturbed soils that contain construction debris (e.g., concrete, asphalt); thus, a smaller 50-foot buffer was determined appropriate based on County guidelines (County of San Diego 2010). The project will impact a small 0.02-acre patch of southern willow scrub within the eastern portion of the project site (Figure 14). The majority of the southern willow scrub community that will be impacted occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys; however, a small portion of this vegetation community overhangs onto the project site, which will be impacted by the project. Although soil pits were not taken at this location due to inaccessibility of the drainage feature on the adjacent fenced property, for purposes of this analysis, it is assumed that this area could be a wetland, but would not be considered a RPO wetland because it exists solely due to a human-made structure, has negligible biological function or value as wetlands, is small and geographically isolated from other wetland systems, is not a vernal pool, and does not have substantial or locally important populations of wetland dependent sensitive species as defined in the San Diego County Code of Regulatory Ordinance Chapter 6 Section 86.601 subsections (q)(2)(aa)(i-iv). Thus, the project would not conflict with the RPO and impacts would be less than significant.

The project would limit uses adjacent to the Santa Maria Creek floodway to the low-intensity recreational trail use, which will not substantially harm the environmental values of the floodway area.

Per the RPO, impacts to sensitive habitat lands are prohibited unless all feasible measures necessary to protect and preserve the sensitive habitat lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species. Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable sensitive species population, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. As previously stated, the project avoids impacts to Santa Maria Creek and its associated native riparian habitat, which is a regional wildlife corridor. The project also provides setback buffers from development for the protection of these resources. The project will impact a portion of the southern tarplant population found on-site, which could potentially conflict with the RPO and be a potentially significant impact; however, implementation of MM-BIO-1 would reduce impacts to a less-than-significant level.

Issue 6: Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Although not yet formally adopted, the study area is located within the Draft NCMSCP (County of San Diego 2009). The proposed project falls within the NCMSCP area but outside of the PAMAs. However, since the NCMSCP is not yet approved, the project follows the County's Guidelines for Determining Significance for Biological Resources.

The project was designed to avoid and minimize impacts to sensitive biological resources, specifically including Santa Maria Creek and its associated native riparian habitat, including sensitive natural communities, which

comprise the regional wildlife movement corridor, and to provide setback buffers from development for the protection of these resources. The project completely avoids impacts to the regional wildlife movement corridor, and to the southern cottonwood-willow riparian forest, disturbed emergent wetland, and Diegan coastal sage scrub communities on-site. However, the project would permanently impact 0.24 acre of salt grass grassland and a small 0.02-acre patch of southern willow scrub within the eastern portion of the project site (Figure 14). The majority of the southern willow scrub community that will be impacted occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property which was not accessed during the surveys; however, a small portion of this vegetation community overhangs onto the project site, which will be impacted by the project. Impacts to salt grass grassland and southern willow scrub would conflict with the NCMSCP and be potentially significant. However, implementation of MM-BIO-3 would reduce impacts to a less-than-significant level.

Avoidance, Minimization, and Mitigation Measures

To minimize and avoid significant impacts to sensitive biological resources as a result of proposed project implementation, the following mitigation measures are recommended.

Mitigation for Potentially Significant Impacts to Special-Status Plants

MM-BIO-1: Prior to issuance of a grading permit, a southern tarplant mitigation plan shall be prepared and submitted to the County detailing the replacement of southern tarplant removed at a 2:1 ratio based on approximate numbers of individuals and/or based on acreage with similar density as the existing population. The southern tarplant mitigation shall be planted on-site adjacent to and contiguous with native habitat associated with Santa Maria Creek that will be avoided by the project, and the locations shall be to the satisfaction of the County. The southern tarplant mitigation plan shall detail performance standards, maintenance, and future monitoring, and at a minimum, shall include the following:

1. During the spring/summer prior to construction, a qualified biologist/botanist familiar with southern tarplant shall update the map of the southern tarplant individuals on-site. Southern tarplant typically blooms from May through November, so may be easiest to identify within the blooming period for this species.
2. For southern tarplant within the project construction footprint that will be impacted, seed shall be collected during the appropriate season (e.g., summer/fall). Seed may also be collected from southern tarplant populations/individuals on-site that will be avoided by the project, but seed collection should be limited to only 10 percent of seeds available from these populations/individuals so as not to deplete seed source for those avoided populations. Any seeds collected shall be stored in brown paper bags in a cool location until they have fully dried out and the seeds dehised.
3. Prior to construction activities, a qualified biologist/botanist shall flag all populations of southern tarplant to be avoided by the project (e.g., with orange snow fencing, stakes, flagging, or similar materials to clearly demarcate the area to be avoided), and construction crews shall be made aware of the locations of the sensitive biological resources and provided a map which identifies these areas.
4. Within the mitigation receptor site, the salvaged southern tarplant seeds shall be broadcast by hand during the next appropriate growing season. The seeds shall not be stored longer than two years as

the viability of the seed dramatically drops off after one year. Planting shall ideally occur prior to the rainy season.

5. The southern tarplant mitigation area shall be monitored by a qualified biologist for three years to verify that southern tarplant has been successfully restored.

Mitigation for Potentially Significant Impacts to Special-Status Wildlife and Nesting Birds

MM-BIO-2: Impacts to least Bell's vireo would be avoided by conducting construction outside of the bird nesting season (i.e., work should occur September 16 to March 14). If construction cannot avoid the least Bell's vireo nesting season, the following measures would be implemented:

1. Prior to construction activities during the least Bell's vireo nesting season (March 15 to September 15), a qualified biologist should conduct three pre-construction surveys of all suitable habitat for the presence of least Bell's vireo. If no least Bell's vireos are found, then no further mitigation is required with concurrence from the County and Wildlife Agencies.
2. If a least Bell's vireo is found during the pre-construction surveys, a buffer of 500 feet around the least Bell's vireo territory, or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), would be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist shall be a person familiar with least Bell's vireo breeding behavior and capable of identifying the species by sight and sound and determining alterations of behavior as a result of human interaction. Buffers shall be based on local topography and line of sight, species behavior and tolerance to disturbance, and existing disturbance levels, as determined appropriate by the qualified biologist. The qualified biologist may also recommend other measures to minimize disturbances to the territory/nest, which may include, but are not limited to, erection of sound barriers (e.g., noise blankets), erection of visual barriers (e.g., hay bales), or full-time monitoring by a qualified biologist. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to least Bell's vireo. Any buffers less than 500 feet, or any additional measures recommended to minimize disturbances should be communicated to the USFWS and CDFW prior to implementation.

MM-BIO-3: Impacts to special-status birds and other nesting birds would be avoided by conducting construction outside of the bird nesting season (i.e., work should occur September 16 to February 14, or July 16 to January 14 for raptors). If construction cannot avoid the bird nesting season, the following measures would be implemented:

1. Prior to work during the bird nesting season (February 15 to September 15, or January 15 to July 15 for raptors), a qualified biologist should conduct a pre-construction survey of all suitable habitat for the presence of nesting birds no more than 3 days prior to construction activities. The results of the pre-construction survey would be valid for 3 days; if vegetation removal activities do not commence within 3 days following the survey, a new pre-construction nesting bird survey should be conducted before these activities begin again. If no active nests are found, then no further mitigation is required with concurrence from the County and Wildlife Agencies.

2. If any active nests are found during a pre-construction nesting bird survey, a buffer of 300 feet (500 feet for raptors), or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), would be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist shall be a person familiar with bird breeding behavior and capable of identifying the bird species of San Diego County by sight and sound and determining alterations of behavior as a result of human interaction. Buffers shall be based on local topography and line of sight, species behavior and tolerance to disturbance, and existing disturbance levels, as determined appropriate by the qualified biologist. The qualified biologist may also recommend other measures to minimize disturbances to the nest, which may include, but are not limited to, erection of sound barriers (e.g., noise blankets), erection of visual barriers (e.g., hay bales), or full-time monitoring by a qualified biologist. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to nests.

MM-BIO-4: Impacts to special-status bats would be avoided by conducting all construction outside of the maternity roosting season (i.e., work should occur November 1 to February 28). If construction cannot avoid the maternity roosting season, the following measures would be implemented:

1. Prior to construction during the maternity roosting season (March 1 through September 30), a qualified biologist experienced with bat roost biology should conduct a pre-construction survey of all suitable habitat for the presence of special-status bats. The surveys shall be conducted at dusk and after nightfall by a biologist using sonic bat detectors (e.g., Anabat or Sonobat). If an active roost site is located during the pre-construction survey, the roost shall be avoided and project activities shall be conducted as recommended by the biologist to avoid the area, which may include provision of a suitable buffer established around the maternity roost until roosting activities cease, or temporary postponement of construction activities. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to maternity roosts.

MM-BIO-5: No more than 7 days prior to construction activities, a qualified biologist shall conduct a pre-construction survey of all suitable habitat for the presence of special-status wildlife, including reptiles. A Worker Environmental Awareness Program (WEAP) training shall be provided by a qualified biologist to the construction crews immediately prior to construction, and Best Management Practices (BMPs) (such as limiting vehicle speed, covering trenched areas, and allowing wildlife to leave the work area unharmed) shall be implemented during construction activities to avoid and minimize potential impacts to these species.

MM-BIO-6: Prior to issuance of a grading permit, a manure management plan shall be prepared and submitted to the County detailing the maintenance and management of the trail to deter attracting brown-headed cowbirds into the area. The Department of Parks and Recreation shall be responsible for implementing the manure management plan.

Mitigation for Potentially Significant Impacts to Sensitive Plant Communities and Naturalized Communities

MM-BIO-7: Prior to issuance of a grading permit, impacts to sensitive natural communities and naturalized communities will be mitigated by the replacement of an equivalent acreage of salt grass grassland removed, at a 3:1 ratio; southern willow scrub removed, at a 3:1 ratio; and non-native grassland and non-native grassland: broadleaf-dominated removed, at a 0.5:1 ratio. Per the County's Guidelines for Determining Significance and Report Format and Content Guidelines, mitigation may occur offsite at appropriate locations or on-site if the site is appropriate as open space and site-specific factors dictate mitigation would be biologically viable. Mitigation may consist of 1) deducting and/or purchasing credits at a County-approved conservation or mitigation bank, and/or 2) preparing a revegetation plan to be reviewed and approved by the County (and agencies for aquatic resources) that identifies disturbed areas either on-site or offsite that are ecologically appropriate for one or more types of mitigation and implementing the mitigation, as described below.

1. All or a portion of the mitigation can be satisfied through the deduction or purchase of mitigation credits at a County-approved mitigation bank[2] (e.g., Ramona Grasslands Conservation Bank, Brook Forest Mitigation Bank, Cleveland Corridor Conservation Bank, or San Luis Rey Mitigation Bank). A verification step is required to confirm appropriate mitigation habitats, types, and acreages are available via banks to provide in-kind habitat mitigation or acceptable out-of-kind mitigation (i.e., mitigation habitat value at least equal to the impacted habitat). With concurrence from the County (and agencies for aquatic resources), final mitigation acreage may be adjusted if the types of mitigation merit adjustments in the mitigation ratios. For example, in the case of mitigation banks that include established or reestablished (creation) habitats, an overall 1:1 replacement ratio is typically appropriate because bank restored habitats are established (i.e., already existing) and thus, there is no temporal loss of wetlands (and associated functions and services) from the time that impacts occur to the completion of mitigation (i.e., meeting performance standards). Replacement ratios are partly based on potential temporal loss of habitat and a degree of uncertainty regarding long-term success. The deduction or purchase of completed mitigation credits from a bank, which includes long-term management, addresses those factors and therefore a reduced ratio, as low as 1:1, may be appropriate.
2. All or a portion of the mitigation can be satisfied through the preparation of a revegetation plan that would be approved prior to issuance of a grading permit. The plan would detail mitigation for impacts to sensitive natural communities and naturalized communities and submittal to the County (and agencies for aquatic resources), followed by successful implementation of the approved plan. The mitigation shall be planned and implemented at appropriate location(s) either on-site (i.e., adjacent to and contiguous with native habitat associated with Santa Maria Creek that will be avoided and potentially preserved by the project) or at an off-site location. As referenced above, if a given site is appropriate as open space and site-specific factors dictate mitigation would be biologically viable for one or more habitat types, the County may approve one or more sites for mitigation for a given project. If a revegetation plan is prepared, it shall detail performance standards, maintenance, and

[2] County of San Diego. 2022. *County of San Diego Mitigation Banks*. Available online at: https://www.sandiegocounty.gov/content/sdc/pds/mitbnks.html. Accessed on October 21, 2022.

future monitoring, and at a minimum, shall include monitoring by a qualified biologist for five years to verify that sensitive vegetation communities have been successfully mitigated. The mitigation planning process will also document the mitigation site property status and open space preservation mechanism to ensure the property is protected over the long-term. A revegetation plan shall include, as needed for the particular habitat and type of mitigation, the following:

a. A native planting palette appropriate for the vegetation type being mitigated and appropriate to local conditions.

b. Temporary irrigation for the first 2 to 3 years after native planting. Irrigation should be removed during the final 2 years of mitigation to ensure the mitigation habitat is self-sustaining.

c. A post-installation 120-day plant establishment period plus 5-year mitigation maintenance period (or until performance standards are met).

d. A five-year maintenance period including native plant care, temporary irrigation (as needed), non-native plant (weed) treatment/removal, erosion control, and site protection.

e. Performance standards for the establishment period and years 1–5.

f. Qualitative and quantitative monitoring methods to ensure that performance standards are tracked and met, implementation of an adaptive management approach.

g. Responsibilities and qualifications of the mitigation maintenance contractor(s) and restoration ecologist.

h. Description of annual reporting.

Mitigation for Potentially Significant Impacts to Regional Wildlife Movement

MM-BIO-8: Prior to and during construction, the following shall apply:

1. The project impact footprint will be staked and fenced (e.g., with snow fencing or silt fencing) by a surveyor and the boundary will be confirmed by a qualified biological monitor. The construction site manager will ensure that the fencing is maintained for the duration of construction and that any required repairs are completed in a timely manner.
2. If any wildlife is encountered during maintenance activities, the wildlife should be allowed to leave the work area unharmed and shall be flushed or herded in a safe direction away from the work area(s).
3. Qualified biological monitor(s) will be on-site during all grubbing (i.e., vegetation removal) activities to flush any wildlife within the project impact footprint away from work areas.
4. Any open trenches should be covered at the end of each work day in a manner to prevent the entrapment of wildlife, or adequately ramped to provide an animal escape.
5. If night-time maintenance is required, lighting should be directed away from native vegetation and should be limited to the minimum amount necessary to complete the maintenance activities.

Upon project build-out (i.e., post-construction), the following shall apply:

1. Lighting will be shielded and/or directed away from open space areas to ensure that ambient lighting within open space areas or the wildlife corridor is not increased.
2. Signage and appropriate physical barriers, if deemed necessary, will be incorporated to deter unauthorized public access, domestic animal predation, and illegal trespass or dumping into open space areas or the wildlife corridor.
3. An educational kiosk should be installed along the trail to inform residents and trail users about the sensitive natural resources within the area. Education will emphasize the importance of obeying signs and staying on-trail along open space areas and the wildlife corridor.

Please contact Maile Tanaka at 310.387.7833 or mtanaka@esassoc.com if you have any questions.

Sincerely,

Maile Tanaka
Principal Biologist

Attachments:
A CNDDB, CNPS, and IPaC Database Queries
B Site Photographs
C Regulatory Framework
D Floral and Faunal Compendium
E Special-Status Plant Species
F Special-Status Wildlife Species

Appendices:
A Aquatic Resources Delineation Report
B Burrowing Owl Survey Report
C Least Bell's Vireo Survey Report
D USFWS 90-Day Report of 2023 Wet and Dry Season Fairy Shrimp Surveys

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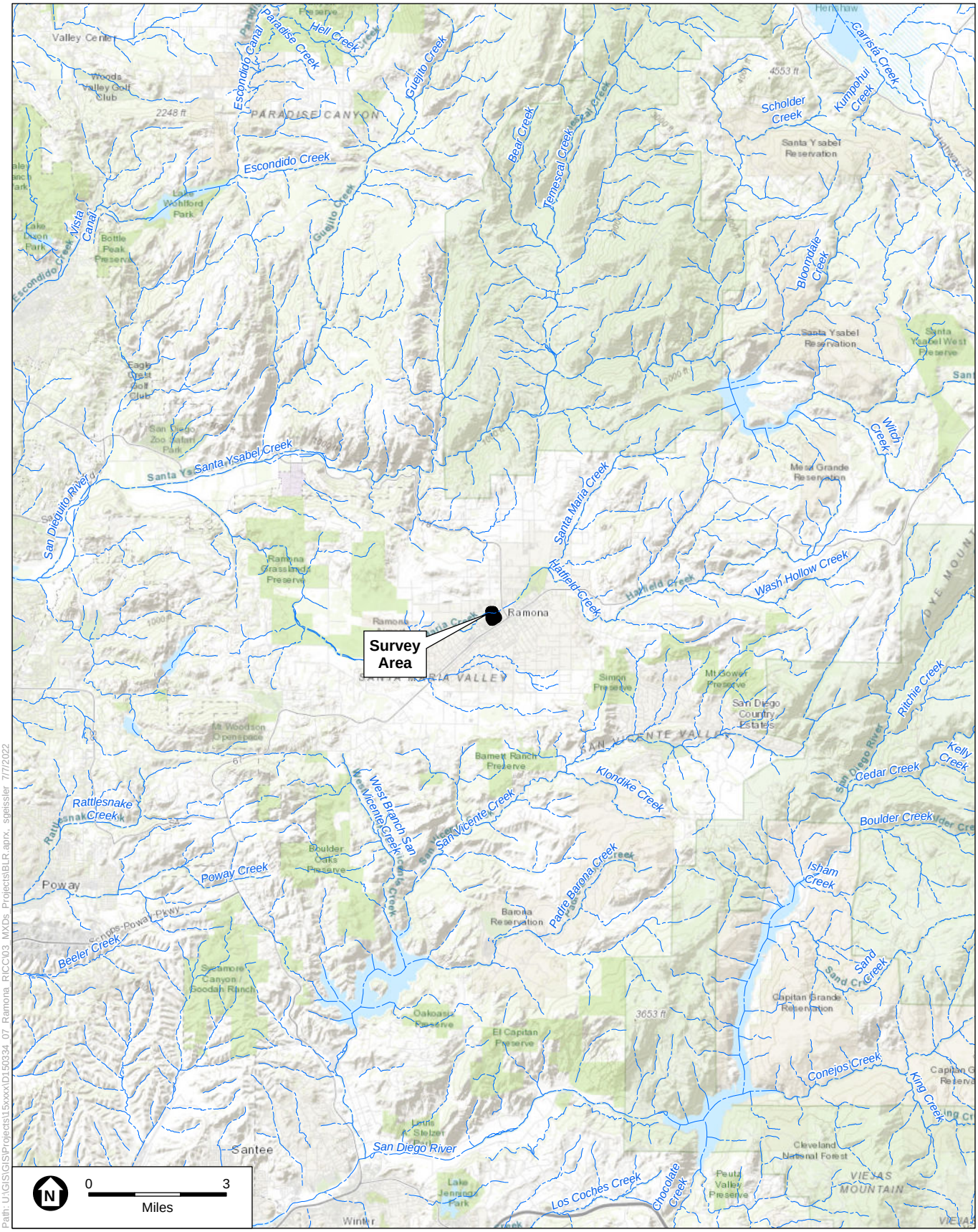
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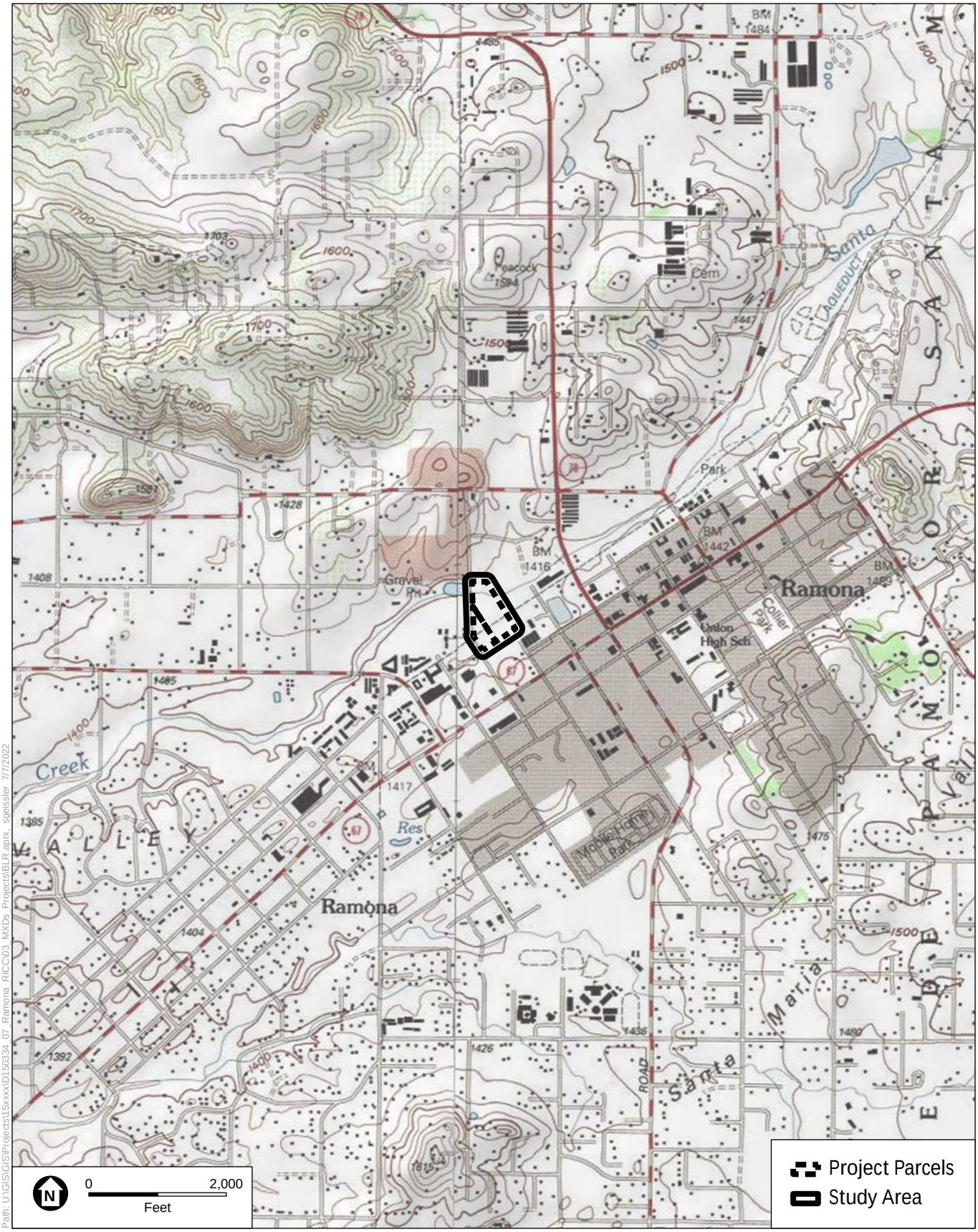


SOURCE: ESRI World Topographic Map.

Paseo Norte Senior Affordable Housing Project

Figure 1
Regional Location

ESA



SOURCE: USGS Topographic Series (San Pasqual, Ramona), 2018.

Paseo Norte Senior Affordable Housing Project

Figure 2
Vicinity Map

ESA



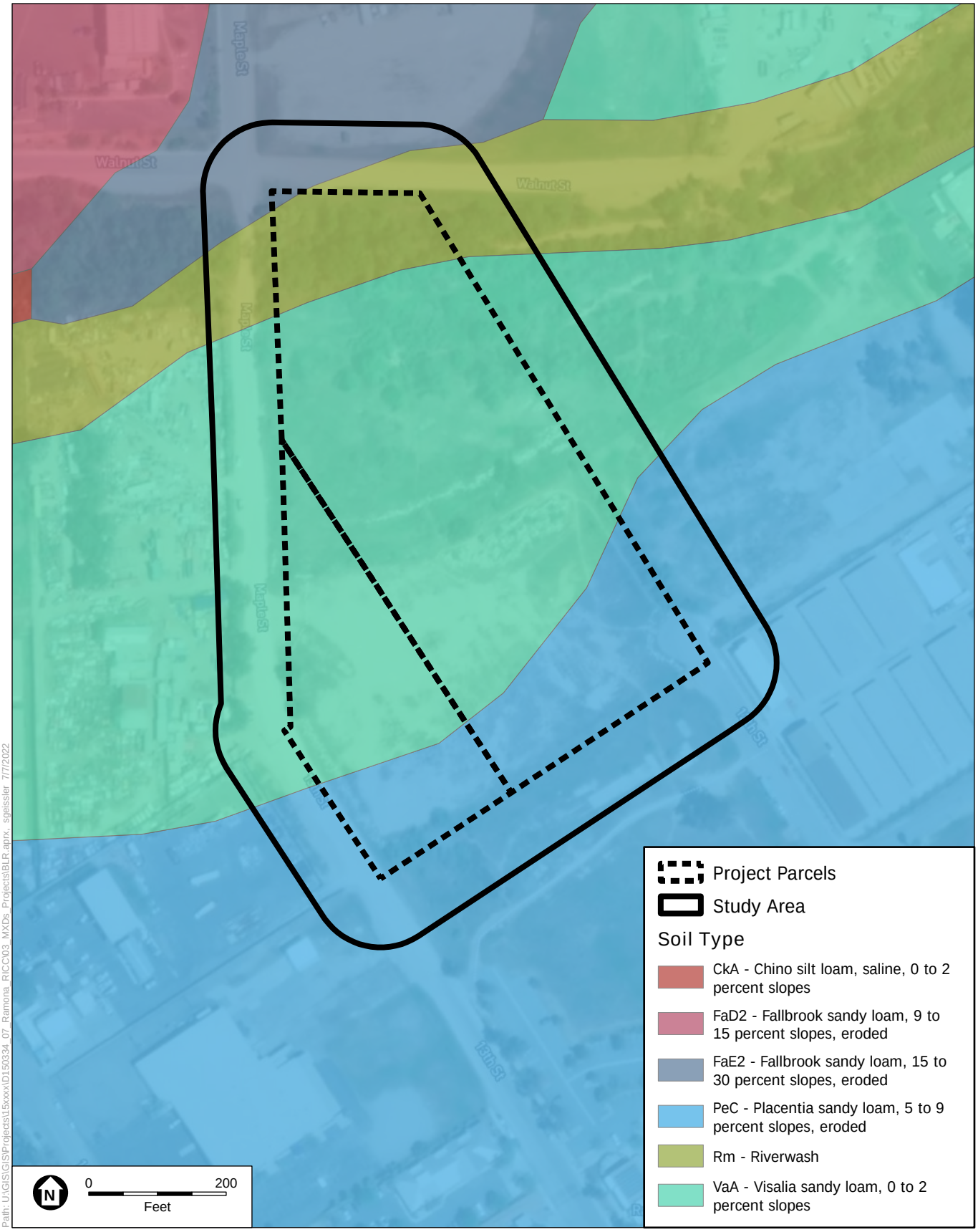
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SOURCE: Mapbox, 2020.

Paseo Norte Senior Affordable Housing Project

Figure 3
Site Plan

ESA

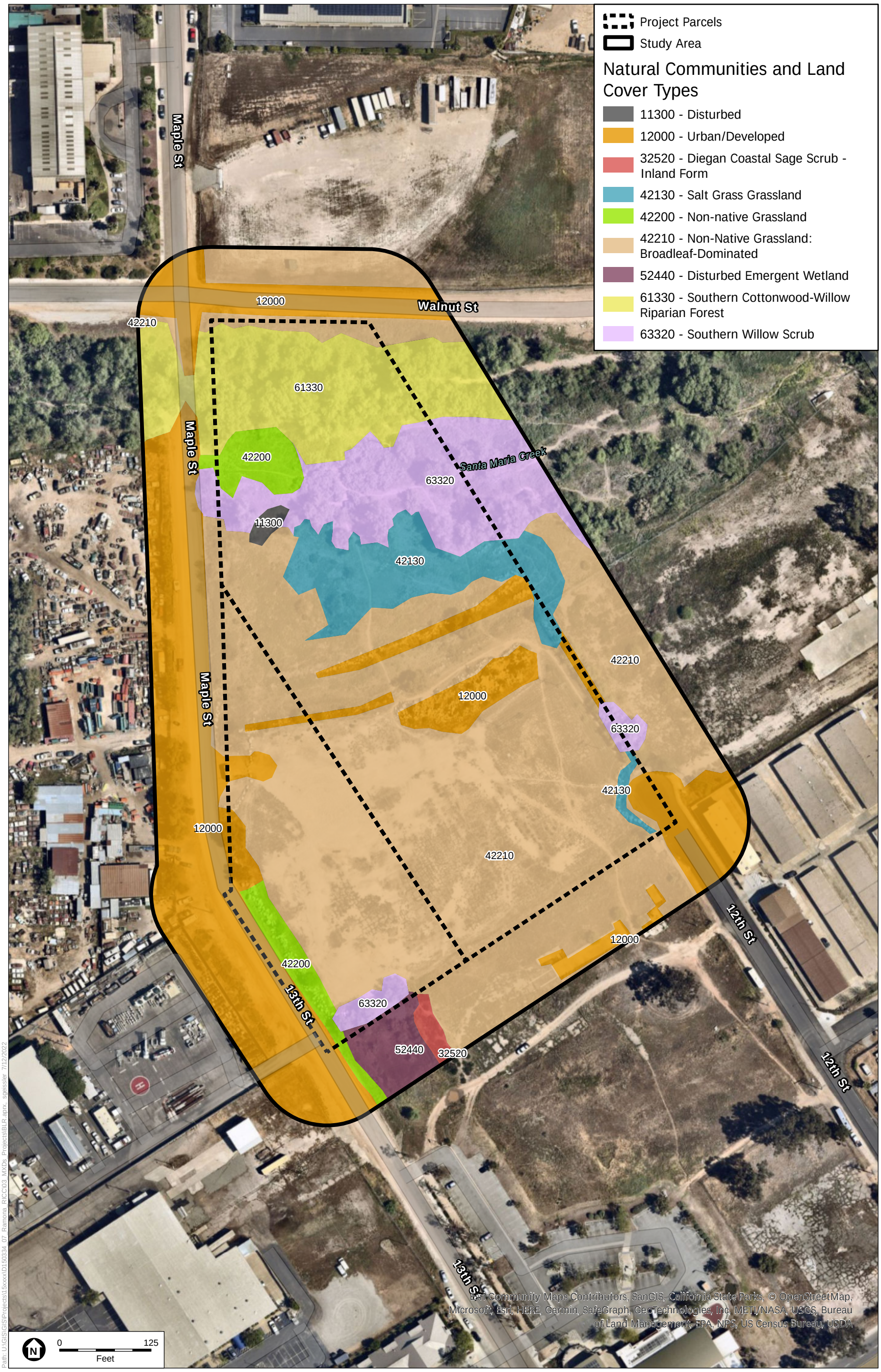


SOURCE: Mapbox, 2020; USDA.

Paseo Norte Senior Affordable Housing Project

Figure 4
Soils

ESA



Path: U:\GIS\GIS\Projects\15xxxx\D150334 07 Ramona RICC\03 MXDs Projects\BLR aprx. speissler 7/12/2022

SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 5

Natural Communities and Land Cover Types

ESA



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 6

Potential Wetland Waters of the U.S. and other Wetlands

ESA

Path: U:\GIS\GIS\Projects\15xxxx\D150334_07_Ramona_RICC\03_MXDs_Projects\BLR.aprx, sgeissler 7/12/2022



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 7

Potential Waters of the State and State Wetlands

ESA



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 8

Potential FGC 1600 Resources

ESA



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 9

Special-Status Plants

ESA

Path: U:\GIS\GIS\Projects\15xxxx\D150334_07_Ramona_RICC\03_MXDs_Projects\BLR.aprx, sgeissler 7/12/2022



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 10

Special-Status Wildlife

ESA

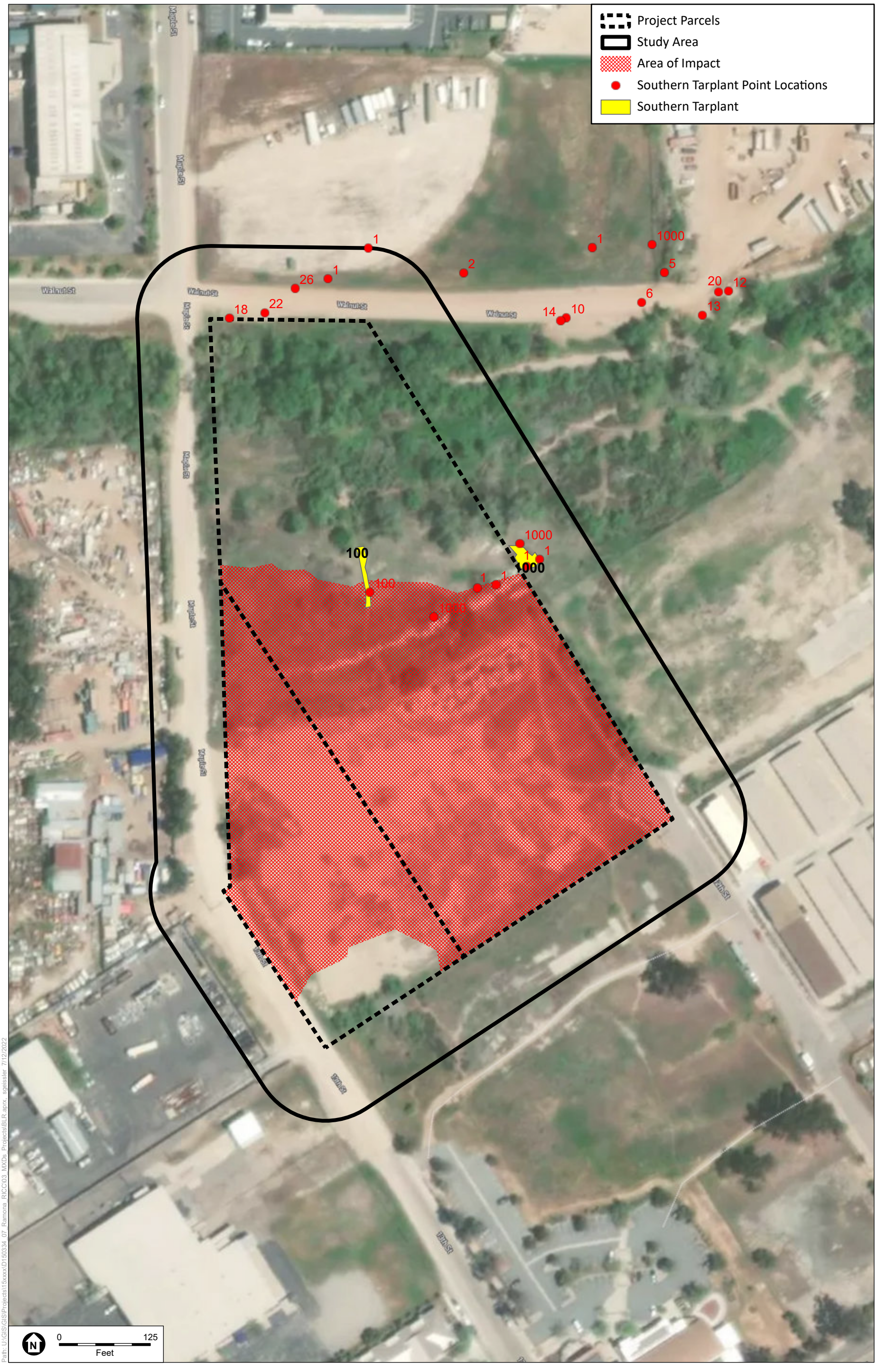


SOURCE: NearMap, 2022.

Paseo Norte Senior Affordable Housing Project

Figure 11
Regional Aerial

ESA



SOURCE: ESA, 2021.

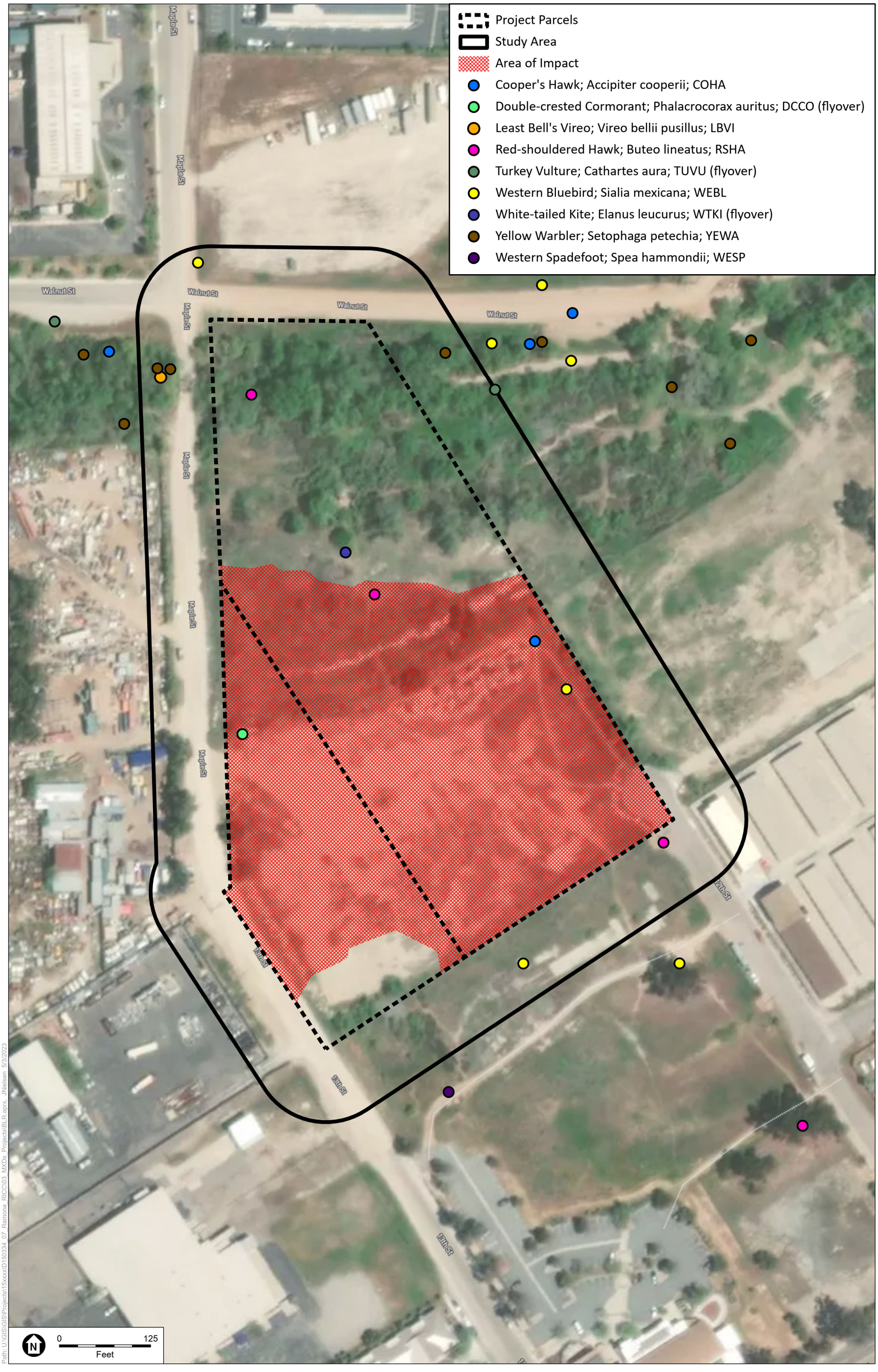
Paseo Norte Senior Affordable Housing Project

Figure 12

Impacts to Special-Status Plants

ESA

Path: U:\GIS\GIS\Projects\15xxxx\D150334_07_Ramona_RICC\03_MXDs_Projects\BLR.aprx, sgeissler 7/12/2022



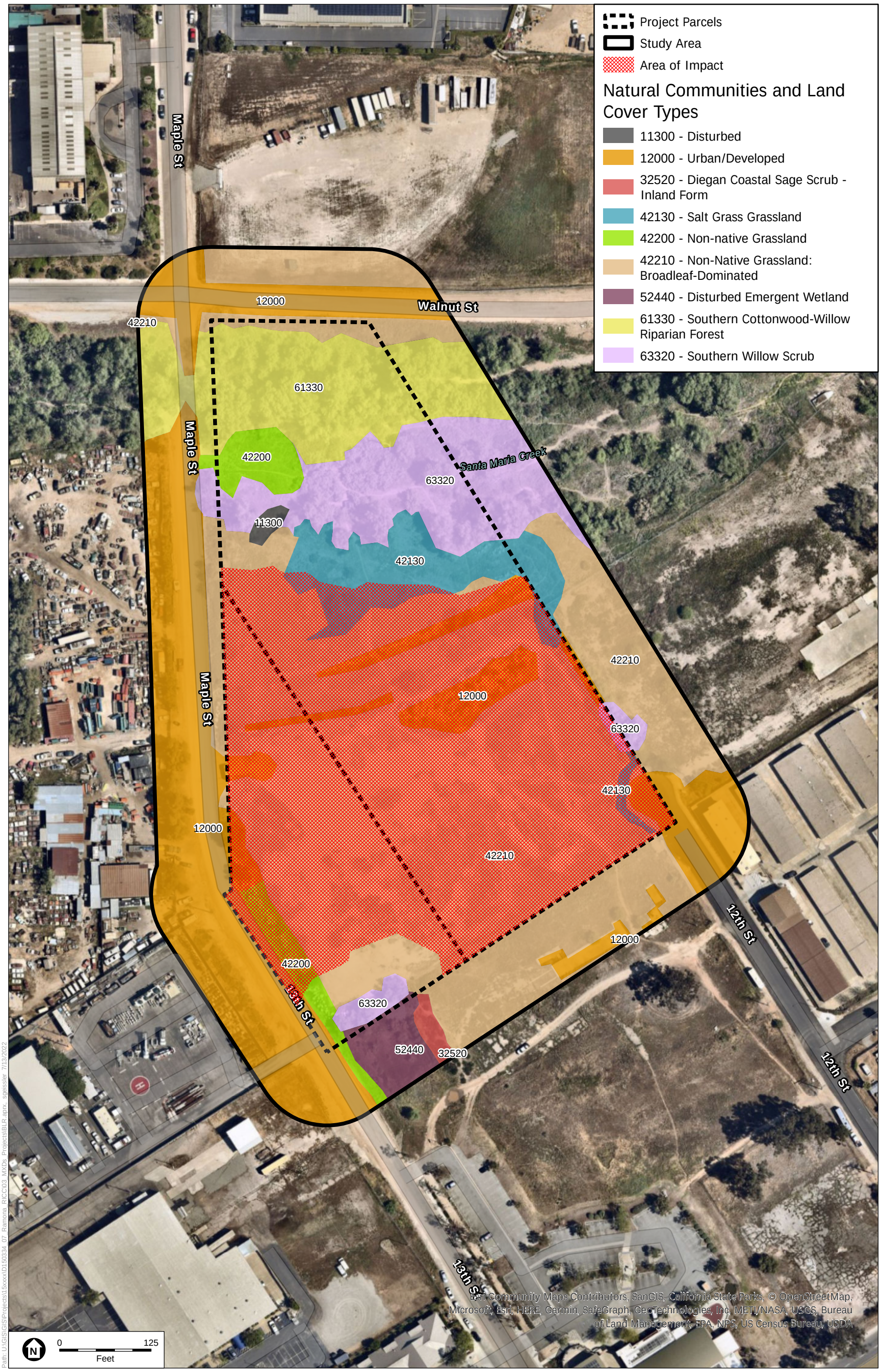
SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 13

Impacts to Special-Status Wildlife

ESA



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 14

Impacts to Natural Communities and Land Cover Types

ESA



Path: U:\GIS\GIS\Projects\15xxxx\D150334_07_Ramona_RICC\03_MXDs_Projects\BLR.aprx, sgeissler 5/3/2023

SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 15

Impacts to Potential FGC 1600 Resources

ESA



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 16

Impacts to Potential Waters of the U.S. and other Wetlands

ESA



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 17

Impacts to Potential Waters of the State and State Wetlands

ESA



SOURCE: NearMap, 2022.

Paseo Norte Senior Affordable Housing Project

Figure 18
Impacts to Regional Movement

ESA

Attachment A

CNDDB, CNPS, and IPaC Database Queries

ESA

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE RareFind

Query Summary:
Quad IS (Rodriquez Mtn. (3311628) OR Mesa Grande (3311627) OR Warners Ranch (3311626) OR San Pasqual (3311618) OR Ramona (3311617) OR Santa Ysabel (3311616) OR El Cajon Mtn. (3211687) OR San Vicente Reservoir (3211688) OR Tule Springs (3211686))

Print Close

CNDDB Element Query Results

Scientific Name	Common Name	Taxonomic Group	Element Code	Total Occs	Returned Occs	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Other Status	Habitats
Acanthomintha ilicifolia	San Diego thorn-mint	Dicots	PDLAM01010	84	7	Threatened	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Accipiter cooperii	Cooper's hawk	Birds	ABNKC12040	118	2	None	None	G5	S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Cismontane woodland, Riparian forest, Riparian woodland, Upper montane coniferous forest
Adolphia californica	California adolphia	Dicots	PDRHA01010	136	1	None	None	G3	S2	2B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Valley & foothill grassland
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	955	10	None	Threatened	G1G2	S1S2	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_EN-Endangered, NABCI_RWL-Red Watch List, USFWS_BCC-Birds of Conservation Concern	Freshwater marsh, Marsh & swamp, Swamp, Wetland
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	ABPBX91091	235	17	None	None	G5T3	S3	null	CDFW_WL-Watch List	Chaparral, Coastal scrub
Allium marvinii	Yucaipa onion	Monocots	PMLIL02330	47	6	None	None	G1	S1	1B.2	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral
Ammodramus savannarum	grasshopper sparrow	Birds	ABPBXA0020	27	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Valley & foothill grassland
Anaxyrus californicus	arroyo toad	Amphibians	AAABB01230	139	17	Endangered	None	G2G3	S2S3	null	CDFW_SSC-Species of Special Concern, IUCN_EN-Endangered	Desert wash, Riparian scrub, Riparian woodland, South coast flowing waters, South coast standing waters
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	426	12	None	None	G3	S3	null	CDFW_SSC-Species of Special Concern, USFS_S-Sensitive	Broadleaved upland forest, Chaparral, Coastal dunes, Coastal scrub
Antrozous pallidus	pallid bat	Mammals	AMACC10010	420	7	None	None	G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive, WBWG_H-High Priority	Chaparral, Coastal scrub, Desert wash, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Riparian woodland, Sonoran desert scrub, Upper montane coniferous forest, Valley & foothill grassland
Aquila chrysaetos	golden eagle	Birds	ABNKC22010	325	4	None	None	G5	S3	null	BLM_S-Sensitive,	Broadleaved

											CDF_S-Sensitive, CDFW_FP-Fully Protected, CDFW_WL-Watch List, IUCN_LC-Least Concern	upland forest, Cismontane woodland, Coastal prairie, Great Basin grassland, Great Basin scrub, Lower montane coniferous forest, Pinon & juniper woodlands, Upper montane coniferous forest, Valley & foothill grassland
Arizona elegans occidentalis	California glossy snake	Reptiles	ARADB01017	260	14	None	None	G5T2	S2	null	CDFW_SSC-Species of Special Concern	null
Artemisia palmeri	San Diego sagewort	Dicots	PDAST0S160	36	1	None	None	G3?	S3?	4.2	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Riparian forest, Riparian scrub, Riparian woodland
Artemisiospiza belli belli	Bell's sage sparrow	Birds	ABPBX97021	61	3	None	None	G5T2T3	S3	null	CDFW_WL-Watch List	Chaparral, Coastal scrub
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	ARACJ02060	369	31	None	None	G5	S2S3	null	CDFW_WL-Watch List, IUCN_LC-Least Concern, USFS_S-Sensitive	Chaparral, Cismontane woodland, Coastal scrub
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	ARACJ02143	148	12	None	None	G5T5	S3	null	CDFW_SSC-Species of Special Concern	null
Astragalus deanei	Dean's milk-vetch	Dicots	PDFAB0F2R0	28	6	None	None	G1	S1	1B.1	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral, Cismontane woodland, Coastal scrub, Riparian forest
Astragalus oocarpus	San Diego milk-vetch	Dicots	PDFAB0F6B0	55	27	None	None	G2?	S2?	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Cismontane woodland
Athene cunicularia	burrowing owl	Birds	ABNSB10010	2011	2	None	None	G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern	Coastal prairie, Coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland
Atriplex coulteri	Coulter's saltbush	Dicots	PDCHE040E0	121	1	None	None	G3	S1S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley & foothill grassland
Atriplex parishii	Parish's brittlescale	Dicots	PDCHE041D0	15	1	None	None	G1G2	S1	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Alkali playa, Chenopod scrub, Meadow & seep, Vernal pool, Wetland
Baccharis vanessae	Encinitas baccharis	Dicots	PDAST0W0P0	31	4	Threatened	Endangered	G1	S1	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Cismontane woodland
Bloomeria clevelandii	San Diego goldenstar	Monocots	PMLIL1H010	131	5	None	None	G2	S3	1B.1	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_UCBG-UC Botanical Garden at Berkeley	Chaparral, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	437	6	None	None	G2	S1S2	null	null	null
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	ICBRA03060	122	9	Endangered	None	G2	S2	null	IUCN_EN-Endangered	Chaparral, Coastal scrub, Vernal pool, Wetland
Brodiaea filifolia	thread-leaved brodiaea	Monocots	PMLIL0C050	141	1	Threatened	Endangered	G2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic	Chaparral, Cismontane woodland,

											Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Brodiaea orcuttii	Orcutt's brodiaea	Monocots	PMLIL0C0B0	142	18	None	None	G2	S2	1B.1	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Meadow & seep, Ultramafic, Valley & foothill grassland, Vernal pool, Wetland
Buteo swainsoni	Swainson's hawk	Birds	ABNKC19070	2548	3	None	Threatened	G5	S3	null	BLM_S-Sensitive, IUCN_LC-Least Concern	Great Basin grassland, Riparian forest, Riparian woodland, Valley & foothill grassland
Calochortus dunnii	Dunn's mariposa-lily	Monocots	PMLIL0D0C0	38	4	None	Rare	G2G3	S2S3	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Closed-cone coniferous forest, Ultramafic, Valley & foothill grassland
Calochortus palmeri var. munzii	San Jacinto mariposa-lily	Monocots	PMLIL0D121	48	1	None	None	G3T3	S3	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Lower montane coniferous forest, Meadow & seep
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	Birds	ABPBG02095	157	8	None	None	G5T3Q	S3	null	CDFW_SSC-Species of Special Concern, USFS_S-Sensitive, USFWS_BCC-Birds of Conservation Concern	Coastal scrub
Ceanothus cyaneus	Lakeside ceanothus	Dicots	PDRHA04070	48	29	None	None	G2	S2	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Closed-cone coniferous forest
Ceanothus otayensis	Otay Mountain ceanothus	Dicots	PDRHA04430	26	1	None	None	G1G2	S1	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Ultramafic
Ceanothus verrucosus	wart-stemmed ceanothus	Dicots	PDRHA041J0	73	1	None	None	G2	S2?	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_UCBG-UC Botanical Garden at Berkeley	Chaparral
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	94	8	None	None	G3T2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_SBBG-Santa Barbara Botanic Garden	Marsh & swamp, Salt marsh, Valley & foothill grassland, Vernal pool, Wetland
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	PDAST4R0R4	137	3	None	None	G3G4T2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Alkali playa, Chenopod scrub, Meadow & seep, Riparian woodland, Valley & foothill grassland, Wetland
Chaetodipus californicus femoralis	Dulzura pocket mouse	Mammals	AMAFD05021	54	10	None	None	G5T3	S3	null	CDFW_SSC-Species of Special Concern	Chaparral, Coastal scrub, Valley & foothill grassland

Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	AMAFD05031	101	5	None	None	G5T3T4	S3S4	null	CDFW_SSC-Species of Special Concern	Chaparral, Coastal scrub
Chorizanthe polygonoides var. longispina	long-spined spineflower	Dicots	PDPGN040K1	166	8	None	None	G5T3	S3	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Meadow & seep, Ultramafic, Valley & foothill grassland, Vernal pool
Clarkia delicata	delicate clarkia	Dicots	PDONA050D0	140	56	None	None	G3	S3	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Cismontane woodland, Ultramafic
Clinopodium chandleri	San Miguel savory	Dicots	PDLAM08030	37	3	None	None	G3	S2	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland, Ultramafic, Valley & foothill grassland
Comarostaphylis diversifolia ssp. diversifolia	summer holly	Dicots	PDERI0B011	117	3	None	None	G3T2	S2	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Cismontane woodland
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	AMACC08010	635	7	None	None	G4	S2	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive, WBWG_H-High Priority	Broadleaved upland forest, Chaparral, Chenopod scrub, Great Basin grassland, Great Basin scrub, Joshua tree woodland, Lower montane coniferous forest, Meadow & seep, Mojavean desert scrub, Riparian forest, Riparian woodland, Sonoran desert scrub, Sonoran thorn woodland, Upper montane coniferous forest, Valley & foothill grassland
Crotalus ruber	red-diamond rattlesnake	Reptiles	ARADE02090	192	13	None	None	G4	S3	null	CDFW_SSC-Species of Special Concern, USFS_S-Sensitive	Chaparral, Mojavean desert scrub, Sonoran desert scrub
Deinandra floribunda	Tecate tarplant	Dicots	PDAST4R0B0	59	1	None	None	G2	S2	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_USDA-US Dept of Agriculture, USFS_S-Sensitive	Chaparral, Coastal scrub
Delphinium hesperium ssp. cuyamacae	Cuyamaca larkspur	Dicots	PDRAN0B0U1	29	1	None	Rare	G4T2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Lower montane coniferous forest, Meadow & seep, Vernal pool, Wetland
Diadophis punctatus similis	San Diego ringneck snake	Reptiles	ARADB1001A	13	1	None	None	G5T4	S2?	null	USFS_S-Sensitive	null
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	AMAFD03100	227	9	Threatened	Threatened	G2	S2	null	IUCN_EN-Endangered	Coastal scrub, Valley & foothill grassland
Downingia concolor var. brevior	Cuyamaca Lake downingia	Dicots	PDCAM06041	4	1	None	Endangered	G4T1	S1	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Meadow & seep, Vernal pool, Wetland
Dudleya variegata	variegated	Dicots	PDCRA040R0	122	3	None	None	G2	S2	1B.2	BLM_S-Sensitive,	Chaparral,

	dudleya										SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Cismontane woodland, Coastal scrub, Valley & foothill grassland
Elanus leucurus	white-tailed kite	Birds	ABNKC06010	184	2	None	None	G5	S3S4	null	BLM_S-Sensitive, CDFW_FP-Fully Protected, IUCN_LC-Least Concern	Cismontane woodland, Marsh & swamp, Riparian woodland, Valley & foothill grassland, Wetland
Empidonax traillii extimus	southwestern willow flycatcher	Birds	ABPAE33043	70	2	Endangered	Endangered	G5T2	S1	null	NABCI_RWL-Red Watch List	Riparian woodland
Emys marmorata	western pond turtle	Reptiles	ARAAD02030	1404	7	None	None	G3G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive	Aquatic, Artificial flowing waters, Klamath/North coast flowing waters, Klamath/North coast standing waters, Marsh & swamp, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
Ensatina eschscholtzii klauberi	large-blotched salamander	Amphibians	AAAAD04013	12	1	None	None	G5T2?	S3	null	CDFW_WL-Watch List, USFS_S-Sensitive	null
Ericameria palmeri var. palmeri	Palmer's goldenbush	Dicots	PDAST3L0C1	34	5	None	None	G4T2?	S2	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub
Eryngium aristulatum var. parishii	San Diego button-celery	Dicots	PDAPI0Z042	83	2	Endangered	Endangered	G5T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Eumops perotis californicus	western mastiff bat	Mammals	AMACD02011	296	13	None	None	G4G5T4	S3S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, WBWG_H-High Priority	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland
Euphydryas editha quino	quino checkerspot butterfly	Insects	IILEPK405L	186	3	Endangered	None	G5T1T2	S1S2	null	null	Chaparral, Coastal scrub
Falco mexicanus	prairie falcon	Birds	ABNKD06090	451	1	None	None	G5	S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland
Ferocactus viridescens	San Diego barrel cactus	Dicots	PDCAC08060	249	6	None	None	G3?	S2S3	2B.1	IUCN_LC-Least Concern, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Valley & foothill grassland
Gila orcuttii	arroyo chub	Fish	AFCJB13120	49	1	None	None	G2	S2	null	AFS_VU-Vulnerable, CDFW_SSC-Species of Special Concern, USFS_S-Sensitive	Aquatic, South coast flowing waters
Githopsis diffusa ssp. filicaulis	Mission Canyon bluecup	Dicots	PDCAM07023	3	2	None	None	G5T1Q	S1	3.1	USFS_S-Sensitive	Chaparral
Grindelia hallii	San Diego gumplant	Dicots	PDAST470D4	66	14	None	None	G2	S2	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Lower montane coniferous forest, Meadow & seep, Valley &

												foothill grassland
Harpagonella palmeri	Palmer's grapplinghook	Dicots	PDBOR0H010	57	3	None	None	G4	S3	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Valley & foothill grassland
Hesperocyparis forbesii	Tecate cypress	Gymnosperms	PGCUP040C0	27	1	None	None	G2	S2	1B.1	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_UCSC-UC Santa Cruz, SB_USDA-US Dept of Agriculture, USFS_S-Sensitive	Chaparral, Closed-cone coniferous forest
Hesperocyparis stephensonii	Cuyamaca cypress	Gymnosperms	PGCUP04013	5	2	None	None	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Riparian forest, Ultramafic
Horkelia truncata	Ramona horkelia	Dicots	PDROS0W0G0	49	24	None	None	G3	S3	1B.3	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_UCBG-UC Botanical Garden at Berkeley, USFS_S-Sensitive	Chaparral, Cismontane woodland, Ultramafic
Hulsea californica	San Diego sunflower	Dicots	PDAST4Z030	70	4	None	None	G3	S3	1B.3	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, Lower montane coniferous forest, Upper montane coniferous forest
Icteria virens	yellow-breasted chat	Birds	ABPBX24010	101	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Riparian forest, Riparian scrub, Riparian woodland
Isocoma menziesii var. decumbens	decumbent goldenbush	Dicots	PDAST57091	126	4	None	None	G3G5T2T3	S2	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub
Iva hayesiana	San Diego marsh-elder	Dicots	PDAST580A0	128	2	None	None	G3	S2	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Alkali playa, Marsh & swamp, Wetland
Lasionycteris noctivagans	silver-haired bat	Mammals	AMACC02010	139	1	None	None	G3G4	S3S4	null	IUCN_LC-Least Concern, WBWG_M-Medium Priority	Lower montane coniferous forest, Oldgrowth, Riparian forest
Lasiurus blossevillii	western red bat	Mammals	AMACC05060	128	6	None	None	G4	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, WBWG_H-High Priority	Cismontane woodland, Lower montane coniferous forest, Riparian forest, Riparian woodland
Lasiurus cinereus	hoary bat	Mammals	AMACC05030	238	7	None	None	G3G4	S4	null	IUCN_LC-Least Concern, WBWG_M-Medium Priority	Broadleaved upland forest, Cismontane woodland, Lower montane coniferous forest, North coast coniferous forest
Lasiurus xanthinus	western yellow bat	Mammals	AMACC05070	58	2	None	None	G4G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, WBWG_H-High Priority	Desert wash
Lepechinia cardiophylla	heart-leaved pitcher sage	Dicots	PDLAM0V020	25	3	None	None	G3	S2S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic	Chaparral, Cismontane woodland,

											Garden, USFS_S-Sensitive	Closed-cone coniferous forest
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	PDBRA1M114	142	6	None	None	G5T3	S3	4.3	null	Chaparral, Coastal scrub
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	AMAEB03051	103	5	None	None	G5T3T4	S3S4	null	null	Coastal scrub
Lessingia glandulifera var. tomentosa	Warner Springs lessingia	Dicots	PDAST5S022	7	2	None	None	G4?T2	S2	1B.1	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral
Lilium parryi	lemon lily	Monocots	PMLIL1A0J0	160	1	None	None	G3	S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Lower montane coniferous forest, Meadow & seep, Riparian forest, Upper montane coniferous forest, Wetland
Limnanthes alba ssp. parishii	Parish's meadowfoam	Dicots	PDLIM02052	33	2	None	Endangered	G4T2	S2	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_USDA-US Dept of Agriculture, USFS_S-Sensitive	Lower montane coniferous forest, Meadow & seep, Vernal pool, Wetland
Monardella hypoleuca ssp. lanata	felt-leaved monardella	Dicots	PDLAM180A2	60	22	None	None	G4T3	S3	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Cismontane woodland
Monardella nana ssp. leptosiphon	San Felipe monardella	Dicots	PDLAM180F2	40	2	None	None	G4G5T2Q	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Lower montane coniferous forest
Monardella viminea	willowy monardella	Dicots	PDLAM18140	30	3	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Riparian forest, Riparian scrub, Riparian woodland
Myosurus minimus ssp. apus	little mousetail	Dicots	PDRAN0H031	24	3	None	None	G5T2Q	S2	3.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Valley & foothill grassland, Vernal pool, Wetland
Myotis ciliolabrum	western small-footed myotis	Mammals	AMACC01140	82	10	None	None	G5	S3	null	BLM_S-Sensitive, IUCN_LC-Least Concern, WBWG_M-Medium Priority	null
Myotis evotis	long-eared myotis	Mammals	AMACC01070	139	5	None	None	G5	S3	null	BLM_S-Sensitive, IUCN_LC-Least Concern, WBWG_M-Medium Priority	null
Myotis yumanensis	Yuma myotis	Mammals	AMACC01020	265	9	None	None	G5	S4	null	BLM_S-Sensitive, IUCN_LC-Least Concern, WBWG_LM-Low-Medium Priority	Lower montane coniferous forest, Riparian forest, Riparian woodland, Upper montane coniferous forest
Nama stenocarpa	mud nama	Dicots	PDHYD0A0H0	22	1	None	None	G4G5	S1S2	2B.2	null	Marsh & swamp, Wetland
Navarretia fossalis	spreading navarretia	Dicots	PDPLM0C080	82	3	Threatened	None	G2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Alkali playa, Chenopod scrub, Marsh & swamp, Vernal pool, Wetland
Navarretia peninsularis	Baja navarretia	Dicots	PDPLM0C0L0	35	1	None	None	G3	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Lower montane coniferous forest, Meadow & seep, Pinon & juniper woodlands
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	AMAFF08041	132	2	None	None	G5T3T4	S3S4	null	CDFW_SSC-Species of Special Concern	Coastal scrub
Nolina cismontana	chaparral nolina	Monocots	PMAGA080E0	68	1	None	None	G3	S3	1B.2	SB_CalBG/RSABG-California/Rancho	Chaparral, Coastal scrub,

											Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden, USFS_S-Sensitive	Ultramafic
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	AMACD04010	90	11	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, WBWG_M-Medium Priority	Joshua tree woodland, Pinon & juniper woodlands, Riparian scrub, Sonoran desert scrub
Nyctinomops macrotis	big free-tailed bat	Mammals	AMACD04020	32	2	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, WBWG_MH-Medium-High Priority	null
Packera ganderi	Gander's ragwort	Dicots	PDAST8H1F0	14	3	None	Rare	G2	S2	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Ultramafic
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	784	35	None	None	G3G4	S3S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon & juniper woodlands, Riparian scrub, Riparian woodland, Valley & foothill grassland
Plestiodon skiltonianus interparietalis	Coronado skink	Reptiles	ARACH01114	36	1	None	None	G5T5	S2S3	null	BLM_S-Sensitive, CDFW_WL-Watch List	Chaparral, Cismontane woodland, Pinon & juniper woodlands
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	1087	37	Threatened	None	G4G5T3Q	S2	null	CDFW_SSC-Species of Special Concern, NABCI_YWL-Yellow Watch List	Coastal bluff scrub, Coastal scrub
Progne subis	purple martin	Birds	ABPAU01010	71	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Broadleaved upland forest, Lower montane coniferous forest
Pyrocephalus rubinus	vermilion flycatcher	Birds	ABPAE36010	25	1	None	None	G5	S2S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Marsh & swamp, Riparian forest, Riparian scrub, Riparian woodland, Wetland
Quercus cedrosensis	Cedros Island oak	Dicots	PDFAG05650	9	2	None	None	G3	S1	2B.2	IUCN_VU-Vulnerable	Chaparral, Closed-cone coniferous forest, Coastal scrub
Ribes canthariforme	Moreno currant	Dicots	PDGRO02070	27	6	None	None	G2	S2	1B.3	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Riparian scrub
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	ARADB30033	34	3	None	None	G5T4	S2S3	null	CDFW_SSC-Species of Special Concern	Coastal scrub
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	Dicots	PDLAM1U0A1	43	5	None	None	G4T3	S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Cismontane woodland, Lower montane coniferous forest
Setophaga petechia	yellow warbler	Birds	ABPBX03010	78	1	None	None	G5	S3S4	null	CDFW_SSC-Species of Special Concern	Riparian forest, Riparian scrub, Riparian woodland
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	CTT61310CA	246	2	None	None	G4	S4	null	null	Riparian forest
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	CTT62400CA	230	1	None	None	G4	S4	null	null	Riparian woodland

Spea hammondii	western spadefoot	Amphibians	AAABF02020	1422	60	None	None	G2G3	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_NT-Near Threatened	Cismontane woodland, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Sphaerocarpos drewiae	bottle liverwort	Bryophytes	NBHEP35030	23	1	None	None	G1	S1	1B.1	IUCN_EN-Endangered	Chaparral, Coastal scrub
Sphenopholis obtusata	prairie wedge grass	Monocots	PMPOA5T030	19	1	None	None	G5	S2	2B.2	null	Cismontane woodland, Meadow & seep, Wetland
Streptanthus campestris	southern jewelflower	Dicots	PDBRA2G0B0	73	1	None	None	G3	S3	1B.3	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral, Lower montane coniferous forest, Pinon & juniper woodlands
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	83	1	Endangered	None	G1G2	S1S2	null	IUCN_EN-Endangered	Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Symphyotrichum defoliatum	San Bernardino aster	Dicots	PDASTE80C0	102	10	None	None	G2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marsh & swamp, Meadow & seep, Valley & foothill grassland
Taricha torosa	Coast Range newt	Amphibians	AAAAF02032	88	3	None	None	G4	S4	null	CDFW_SSC-Species of Special Concern	null
Taxidea taxus	American badger	Mammals	AMAJF04010	594	14	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Alkali marsh, Alkali playa, Alpine, Alpine dwarf scrub, Bog & fen, Brackish marsh, Broadleaved upland forest, Chaparral, Chenopod scrub, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub, Desert dunes, Desert wash, Freshwater marsh, Great Basin grassland, Great Basin scrub, Interior dunes, Ione formation, Joshua tree woodland, Limestone, Lower montane coniferous forest, Marsh & swamp, Meadow & seep, Mojavean desert scrub, Montane dwarf scrub, North coast coniferous forest, Oldgrowth, Pavement plain, Redwood, Riparian forest, Riparian scrub, Riparian woodland, Salt marsh, Sonoran desert scrub, Sonoran thorn woodland, Ultramafic, Upper montane coniferous

												forest, Upper Sonoran scrub, Valley & foothill grassland
Tetracoccus dioicus	Parry's tetracoccus	Dicots	PDEUP1C010	49	5	None	None	G2G3	S2	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Coastal scrub, Ultramafic
Thamnophis hammondii	two-striped gartersnake	Reptiles	ARADB36160	184	5	None	None	G4	S3S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive	Marsh & swamp, Riparian scrub, Riparian woodland, Wetland
Thamnophis sirtalis pop. 1	south coast gartersnake	Reptiles	ARADB3613F	3	1	None	None	G5T1T2	S1S2	null	CDFW_SSC-Species of Special Concern	Artificial standing waters, Marsh & swamp, Riparian scrub, Riparian woodland, South coast flowing waters, South coast standing waters, Wetland
Thermopsis californica var. semota	velvety false lupine	Dicots	PDFAB3Z013	53	10	None	None	G4T2	S2	1B.2	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Cismontane woodland, Lower montane coniferous forest, Meadow & seep, Valley & foothill grassland, Wetland
Triquetrella californica	coastal triquetrella	Bryophytes	NBMUS7S010	13	1	None	None	G2	S2	1B.2	USFS_S-Sensitive	Coastal bluff scrub, Coastal scrub
Vireo bellii pusillus	least Bell's vireo	Birds	ABPBW01114	504	10	Endangered	Endangered	G5T2	S2	null	IUCN_NT-Near Threatened, NABCI_YWL-Yellow Watch List	Riparian forest, Riparian scrub, Riparian woodland

Search Results

99 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [**3311616:3311627:3311626:3211686:3311617:3311628:3311618:3211688:3211687**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK
Acanthomintha ilicifolia	San Diego thorn-mint	Lamiaceae	annual herb	Apr-Jun	FT	CE	G1	S1	1B.1
Adolphia californica	California adolphia	Rhamnaceae	perennial deciduous shrub	Dec-May	None	None	G3	S2	2B.1
Allium marvinii	Yucaipa onion	Alliaceae	perennial bulbiferous herb	Apr-May	None	None	G1	S1	1B.2
Artemisia palmeri	San Diego sagewort	Asteraceae	perennial deciduous shrub	(Feb)May-Sep	None	None	G3?	S3?	4.2
Asplenium vespertinum	western spleenwort	Aspleniaceae	perennial rhizomatous herb	Feb-Jun	None	None	G4	S4	4.2
Astragalus deanei	Dean's milk-vetch	Fabaceae	perennial herb	Feb-May	None	None	G1	S1	1B.1
Astragalus oocarpus	San Diego milk-vetch	Fabaceae	perennial herb	May-Aug	None	None	G2?	S2?	1B.2
Atriplex coulteri	Coulter's saltbush	Chenopodiaceae	perennial herb	Mar-Oct	None	None	G3	S1S2	1B.2
Atriplex parishii	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G1G2	S1	1B.1
Baccharis vanessae	Encinitas baccharis	Asteraceae	perennial deciduous shrub	Aug-Nov	FT	CE	G1	S1	1B.1
Bloomeria clevelandii	San Diego goldenstar	Themidaceae	perennial bulbiferous herb	Apr-May	None	None	G2	S3	1B.1
Brodiaea filifolia	thread-leaved brodiaea	Themidaceae	perennial bulbiferous herb	Mar-Jun	FT	CE	G2	S2	1B.1
Brodiaea orcuttii	Orcutt's brodiaea	Themidaceae	perennial bulbiferous herb	May-Jul	None	None	G2	S2	1B.1
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2
Calochortus dunnii	Dunn's mariposa-lily	Liliaceae	perennial bulbiferous herb	(Feb)Apr-Jun	None	CR	G2G3	S2S3	1B.2
Calochortus palmeri var. *munzii*	San Jacinto mariposa-lily	Liliaceae	perennial bulbiferous herb	Apr-Jul	None	None	G3T3	S3	1B.2
Camissoniopsis lewisii	Lewis' evening-primrose	Onagraceae	annual herb	Mar-May(Jun)	None	None	G4	S4	3
Caulanthus simulans	Payson's jewelflower	Brassicaceae	annual herb	(Feb)Mar-May(Jun)	None	None	G4	S4	4.2
Ceanothus cyaneus	Lakeside ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	None	None	G2	S2	1B.2

Ceanothus otayensis	Otay Mountain ceanothus	Rhamnaceae	perennial evergreen shrub	Jan-Apr	None	None	G1G2	S1	1B.2
Ceanothus verrucosus	wart-stemmed ceanothus	Rhamnaceae	perennial evergreen shrub	Dec-May	None	None	G2	S2?	2B.2
Centromadia parryi ssp. *australis*	southern tarplant	Asteraceae	annual herb	May-Nov	None	None	G3T2	S2	1B.1
Centromadia pungens ssp. *laevis*	smooth tarplant	Asteraceae	annual herb	Apr-Sep	None	None	G3G4T2	S2	1B.1
Chamaebatia australis	southern mountain misery	Rosaceae	perennial evergreen shrub	Nov-May	None	None	G4	S4	4.2
Chorizanthe leptotheca	Peninsular spineflower	Polygonaceae	annual herb	May-Aug	None	None	G3	S3	4.2
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	Polygonaceae	annual herb	Apr-Jul	None	None	G5T3	S3	1B.2
Clarkia delicata	delicate clarkia	Onagraceae	annual herb	Apr-Jun	None	None	G3	S3	1B.2
Clinopodium chandleri	San Miguel savory	Lamiaceae	perennial shrub	Mar-Jul	None	None	G3	S2	1B.2
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	Ericaceae	perennial evergreen shrub	Apr-Jun	None	None	G3T2	S2	1B.2
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2
Deinandra floribunda	Tecate tarplant	Asteraceae	annual herb	Aug-Oct	None	None	G2	S2	1B.2
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2
Delphinium hesperium ssp. *cuyamacae*	Cuyamaca larkspur	Ranunculaceae	perennial herb	May-Jul	None	CR	G4T2	S2	1B.2
Delphinium parishii ssp. *subglobosum*	Colorado Desert larkspur	Ranunculaceae	perennial herb	Mar-Jun	None	None	G4T4	S4	4.3
Dichondra occidentalis	western dichondra	Convolvulaceae	perennial rhizomatous herb	(Jan)Mar-Jul	None	None	G3G4	S3S4	4.2
Diplacus aridus	low bush monkeyflower	Phrymaceae	perennial evergreen shrub	Apr-Jul	None	None	G4	S3	4.3
Diplacus clevelandii	Cleveland's bush monkeyflower	Phrymaceae	perennial rhizomatous herb	Apr-Jul	None	None	G4	S4	4.2
Downingia concolor var. *brevior*	Cuyamaca Lake downingia	Campanulaceae	annual herb	May-Jul	None	CE	G4T1	S1	1B.1
Dudleya alainae	Banner dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	G2Q	S2	3.2
Dudleya variegata	variegated dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	G2	S2	1B.2
Ericameria palmeri var. *palmeri*	Palmer's goldenbush	Asteraceae	perennial evergreen shrub	(Jul)Sep-Nov	None	None	G4T2?	S2	1B.1
Eryngium aristulatum var. *parishii*	San Diego button-celery	Apiaceae	annual/perennial herb	Apr-Jun	FE	CE	G5T1	S1	1B.1
Erythranthe diffusa	Palomar	Phrymaceae	annual herb	Apr-Jun	None	None	G4	S3	4.3

	monkeyflower								
Ferocactus viridescens	San Diego barrel cactus	Cactaceae	perennial stem	May-Jun	None	None	G3?	S2S3	2B.1
Githopsis diffusa ssp. *filicaulis*	Mission Canyon bluecup	Campanulaceae	annual herb	Apr-Jun	None	None	G5T1Q	S1	3.1
Grindelia hallii	San Diego gumplant	Asteraceae	perennial herb	May-Oct	None	None	G2	S2	1B.2
Harpagonella palmeri	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	G4	S3	4.2
Hesperocyparis forbesii	Tecate cypress	Cupressaceae	perennial evergreen tree		None	None	G2	S2	1B.1
Hesperocyparis stephensonii	Cuyamaca cypress	Cupressaceae	perennial evergreen tree		None	None	G1	S1	1B.1
Heuchera parishii	Parish's alumroot	Saxifragaceae	perennial rhizomatous herb	Jun-Aug	None	None	G3	S3	1B.3
Holocarpha virgata ssp. *elongata*	graceful tarplant	Asteraceae	annual herb	May-Nov	None	None	G5T3	S3	4.2
Hordeum intercedens	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	3.2
Horkelia truncata	Ramona horkelia	Rosaceae	perennial herb	May-Jun	None	None	G3	S3	1B.3
Hulsea californica	San Diego sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	G3	S3	1B.3
Hymenothrix wrightii	Wright's hymenothrix	Asteraceae	perennial herb	Jun-Oct	None	None	G5	S3	4.3
Isocoma menziesii var. *decumbens*	decumbent goldenbush	Asteraceae	perennial shrub	Apr-Nov	None	None	G3G5T2T3	S2	1B.2
Iva hayesiana	San Diego marsh-elder	Asteraceae	perennial herb	Apr-Oct	None	None	G3	S2	2B.2
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	None	None	G5T5	S4	4.2
Lathyrus splendens	pride-of-California	Fabaceae	perennial herb	Mar-Jun	None	None	G4	S4	4.3
Lepechinia cardiophylla	heart-leaved pitcher sage	Lamiaceae	perennial shrub	Apr-Jul	None	None	G3	S2S3	1B.2
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None	None	G5T3	S3	4.3
Leptosiphon grandiflorus	large-flowered leptosiphon	Polemoniaceae	annual herb	Apr-Aug	None	None	G3G4	S3S4	4.2
Lessingia glandulifera var. *tomentosa*	Warner Springs lessingia	Asteraceae	annual herb	Aug-Oct	None	None	G4?T2	S2	1B.1
Lilium humboldtii ssp. *ocellatum*	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	G4T4?	S4?	4.2
Lilium parryi	lemon lily	Liliaceae	perennial bulbiferous herb	Jul-Aug	None	None	G3	S3	1B.2
Limnanthes alba ssp.	Parish's	Limnanthaceae	annual herb	Apr-Jun	None	CE	G4T2	S2	1B.2

parishii	meadowfoam								
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	Asteraceae	annual herb	Mar-May	None	None	G4T4	S4	4.2
Monardella hypoleuca ssp. *lanata*	felt-leaved monardella	Lamiaceae	perennial rhizomatous herb	Jun-Aug	None	None	G4T3	S3	1B.2
Monardella nana ssp. *leptosiphon*	San Felipe monardella	Lamiaceae	perennial rhizomatous herb	Jun-Jul	None	None	G4G5T2Q	S2	1B.2
Monardella viminea	willowy monardella	Lamiaceae	perennial herb	Jun-Aug	FE	CE	G1	S1	1B.1
Myosurus minimus ssp. *apus*	little mousetail	Ranunculaceae	annual herb	Mar-Jun	None	None	G5T2Q	S2	3.1
Nama stenocarpa	mud nama	Namaceae	annual/perennial herb	Jan-Jul	None	None	G4G5	S1S2	2B.2
Navarretia fossalis	spreading navarretia	Polemoniaceae	annual herb	Apr-Jun	FT	None	G2	S2	1B.1
Navarretia peninsularis	Baja navarretia	Polemoniaceae	annual herb	(May)Jun-Aug	None	None	G3	S2	1B.2
Nolina cismontana	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May-Jul	None	None	G3	S3	1B.2
Ophioglossum californicum	California adder's-tongue	Ophioglossaceae	perennial rhizomatous herb	Jan-Jun(Dec)	None	None	G4	S4	4.2
Packera ganderi	Gander's ragwort	Asteraceae	perennial herb	Apr-Jun	None	CR	G2	S2	1B.2
Pentachaeta aurea ssp. *aurea*	golden-rayed pentachaeta	Asteraceae	annual herb	Mar-Jul	None	None	G4T3	S3	4.2
Pickeringia montana var. *tomentosa*	woolly chaparral-pea	Fabaceae	evergreen shrub	May-Aug	None	None	G5T3T4	S3S4	4.3
Piperia cooperi	chaparral rein orchid	Orchidaceae	perennial herb	Mar-Jun	None	None	G3G4	S3S4	4.2
Piperia leptopetala	narrow-petaled rein orchid	Orchidaceae	perennial herb	May-Jul	None	None	G4	S4	4.3
Polygala cornuta var. *fishiae*	Fish's milkwort	Polygalaceae	perennial deciduous shrub	May-Aug	None	None	G5T4	S4	4.3
Quercus cedrosensis	Cedros Island oak	Fagaceae	perennial evergreen tree	Apr-May	None	None	G3	S1	2B.2
Quercus engelmannii	Engelmann oak	Fagaceae	perennial deciduous tree	Mar-Jun	None	None	G3	S3	4.2
Ribes canthariforme	Moreno currant	Grossulariaceae	perennial deciduous shrub	Feb-Apr	None	None	G2	S2	1B.3
Saltugilia caruifolia	caraway-leaved woodland-gilia	Polemoniaceae	annual herb	May-Aug	None	None	G4	S4	4.3
Scutellaria bolanderi ssp. *austromontana*	southern mountains skullcap	Lamiaceae	perennial rhizomatous herb	Jun-Aug	None	None	G4T3	S3	1B.2
Selaginella cinerascens	ashy spike-moss	Selaginellaceae	perennial rhizomatous herb		None	None	G3G4	S3	4.1
Sphaerocarpos drewiae	bottle liverwort	Sphaerocarpaceae	ephemeral liverwort		None	None	G1	S1	1B.1

Sphenopholis obtusata	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	G5	S2	2B.2
Stipa diegoensis	San Diego County needle grass	Poaceae	perennial herb	Feb-Jun	None	None	G4	S4	4.2
Streptanthus campestris	southern jewelflower	Brassicaceae	perennial herb	(Apr)May-Jul	None	None	G3	S3	1B.3
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov	None	None	G2	S2	1B.2
Tetracoccus dioicus	Parry's tetracoccus	Picrodendraceae	perennial deciduous shrub	Apr-May	None	None	G2G3	S2	1B.2
Thermopsis californica var. *semota*	velvety false lupine	Fabaceae	perennial rhizomatous herb	Mar-Jun	None	None	G4T2	S2	1B.2
Triquetrella californica	coastal triquetrella	Pottiaceae	moss		None	None	G2	S2	1B.2
Viguiera laciniata	San Diego County viguiera	Asteraceae	perennial shrub	Feb-Jun(Aug)	None	None	G4	S4	4.3
Xanthisma junceum	rush-like bristleweed	Asteraceae	perennial herb	Jan-Oct	None	None	G5	S4	4.3

Showing 1 to 99 of 99 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website https://www.rareplants.cnps.org [accessed 8 July 2022].

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IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Project information

NAME

Ramona RICC

LOCATION

San Diego County, California



DESCRIPTION

None

Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of

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Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo Vireo bellii pusillus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5945	Endangered
Southwestern Willow Flycatcher Empidonax traillii extimus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6749	Endangered

Amphibians

NAME	STATUS
Arroyo (=arroyo Southwestern) Toad Anaxyrus californicus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/3762	Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

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Crustaceans

NAME	STATUS
San Diego Fairy Shrimp Branchinecta sandiegonensis Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6945	Endangered

Flowering Plants

NAME	STATUS
San Diego Thornmint Acanthomintha ilicifolia Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/351	Threatened
Spreading Navarretia Navarretia fossalis Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1334	Threatened

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Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.

2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

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NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Allen's Hummingbird Selasphorus sasin — Breeds Feb 1 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9637

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black-chinned Sparrow Spizella atrogularis — Breeds Apr 15 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9447

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

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Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events

for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

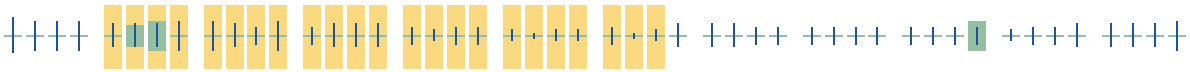
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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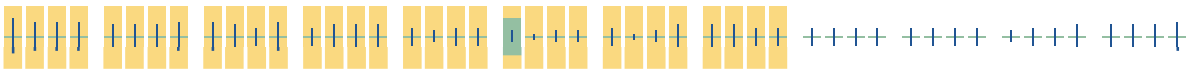
■ probability of presence ■ breeding season | survey effort – no data

SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

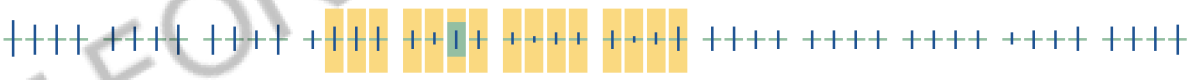
Allen's Hummingbird BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Bald Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)

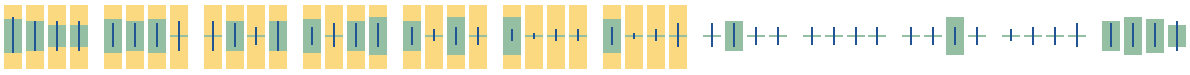


Black-chinned Sparrow BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

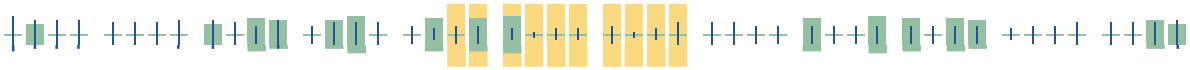


NOT FOR CONSULTATION

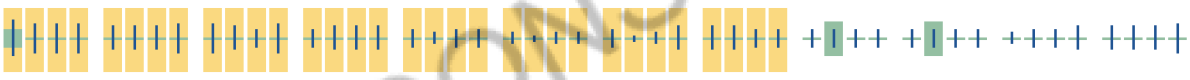
California Thrasher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Common Yellowthroat BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

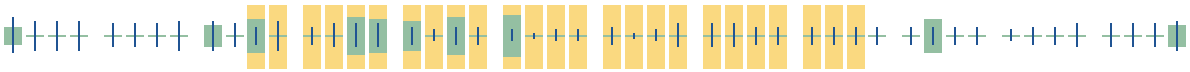


Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



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Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



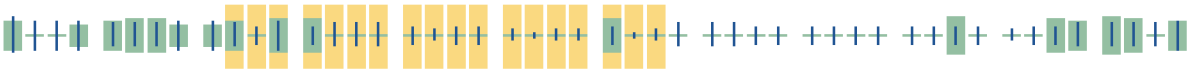
Marbled Godwit BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



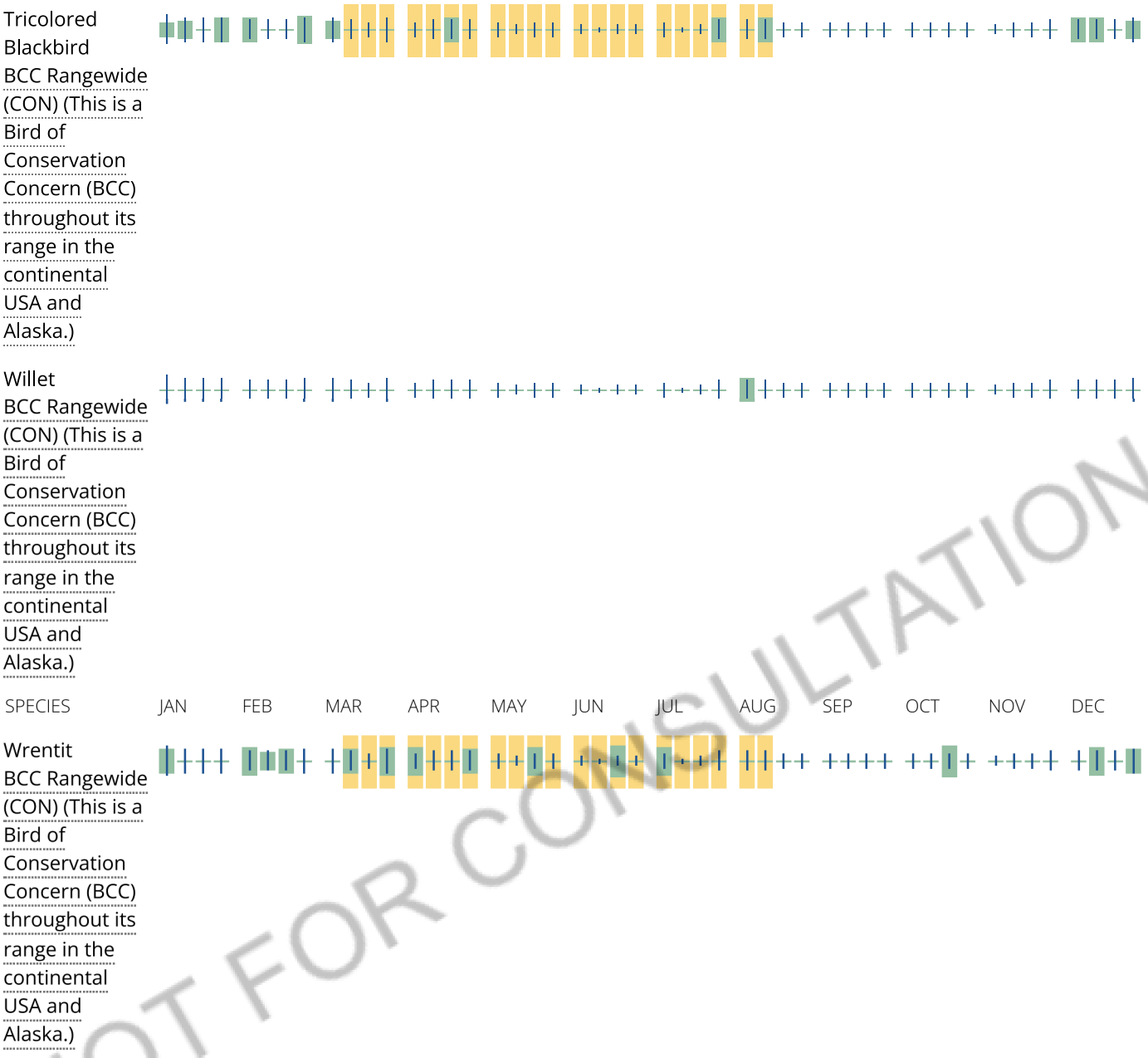
Nuttall's Woodpecker BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Oak Titmouse BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

NOT FOR CONSULTATION

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Coastal Barrier Resources System

Projects within the John H. Chafee Coastal Barrier Resources System (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local Ecological Services Field Office or visit the CBRA

Consultations website. The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the official CBRS maps. The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

NOT FOR CONSULTATION

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

Riverine

A full description for each wetland code can be found at the National Wetlands Inventory website

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

NOT FOR CONSULTATION

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Attachment B
Site Photographs

ESA



PHOTOGRAPH 1: View of urban/developed and non-native grassland: broadleafed-dominated areas in the central portion of the study area (looking northeast).



PHOTOGRAPH 2: View of disturbed emergent wetland in the foreground with southern willow scrub in the background (looking north) within the southwestern portion of the study area.



PHOTOGRAPH 3: View of salt grass and southern willow scrub in the background (looking northeast) and non-native grassland in the foreground within the western portion of the study area.



PHOTOGRAPH 4: View of non-native grassland: broadleafed-dominated in the foreground with southern cottonwood-willow riparian forest and urban/developed in the background (looking southwest) within the northwestern portion of the study area.

D150334.07

SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project

Attachment B
Site Photographs

ESA

Attachment C
Regulatory Framework

ESA

ATTACHMENT C
Regulatory Framework

1.1 Federal

1.1.1 Endangered Species Act (USC, Title 16, § 1531 through 1543)

The Federal Endangered Species Act (FESA) and subsequent amendments provides for the conservation and protection of wildlife and plant species that are listed or proposed for listing as endangered or threatened species and the ecosystems upon which they depend. The FESA also provides statutory framework for the conservation and recovery of threatened and endangered species as well as for the conservation of designated critical habitat that U.S. Fish and Wildlife Service (USFWS) determines is required for the survival and recovery of these listed species.

Section 7 of the FESA requires federal agencies, in consultation with and assistance from the Secretary of the Interior or the Secretary of Commerce, as appropriate, to ensure that actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of threatened or endangered species or result in the destruction or adverse modification of critical habitat for these species. The USFWS and National Marine Fisheries Service (NMFS) share responsibilities for administering the FESA. Regulations governing interagency cooperation under Section 7 are found in California Code of Regulations (CCR) Title 50, Part 402. The opinion issued at the conclusion of consultation will include a statement authorizing "take" (to harass, harm, pursue, hunt, wound, kill, etc.) that may occur incidental to an otherwise legal activity. Although federal funding is not expected, if the proposed project were to receive federal funding the funding agency would be required to initiate a consultation with USFWS under Section 7. The consultation process would then lead to issuance of a Biological Opinion from USFWS. In most cases, a Biological Opinion addresses the proposed project's potential to result in "take" of listed species (as defined below), and includes mandatory conditions that would allow for limited incidental take to occur subject to prescribed conditions.

Section 9 lists those actions that are prohibited under the FESA. Although take of a listed species is prohibited, it is allowed when it is incidental to an otherwise legal activity. Section 9 prohibits take of listed species of fish, wildlife, and plants without special exemption. The definition of "harm" includes significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns related to breeding, feeding, or shelter. "Harass" is defined as actions that create the likelihood of injury to listed species by disrupting normal behavioral patterns related to breeding, feeding, and shelter significantly.

Section 10 provides a means whereby a non-federal action with the potential to result in take of a listed species can be allowed under an incidental take permit which may be issued once a Habitat Conservation Plan (HCP) is approved. Application procedures are found at 50 CFR 13 and 17 for species under the jurisdiction of USFWS and 50 CFR 217, 220, and 222 for species under the jurisdiction of NMFS.

1.1.2 Migratory Bird Treaty Act (16 USC 703 through 711)

The Migratory Bird Treaty Act (MBTA) is the domestic law that affirms, or implements, a commitment by the U.S. to four international conventions (with Canada, Mexico, Japan, and Russia) for the protection of a shared migratory bird resource. The MBTA makes it unlawful at any time, by any means, or in any manner to pursue, hunt, take, capture, or kill migratory birds. ‘‘Migratory bird’’ means any bird protected by any of the treaties and currently includes 1,027 bird species in the United States (50 CFR 10.13), regardless of whether the particular species actually migrates. The law also applies to the removal of nests occupied by migratory birds during the breeding season. The MBTA makes it unlawful to take, pursue, molest, or disturb these species, their nests, or their eggs anywhere in the United States.

1.1.3 Bald and Golden Eagle Act

The Bald and Golden Eagle Protection Act was originally enacted in 1940 as the Bald Eagle Protection Act to protect bald eagles, and was later amended to include golden eagles. The Act prohibits the taking, possession, or commerce in bald and golden eagles, parts, feathers, nests, or eggs with limited exceptions. Take is defined as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb”, and includes both direct taking of individuals and take due to disturbance. “Disturb” is defined as:

> *“to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to any eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”*[1]

The definition of “disturb” is further defined by USFWS as follows:

> *“In addition to immediate impacts, this definition also covers impacts that result from human-caused alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagles return, such alterations agitate or bother an eagle to a degree that injures an eagle or substantially interferes with normal breeding, feeding, or sheltering.”*[2]

Bald eagles may not be taken for any purpose unless a permit is issued prior to the taking. Activities which can be authorized by permit include scientific collection/research, exhibition,

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1 *50 CFR 22.3*

2 *USFWS. 2007.* National Bald Eagle Management Guidelines.

tribal religious, depredation, falconry, and the taking of inactive golden eagle nests, which interfere with resource development or recovery operations. Currently, USFWS has a permitting process proposed for other activities that would allow disturbance to bald eagles or take of an eagle nest where their location poses a risk to human or eagle safety.

1.1.4 Federal Clean Water Act (33 USC 1251 through 1376)

The U.S. Army Corps of Engineers (USACE) regulates “discharge of dredged or fill material” into “waters” of the United States, which includes tidal waters, interstate waters, and "all other waters, interstate lakes, rivers, streams (including intermittent streams), mud flats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce or which are tributaries to waters subject to the ebb and flow of the tide" (33 C.F.R. 328.3(a)), pursuant to provisions of Section 404 of the Clean Water Act (CWA). The CWA also excludes certain features from this regulation, including “wastewater recycling facility constructed on dry land” (see 33 CFR §230.3 (o)(2)(vii)). Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the criteria of this definition) are not considered waters of the U.S.

1.1.5 Fish and Wildlife Conservation Act

The Fish and Wildlife Conservation Act declares that fish and wildlife are of ecological, educational, esthetic, cultural, recreational, economic, and scientific value to the United States. The purposes of this Act are to encourage all federal departments and agencies to utilize their statutory and administrative authority, to the maximum extent practicable and consistent with each agency's statutory responsibilities and to conserve and to promote conservation of non-game fish and wildlife and their habitats. Another purpose is to provide financial and technical assistance to the states for the development, revision, and implementation of conservation plans and programs for nongame fish and wildlife.

1.2 State

1.2.1 California Endangered Species Act (California Fish and Game Code § 2050 et seq.)

The California Endangered Species Act (CESA) establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. CESA mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy. There are no state agency consultation procedures under CESA. For projects that would affect a listed species under both CESA and FESA, compliance with FESA would satisfy CESA if the California Department of Fish and Wildlife (CDFW) determines that the federal incidental take authorization is “consistent” with CESA under California Fish and Game Code Section 2080.1. For projects that would result in take of a species listed under the CESA only, the project operator would have to apply for a take permit under Section 2081(b).

1.2.2 California Fish and Game Code § 1600 et seq.

CDFW is responsible for protecting and conserving fish and wildlife resources, and the habitats upon which they depend. Under Section 1600 of the California Fish and Game Code, CDFW administers the Lake and Streambed Alteration (LSA) Program and regulates all substantial diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

Applicants proposing changes to such regulated water resources must submit a Lake or Streambed Alteration Notification to CDFW for such projects. CDFW will then determine if the proposed activity may substantially adversely affect an existing fish or wildlife resource and will issue a final agreement for the applicant's signature that includes reasonable measures necessary to protect the resource. Preliminary notification to, and project review by CDFW may occur during or after the California Environmental Quality Act (CEQA) environmental review process but prior to project implementation.

1.2.3 California Fish and Game Code §§ 2080 and 2081

Section 2080 of the California Fish and Game Code states that "No person shall import into this state [California], export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the Commission [State Fish and Game Commission] determines to be an endangered species or threatened species, or attempt any of those acts, except as otherwise provided in this chapter, or the Native Plant Protection Act, or the California Desert Native Plants Act." Pursuant to Section 2081, CDFW may authorize individuals or public agencies to import, export, take, or possess state-listed endangered, threatened, or candidate species. These otherwise prohibited acts may be authorized through Incidental Take permits or Memoranda of Understanding if the take is incidental to an otherwise lawful activity, impacts of the authorized take are minimized and fully mitigated, the permit is consistent with any regulations adopted pursuant to any recovery plan for the species, and the project operator ensures adequate funding to implement the measures required by CDFW, which makes this determination based on available scientific information and considers the ability of the species to survive and reproduce.

1.2.4 California Fish and Game Code §§ 3503, 3503.5, and 3513

These sections of the California Fish and Game Code prohibit activities that would result in the taking, possessing, or destroying of any birds of prey; the taking or possessing of any migratory nongame bird as designated in the MBTA; the taking, possessing, or needlessly destroying of the nest or eggs of any raptors or nongame birds protected by the MBTA; or the taking of any nongame bird pursuant to California Fish and Game Code Section 3800.

1.2.5 Native Plant Protection Act (California Fish and Game Code §1900 through 1913)

California's Native Plant Protection Act (NPPA) requires all state agencies to use their authority to carry out programs to conserve endangered and rare native plants. Provisions of the NPPA prohibit the taking of listed plants from the wild and require notification of CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. The project operator is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of this act and sections of CEQA that apply to rare or endangered plants.

1.2.6 California Environmental Quality Act Guidelines, § 15380

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines § 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants or animals. This section was included in CEQA primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on, for example, a candidate species that has not been listed by either USFWS or CDFW. Thus, CEQA provides an agency with the ability to protect a species from the potential impacts of a project until the respective government agencies have an opportunity to designate the species as protected, if warranted. CEQA also calls for the protection of other locally or regionally significant resources, including natural communities. Although natural communities do not at present have legal protection of any kind, CEQA calls for an assessment of whether any such resources would be affected and requires findings of significance if there would be substantial losses. Natural communities listed by CDFW as sensitive are considered to be significant resources and fall under the State CEQA Guidelines for addressing impacts. Local planning documents such as General Plans often identify these resources as well.

1.2.7 California Water Quality Control Act (Porter-Cologne California Water Code Section 13260)

The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) (together "Boards") are the principal State agencies with primary responsibility for the coordination and control of water quality. The Boards regulate activities pursuant to Section 401(a)(1) of the federal CWA as well as the Porter Cologne Water Quality Control Act (Porter-Cologne) (Water Code Section 13260). Section 401 of the CWA specifies that certification from the State is required for any applicant requesting a federal license or permit to conduct any activity including but not limited to the construction or operation of facilities that may result in any discharge into navigable waters. The certification shall originate from the State in which the discharge originates or will originate, or, if appropriate, from the interstate water pollution control agency having jurisdiction over the navigable water at the point where the

discharge originates or will originate. Any such discharge will comply with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the CWA.

In Porter-Cologne, the Legislature declared that the "State must be prepared to exercise its full power and jurisdiction to protect the quality of the waters in the State from degradation..." (California Water Code Section 13000). Porter-Cologne grants the Boards the authority to implement and enforce the water quality laws, regulations, policies and plans to protect the groundwater and surface waters of the State. It is important to note that enforcement of the State's water quality requirements is not solely the purview of the Boards and their staff. Other agencies (e.g., CDFW) have the ability to enforce certain water quality provisions in state law.

The State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (procedures), adopted by the State Water Resources Control Board on April 2, 2019, became effective May 28, 2020.

1.3 Regional or Local

1.3.1 North County Multiple Species Conservation Plan

The North County Multiple Species Conservation Plan (NCMSCP) is one of several large habitat conservation planning efforts in San Diego County. Although not yet formally adopted, the NCSMCP expands the South County Multiple Species Conservation Program (MSCP) into the northwestern unincorporated areas of the County. The NCMSCP is being prepared as a multiple species Habitat Conservation Plan (HCP) pursuant to section 10(a)(1)(B) of the FESA, as well as a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act (NCCPA), and also satisfies the special rule conditions of FESA section 4(d) for the California gnatcatcher. The NCMSCP will provide the County with permits and authorizations issued by USFWS and CDFW (together referred to as the Wildlife Agencies) for the Incidental Take of listed threatened, endangered, and/or other species of concern covered by the plan. Implementation of the NCMSCP is intended to protect biodiversity and enhance the quality of life in the San Diego region while providing economic benefits by reducing constraints on future development outside of proposed preserve areas and decreasing the costs of compliance with federal and state laws protecting biological resources.

1.3.2 San Diego County Code of Regulatory Ordinances, Chapter 6. Resource Protection Ordinance

The San Diego County Code of Regulatory Ordinances, Chapter 6. Resource Protection Ordinance (RPO) was adopted in 1989 and amended in 1991 and 2007. RPO restricts to varying degrees impacts to various natural resources including wetlands, wetland buffers, floodplains, steep slopes, sensitive habitat lands and historical sites. RPO restricts uses in wetlands and limits impacts to sensitive habitat lands. Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable sensitive species population, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor.

Attachment D
Floral and Faunal Compendium

ESA

ATTACHMENT D
Floral and Faunal Compendium

FERNS

	Scientific Name	Common Name
Marsileaceae		**Water-clover Family**
	Marsilea vestita ssp. *vestita*	hairy waterclover

EUDICOTS

	Scientific Name	Common Name
Amaranthaceae		**Amaranth Family**
*	*Amaranthus albus*	tumbling pigweed
Anacardiaceae		**Sumac Family**
*	*Schinus molle*	Peruvian peppertree
Apiaceae		**Carrot Family**
*	*Conium maculatum*	poison hemlock
*	*Foeniculum vulgare*	sweet fennel
Asteraceae		**Aster Family**
	Ambrosia acanthicarpa	annual bursage
	Artemisia douglasiana	mugwort
	Baccharis pilularis	coyotebrush
	Baccharis salicifolia ssp. *salicifolia*	mule fat
	Baccharis sarothroides	broom baccharis
*	*Carduus pycnocephalus* ssp. *pycnocephalus*	Italian thistle
*	*Centaurea melitensis*	tocalote
	Centromadia parryi ssp. *australis*	southern tarplant
*	*Erigeron bonariensis*	flaxleaved fleabane
*	*Cynara cardunculus*	artichoke thistle, cardoon
	Deinandra fasciculata	fascicled tarplant
*	*Dittrichia graveolens*	stinkwort
	Gnaphalium palustre	western marsh cudweed
*	*Hedypnois cretica*	Crete weed
	Heterotheca grandiflora	telegraphweed
*	*Hypochaeris glabra*	smooth cat's ear
	Isocoma menziesii	Menzies' goldenbush

EUDICOTS

	Scientific Name	Common Name
*	*Lactuca serriola*	prickly lettuce
*	*Logfia gallica*	narrowleaf cottonrose
*	*Matricaria discoidea*	pineapple weed
*	*Oncosiphon piluliferum*	stinknet
	Pseudognaphalium californicum	ladies' tobacco
*	*Silybum marianum*	blessed milkthistle
*	*Sonchus asper* ssp. *asper*	spiny sowthistle
	Stephanomeria virgata	rod wirelettuce
	Xanthium strumarium	rough cocklebur
	Bignoniaceae	**Bigninia Family**
*	*Tecoma capensis*	cape honeysuckle
	Boraginaceae	**Borage Family**
	Amsinckia intermedia	common fiddleneck
	Pectocarya linearis ssp. *ferocula*	sagebrush combseed
	Plagiobothrys nothofulvus	rusty popcornflower
	Brassicaceae	**Mustard Family**
*	*Lepidium didymum*	lesser swine cress
*	*Hirschfeldia incana*	shortpod mustard
*	*Raphanus sativus*	cultivated radish
*	*Sisymbrium altissimum*	tall tumblemustard
	Caryophyllaceae	**Pink Family**
*	*Spergularia bocconii*	Boccone's sandspurry
	Crassulaceae	**Stonecrop Family**
	Crassula aquatica	water pygmyweed
	Crassula connata	sand pygmyweed
	Euphorbiaceae	**Spurge Family**
	Croton setigerus	dove weed
	Fabaceae	**Legume Family**
	Acmispon americanus spp. americanus	Spanish clover
*	*Lathyrus latifolius*	everlasting pea
*	*Medicago polymorpha*	bur clover
*	*Medicago sativa*	alfalfa
*	*Parkinsonia aculeata*	Mexican palo verde
*	*Robinia pseudoacacia*	black locust
*	*Vicia villosa*	hairy vetch
	Geraniaceae	**Geranium Family**
*	*Erodium botrys*	longbeak stork's bill
*	*Erodium cicutarium*	redstem filaree
*	*Erodium moschatum*	musky stork's bill

EUDICOTS

Scientific Name	Common Name
Hydrophyllaceae	**Waterleaf Family**
Phacelia ramosissima	branching phacelia
Lamiaceae	**Mint Family**
* *Marrubium vulgare*	horehound
Lythraceae	**Loosestrife Family**
* *Lythrum hyssopifolia*	Hyssop loosestrife
Malvaceae	**Mallow Family**
* *Malva parviflora*	cheeseweed
Myrsinaceae	**Myrsine Family**
* *Lysimachia arvensis*	scarlet pimpernel
Onagraceae	**Evening Primrose Family**
Camissonia strigulosa	sandy soil suncup
Epilobium ciliatum	fringed willowherb
Oenothera elata	evening primrose
Polygonaceae	**Buckwheat Family**
Eriogonum fasciculatum	California buckwheat
* *Rumex crispus*	curly dock
Montiaceae	**Purslane Family**
Calandrinia menziesii	red maids
Salicaceae	**Willow Family**
Populus fremontii ssp. *fremontii*	Fremont's cottonwood
Salix exigua	sandbar willow
Salix gooddingii	black willow
Salix laevigata	red willow
Salix lasiolepis	arroyo willow
Scrophulariaceae	**Figwort Family**
* *Veronica anagallis-aquatica*	water speedwell
Veronica peregrina ssp. xalapensis	purslane speedwell
Solanaceae	**Nightshade Family**
* *Nicotiana glauca*	tree tobacco
Tamaricaceae	**Tamarix Family**
* *Tamarix ramosissima*	Mediterranean tamarisk
Urticaceae	**Nettle Family**
Urtica dioica	stinging nettle
* *Urtica urens*	dwarf nettle
Zygophyllaceae	**Caltrop Family**
* *Tribulus terrestris*	puncture vine

MONOCOTYLEDONS

Scientific Name	Common Name
Arecaceae	**Palm Family**
* *Phoenix canariensis*	Canary Island date palm
Cyperaceae	**Sedge Family**
Carex praegracilis	clustered field sedge
Carex spissa	San Diego sedge
Cyperus eragrostis	tall flat-sedge
Eleocharis macrostachya	pale spike-rush
Juncaceae	**Rush Family**
Juncus bufonius	toad rush
Juncus mexicanus	Mexican rush
Poaceae	**Grass Family**
* *Avena barbata*	slender wild oat
* *Bromus diandrus*	ripgut grass
* *Bromus hordeaceus*	soft chess
* *Bromus madritensis*	red brome
* *Cynodon dactylon*	Bermuda grass
Distichlis spicata	saltgrass
Elymus glaucus	blue wildrye
* *Festuca myuros*	rattail sixweeks grass
Hordeum marinum	seaside barley
* *Hordeum murinum ssp. leporinum*	barley
* *Lamarckia aurea*	goldentop
* *Stipa miliacea*	smilo grass
* *Poa annua*	annual bluegrass
* *Schismus barbatus*	Mediterranean schismus

INVERTEBRATES

Scientific Name	Common Name
Class: Crustacea (Order Anostraca)	**Butterflies and Moths**
Branchinecta lindahli	versatile fairy shrimp
Gastropoda	**Snails and Slugs**
Otala lactea	milk snail
Insecta (Order Lepidoptera)	**Butterflies and Moths**
Brephidium exila	western pygmy-blue

AMPHIBIANS

Scientific Name	Common Name
Hylidae	**Treefrogs**
Pseudacris cadaverina	California treefrog
Scaphiopodidae	**Spadefoot Toads**
Spea hammondii	western spadefoot

REPTILES

Scientific Name	Common Name
Phrynosomatidae	**Zebratail, Earless, Horned, Spiny, Fringe-Toed Lizards**
Sceloporus graciosus	common sagebrush lizard
Sceloporus occidentalis	western fence lizard
Uta stansburiana	common side-blotched lizard

BIRDS

Scientific Name	Common Name
Anatidae	**Waterfowl**
Anas platyrhynchos	mallard
Odontophoridae	**Quails**
Callipepla californica	California quail
Phalacrocoracidae	**Cormorants**
Phalacrocorax auritus	double-crested cormorant
Ardeidae	**Herons**
Ardea alba	great egret
Bubulcus ibis	cattle egret
Cathartidae	**New World Vultures**
Cathartes aura	turkey vulture
Accipitridae	**Hawks**
Accipiter cooperii	Cooper's hawk
Buteo jamaicensis	red-tailed hawk
Buteo lineatus	red-shouldered hawk
Elanus leucurus	white-tailed kite
Falconidae	**Falcons**
Falco sparverius	American kestrel

BIRDS

	Scientific Name	Common Name
	Charadriidae	**Plovers**
	Charadrius vociferus	killdeer
	Columbidae	**Pigeons and Doves**
*	*Columba livia*	rock pigeon
*	*Streptopelia decaocto*	Eurasian collared-dove
	Zenaida macroura	mourning dove
	Cuculidae	**Cuckoos and Roadrunners**
	Geococcyx californianus	greater roadrunner
	Strigidae	**True Owls**
	Bubo virginianus	great horned owl
	Trochilidae	**Hummingbirds**
	Calypte anna	Anna's hummingbird
	Calypte costae	Costa's hummingbird
	Selasphorus sasin	Allen's hummingbird
	Picidae	**Woodpeckers**
	Picoides nuttallii	Nuttall's woodpecker
	Picoides pubescens	downy woodpecker
	Tyrannidae	**Tyrant Flycatchers**
	Contopus sordidulus	western wood-pewee
	Empidonax difficilis	Pacific-slope flycatcher
	Myiarchus cinerascens	ash-throated flycatcher
	Sayornis nigricans	black phoebe
	Sayornis saya	Say's phoebe
	Tyrannus verticalis	western kingbird
	Tyrannus vociferans	Cassin's kingbird
	Vireonidae	**Vireos**
	Vireo bellii pusillus	least Bell’s vireo
	Vireo gilvus	warbling vireo
	Vireo huttoni	Hutton's vireo
	Corvidae	**Jays and Crows**
	Aphelocoma californica	California scrub-jay
	Corvus brachyrhynchos	American crow
	Corvus corax	common raven
	Hirundinidae	**Swallows**
	Petrochelidon pyrrhonota	cliff swallow
	Aegithalidae	**Bushtits**
	Psaltriparus minimus	bushtit

BIRDS

	Scientific Name	Common Name
	Troglodytidae	**Wrens**
	Thryomanes bewickii	Bewick's wren
	Troglodytes aedon	house wren
	Turdidae	**Thrushes**
	Sialia mexicana	western bluebird
	Mimidae	**Thrashers**
	Mimus polyglottos	northern mockingbird
	Toxostoma redivivum	California thrasher
	Sturnidae	**Starlings**
*	*Sturnus vulgaris*	European starling
	Parulidae	**Wood Warblers**
	Cardellina pusilla	Wilson’s warbler
	Geothlypis trichas	common yellowthroat
	Oreothlypis celata	orange-crowned warbler
	Setophaga coronata	yellow-rumped warbler
	Setophaga nigrescens	black-throated gray warbler
	Setophaga petechia	yellow warbler
	Setophaga townsendi	Townsend’s warbler
	Emberizidae	**Emberizine Sparrows and Allies**
	Melospiza lincolnii	Lincoln’s sparrow
	Melospiza melodia	song sparrow
	Melozone crissalis	California towhee
	Pipilo maculatus	spotted towhee
	Spizella breweri	Brewer’s sparrow
	Zonotrichia leucophrys	white-crowned sparrow
	Cardinalidae	**Buntings, Grosbeaks, and Tanagers**
	Passerina caerulea	blue grosbeak
	Pheucticus melanocephalus	black-headed grosbeak
	Piranga ludoviciana	western tanager
	Icteridae	**Blackbirds**
	Agelaius phoeniceus	red-winged blackbird
	Icterus bullockii	Bullock's oriole
	Icterus cucullatus	hooded oriole
*	*Molothrus ater*	brown-headed cowbird
	Fringillidae	**Finches**
	Haemorhous mexicanus	house finch
	Spinus lawrencei	Lawrence's goldfinch
	Spinus pinus	pine siskin
	Spinus psaltria	lesser goldfinch

BIRDS

Scientific Name	Common Name
Passeridae	**Old World Sparrows**
* *Passer domesticus*	house sparrow

MAMMALS

Scientific Name	Common Name
Felidae	**Cats**
* *Felis catus*	feral cat
Geomyidae	**Pocket Gophers**
Thomomys bottae	Botta's pocket gopher
Leporidae	**Hares and Rabbits**
Sylvilagus audubonii	Audubon’s cottontail
Sciuridae	**Squirrels and Chipmunks**
Otospermophilus beecheyi	California ground squirrel

Attachment E
Special-Status Plant Species

ESA

ATTACHMENT E

Special-Status Plant Species

Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
BRYOPHYTES (Mosses)							
Pottiaceae	**Moss Family**						
Triquetrella californica	coastal triquetrella	N/A	None	None	1B.2	Coastal bluff scrub, coastal scrub; found within 10 miles of the ocean. In San Diego the only collection is near San Vicente Reservoir	**Not Expected**. Coastal species. No suitable habitat on-site.
ASPLENIACEAE	**Spleenwort Family**						
Asplenium vespertinum	western spleenwort	N/A	None	S3.2	4.2 County List D	Rocky, chaparral, cismontane woodland, coastal scrub. 180-1000 meters.	**Not Expected**. Montane species. No suitable habitat on-site.
GYMNOSPERMS							
Cupressaceae	**Cypress Family**						
Hesperocyparis forbesii	Tecate cypress	N/A	None	None	1B.1 County List A	Clay, gabbroic or metavolcanic soils associated with closed-cone coniferous forest and chaparral. 80-1500 meters.	**Not Expected**. No suitable habitat on-site; closest known population is approximately 20 miles to the southeast.
Hesperocyparis stephensonii	Cuyamaca cypress	N/A	None	None	1B.1 County List A	Chaparral, closed-cone coniferous forest, riparian forest, ultramafic. 370-2290 meters	**Not Expected**. Montane species. No suitable habitat on-site; closest known population is approximately 20 miles to the southeast.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat; Potential = species has the potential to occur on-site.

Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
ANGIOSPERMS (DICOTYLEDONS)							
Apiaceae	**Carrot Family**						
Eryngium aristulatum var. *parishii*	San Diego button-celery	Apr.-Jun.	FE	CE	1B.1 County List A	Coastal scrub, valley and foothill grassland, vernal pools; grows within San Diego mesa hardpan vernal pools, clay pan vernal pools, and southern interior basalt flow vernal pools. 20-620 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys (April, May and June 2021). This species is not known to occur in vernal pools in the Ramona complexes.
Asteraceae	**Sunflower Family**						
Artemisia palmeri	San Diego sagewort	Feb. (May-Sep.)	None	None	4.2 County List D	Chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland. Sandy, mesic. 0-410 meters	**Potential (Low).** Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Baccharis vanessae	Encinitas baccharis	Aug.-Dec.	FT	SE	1B.1 DNCMSCP County List A	Chaparral 85-910 meters	**Not Expected**. No suitable habitat on-site. The project location is not within known range of this species.
Centromadia parryi ssp. *australis*	southern tarplant	May-Nov.	None	None	1B.1 County List A	Margins of marshes and swamps, valley and foothill grassland (vernally mesic), and vernal pools. 0-425 meters	**Observed**. Species observed within the study area during focused surveys in 2021 and previous 2018 surveys (CalTrans 2018).
Centromadia pungens ssp. *laevis*	smooth tarplant	Apr.-Sep.	None	None	1B.1 County List A	Valley and foothill grasslands with poorly drained alkaline soil conditions at low elevations. 0-640 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site but species is not known from the vicinity.
Deinandra floribunda	Tecate tarplant	Aug-Oct	None	None	1B.2 County List A	Chaparral, coastal scrub 510-1260 meters	**Not Expected**. Very low potential, and not expected to occur on-site due to lack of suitable substrate.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat; Potential = species has the potential to occur on-site.

Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Deinandra paniculata	paniculate tarplant	Apr.-Nov.	None	None	4.2 County List D	Typically found associated with vernally mesic areas; coastal scrub; valley and foothill grassland; vernal pools. Found within the Ramona Grasslands. 25-940 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Ericameria palmeri var. *palmeri*	Palmer's goldenbush	Sep.-Nov.	None	None	1B.1 County List B	Chaparral, coastal scrub 0-280 meters	**Not Expected**. The limited suitable coastal scrub habitat on-site is disturbed and isolated; thus, this species has only a very low potential to occur and was not observed during 2021 surveys.
Grindelia hallii	San Diego gumplant	Jul.-Oct.	None	None	1B.2 County List A	Chaparral, lower montane conifer forest, meadow and seep, valley and foothill grassland 1580-1990 meters	**Not Expected**. Marginally suitable habitat and soils present on-site; however, the study area is outside of the elevation range of this species.
Heterotheca sessiliflora ssp. *sessiliflora*	beach goldenaster	Mar-Dec	None	None	1B.1	Chaparral (coastal), coastal dunes, coastal scrub 0-75 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Holocarpha virgata ssp. *elongata*	graceful tarplant	May-Nov.	None	None	4.2 County List D	Chaparral; cismontane woodland; coastal scrub; valley and foothill woodland. 60 - 1100 meters.	**Not Expected**. No suitable habitat and soils present on-site.
Isocoma menziesii var. *decumbens*	decumbent goldenbush	Apr.-Nov.	None	None	1B.2 County List A	Chaparral and coastal scrub; sandy, often in disturbed areas. 10-135 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Iva hayesiana	San Diego marsh-elder	Apr-Oct	None	None	2B.2 County List B	Marshes and swamps, playas 0-200 meters	**Not Expected**. Marginally suitable habitat.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Lessingia glandulifera var. *tomentosa*	Warner Springs lessingia	Aug.-Nov.	None	None	1B.3 County List A	Chaparral. Known from Warner Springs 830-1080 meters	**Not Expected**. No suitable habitat on-site.
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	Mar-May	None	None	4.2 County List D	Clay soils, grassland, often near vernal pools or serpentine outcrops <1100 meters	**Potential (Low)**. Marginable suitable habitat. Site heavily disturbed.
Packera ganderi	Gander's ragwort	Apr.-Jun.	None	CR	1B.2 County List A	Chaparral, cismontane, woodland, coastal scrub, riparian; sandy, gravelly. 400 - 1200 meters.	**Not Expected**. Marginally suitable habitat and soils present on-site. However, site is heavily disturbed and unlikely to support this species.
Symphyotrichum defoliatum	San Bernardino aster	Jul.-Nov.	None	None	1B.2	Near ditches, springs, and streams; cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland (vernally mesic). Between 2 and 2040 meters.	**Not Expected**. No suitable habitat or soils present on-site. Site is heavily disturbed and unlikely to support this species.
Bahiopsis laciniata	San Diego County viguiera	Feb.-Jun.	None	None	4.2 County List D	Chaparral, coastal scrub; grows along slopes and ridgelines. 60-750 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Boraginaceae	**Borage Family**						
Harpagonella palmeri	Palmer's grapplinghook	Mar.-May	None	None	4.2 County List D	Variety of southern California plant communities including sage scrub; clay soils. 20 - 955 meters	**Not Expected**. No suitable soils present.
Brassicaceae	**Cabbage Family**						
Caulanthus simulans	Payton's jewel-flower	Feb.-Jun.	None	None	4.2 County List D	Chaparral, coastal scrub; sandy, granitic. 90 - 2200 meters	**Not Expected**. No suitable habitat or soils present.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Jan.-Jul.	None	None	4.3 County List A	Chaparral and coastal scrub. 1 - 885 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Streptanthus campestris	southern jewel-flower	(Apr.), May-Jul.	None	None	1B.2 County List A	Chaparral, lower montane coniferous forest, pinyon and juniper woodland/rocky 900 - 2300 meters.	**Not Expected**. No suitable habitat or soils present.
Cactaceae	**Cactus Family**						
Ferocactus viridescens	San Diego barrel cactus	May-Jun.	None	None	2.1 County List B	Chaparral, coastal scrub, valley and foothill grassland 5-30 meters	**Not Expected**. No suitable habitat on-site.
Campanulaceae	**Bellflower Family**						
Downingia concolor var. *brevior*	Cuyamaca Lake downingia	May-Jul	None	CE	1B.1 County List A	Meadows and seeps, vernal-pools. 1400-1500 meters	**Not Expected**. No suitable habitat onsite.
Chenopodiaceae	**Goosefoot Family**						
Atriplex coulteri	Coulter's saltbush	Mar.-Oct.	None	None	1B.2 DNCMSCP County List A	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland; alkaline or clay soils. 3 - 460 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Atriplex parishii	Parish's brittlescale	Jun.-Oct.	None	None	1B.1 DNCMSCP County List A	Shadscale scrub, alkali sinks, freshwater wetlands, wetland-riparian, playas, vernal pools. 25-1900 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Convolvulaceae	**Morning-Glory Family**						
Convolvulus simulans	small-flowered morning-glory	Mar.-Jul.	None	None	4.2 County List D	Coastal sage scrub, valley and foothill grassland; clay soils, serpentine seeps, openings in chaparral. 0 - 305 meters	**Not Expected**. Marginally suitable habitat and soils present on-site. However, site is heavily disturbed and unlikely to support this species.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Dichondra occidentalis	western dichondra	Jan.-Jul.	None	None	4.2 County List D	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. 50 - 500 meters	**Not Expected**. No suitable habitat present on-site. Site is heavily disturbed and unlikely to support this species.
Crassulaceae	**Stonecrop Family**						
Dudleya variegata	variegated dudleya	Apr.-Jun.	None	None	1B.2 County List A	Chaparral, cismontanewoodland, coastal scrub, valley and foothill grassland 55-240 meters	**Not Expected**. No suitable habitat present on-site.
Ericaceae	**Heather Family**						
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	Apr.-Jun.	None	None	1B.2 County List A	Chaparral, cismontane woodland, mixed chaparral; sometimes found in burned areas. 30-790 meters	**Not Expected**. No suitable habitat present on-site.
Euphorbiaceae	**Spurge Family**						
Tetracoccus dioicus	Parry's tetracoccus	Apr.-May	None	None	1B.2 County List A	Chaparral, coastal scrub. 165 - 1000 meters	**Not Expected**. No suitable habitat present on-site. The study area is outside of the range of the species.
Fabaceae	**Legume Family**						
Astragalus deanei	Dean's milk-vetch	Mar.-May.	None	None	1B.1 County List A	Chaparral, coastal scrub, riparian forest 120-600 meters	**Not Expected**. The study area is outside of the rangeof the species.
Astragalus insularis var. hardwoodii	Harwood's milk-vetch	Jan.-May	None	None	2B.2 County List B	Desert dunes, Mojavean desert scrub; sandy or gravelly. 85-690 meters	**Not Expected**. The study area is outside of the range of the species.
Astragalus oocarpus	San Diego milk-vetch	May-Aug.	None	None	1B.2 County List A	Chaparral, cismontane woodland, meadowand seep 490-1780 meters	**Not Expected**. No suitable habitat on-site.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Thermopsis californica var. *semota*	velvety falselupine	Apr.-Jun.	None	None	1B.2 County List A	Cismontane woodland,lower montane coniferous forest, meadow and seep, valley and foothill grassland, wetland 730-1680 meters	**Not Expected**. No suitable habitat on-site and the study area is outside of the elevation range of this species.
Fagaceae	**Oak Family**						
Quercus engelmannii	Engelmann oak	Mar.-Jun.	None	None	4.2 County List D	Cismontane woodland, chaparral, riparian woodland, valley and foothill grassland. 50-1300 meters.	**Not Expected**. Marginally suitable habitat on-site. Site is heavily disturbed and unlikely to support this species, and this species was not detected during 2021 surveys.
Grossulariaceae	**Gooseberry Family**						
Ribes canthariforme	Moreno currant	Feb.-Apr.	None	None	1B.3 County List A	Chaparral 100-1060 meters	**Not Expected**. No suitable habitat on-site.
Hydrophyllaceae	**Waterleaf Family**						
Nama stenocarpa	mud nama	Jan.-Jul.	None	None	2.B2 County List B	Marches and swamps (lake margins, riverbanks). 5-500 meters.	**Not Expected**. No suitable habitat on-site. Site is heavily disturbed and unlikely to support this species.
Lamiaceae	**Mint Family**						
Lepechinia cardiophylla	heart-leaved pitcher sage	Apr.-Jul.	None	None	1B.2 County List A	Closed-cone coniferous forest, chaparral, cismontane woodland. 520-1370 meters.	**Not Expected**. No suitable habitat on-site.
Acanthomintha ilicifolia	San Diego thorn-mint	Apr-Jun.	FT	CE	1B.1 DNCMSCP County List A	Vernal pools, grassy areas, chaparral and CSS, clay and gabbro soils. 10-890 meters	**Not Expected**. No suitable soils or habitat on-site.
Monardella viminea	willowy monardella	Jun.-Aug.	FE	SE	1B.1 County List A	Open cobbly streambenches 55-890 meters	**Not Expected**. No suitable habitat on-site. The study area is outside the range of this species.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Monardella hypoleuca ssp. *lanata*	felt-leaved monardella	Jun.-Aug.	None	None	1B.2 County List A	Chaparral, cismontane woodland; typically found as an understory species within sandy soils. 300-1575 meters.	**Not Expected**. No suitable habitat on-site.
Clinopodium chandleri	San Miguel savory	Mar.-Jul.	None	None	1B.2 County List A	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland. Grows within rocky, gabbroic, or metavolcanic soils. 120-1075 meters	**Not Expected**. No suitable habitat on-site.
Scutellaria bolanderi ssp. *austromontana*	southern mountains skullcap	Jun.-Aug.	None	None	1B.2 County List A	Chaparral, cismontane woodland, lower montane coniferous forest; typically grows in gravelly soil on moist embankments of montane creeks. 425-2000 meters.	**Not Expected**. No suitable habitat on-site.
Onagraceae	**Evening-primrose Family**						
Camissoniopsis lewisii	Lewis' evening-primrose	Mar.-Jun.	None	None	3 County List C	Coastal bluff scrub; cistomane woodland, coastal dunes, coastal scrub; valley and foothill grassland; sandy or clay soils. 0-300 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Clarkia delicata	delicate clarkia	Apr.-May	None	None	1B.1 County List A	Chaparral, cismontane woodland 160-960 meters	**Not Expected**. No suitable habitat on-site.
Plantaginaceae	**Plantain Family**						
Stemodia durantifolia	purple stemodia	Year-round	None	None	2.1 County List B	Sonoran desert scrub 0-480 meters	**Not Expected**. No suitable habitat on-site.
Polemoniaceae	**Phlox Family**						
Navarretia fossalis	spreading navarretia	Apr.-Jun.	None	None	1B.1 County List A	Coastal sage scrub, wetland-riparian; occurs almost always under natural conditions in wetlands. 30 - 655 meters	**Not Expected**. Marginally suitable habitat and soils present on-site. However, site is heavily disturbed and unlikely to support this species.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Navarretia peninsularis	Baja navarretia	Jun.-Aug.	None	None	1B.2 County List A	Chaparral, lower montane coniferousforest, 1710-2400 meters	**Not Expected**. Montane species. No suitable habitat on-site.
Polygalaceae	**Milkwort Family**						
Polygala cornuta var. *fishiae*	Fish's milkwort	May-Aug.	None	None	4.3 County List D	Cismontane woodland, riparian woodland, chaparral; typically grows among oaks along ridges and scree slopes and is often found along streams. 100-1000 meters.	**Not Expected**. No suitable habitat on-site.
Polygonaceae	**Buckwheat Family**						
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	Apr.-Jul.	None	None	1B.2 County List A	Primarily associated with clay soils but also found on sandy or gravelly soils within open areas of chaparral, sage scrub, or needlegrass grassland. 30 - 1530 meters	**Not Expected**. No suitable habitat on-site. Site is heavily disturbed and unlikely to support this species.
Ranunculaceae	**Buttercup Family**						
Delphinium hesperium ssp. *cuyamacae*	Cuyamaca larkspur	Jun.-Jul	None	SR	1B.2 County List A	Lower montane coniferous forest, meadow and seep, wetlands 1210-1580 meters	**Not Expected**. No suitable habitat on-site and the study area is outside of the elevation range of this species.
Myosurus minimus ssp. *apus*	little mousetail	Mar.-Jun.	None	None	3.1 County List C	Associated with vernal pools and inundated grassland habitats. 20 - 640 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Rosaceae	**Rose Family**						
Horkelia truncata	Ramona horkelia	May-Jun.	None	None	1B.3 County List A	clay, gabbroic, Chaparral, Cismontane woodland. 400 - 1300 meters	**Not Expected**. No suitable habitat on-site.
Rhamnaceae	**Buckthorn Family**						
Adolphia californica	California adolphia	Dec.-May	None	None	2B.1 County List B	Chaparral, Coastal scrub, Valley and foothill grassland. Clay. 5-340 meters	**Not Expected**. No suitable habitat on-site.

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Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Ceanothus cyaneus	Lakeside ceanothus	Apr.-Jun.	None	None	1B.2 County List A	Chaparral, closed-cone pine forest. 235 - 755 meters	**Not Expected**. No suitable habitat on-site. Outside the range of this species.
Ceanothus otayaensis	Otay Mountain ceanothus	Jan.-Apr.	None	None	1B.2	Chaparral (metavolcanic or gabbroic) 180-1090 meters	**Not Expected**. No suitable habitat on-site. The study area is outside the range of this species.
ANGIOSPERMS (MONOCOTYLEDONS)							
Alliaceae	**Onion Family**						
Allium marvinii	Yucaipa onion	Mar.-Apr.	None	None	1B.2	Clay soils in chaparral,coastal scrub, valley and foothill grassland 190-1040 meters	**Not Expected**. No suitable habitat on-site. Site is heavily disturbed and unlikely to support this species.
Liliaceae	**Lily Family**						
Calochortus dunnii	Dunn's mariposa-lily	Jun.	None	SR	1B.2 County List A	Chaparral, closed-cone coniferous forest, ultramafic 260-1180 meters	**Not Expected**. No suitable habitat on-site. Site is heavily disturbed and unlikely to support this species.
Calochortus palmeri var. *munzii*	San Jacinto mariposa-lily	Apr.-Jul.	None	None	1B.2	Chaparral, lower montane coniferous forests, meadow and seeps, grasslands 660-1430 meters	**Potential (Low)**. Marginal suitable habitat on-site. Site is heavily disturbed.
Lilium parryi	lemon lily	Jul.-Aug.	None	None	1B.2 County List A	Red fir forest, yellow pine forest, wetland-riparian, riparian meadows; usually occurs in wetlands, but occasionally found in non-wetlands. 1220 - 2745 meters.	**Not Expected**. No suitable habitat on-site and the study area is outside of the elevation range of this species.
Limnanthaceae (Liliaceae)	**Meadowfoam Family**						
Limnanthes alba ssp. *parishii*	Parish's meadowfoam	Apr.-Jun.	None	SE	1B.2	Yellow pine forests, freshwater wetlands, wetland-riparian; meadows, vernal pools. 600 - 2000 meters.	**Not Expected**. No suitable habitat on-site. Site is heavily disturbed and unlikely to support this species.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat; Potential = species has the potential to occur on-site.

Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Poaceae	**True Grass Family**						
Hordeum intercedens	vernal barley	Mar.-Jun.	None	None	3.2 County List C	Coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions), vernal pools. 5-1000 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site.
Sphenopholis obtusata	prairie wedge grass	Apr.-Jul.	None	None	2B.2	Cismontane woodland, Meadows and seeps/mesic 300 - 2000 meters.	**Not Expected**. No suitable habitat on-site. Site is heavily disturbed and unlikely to support this species.
Ruscaceae	**Ruscus Family**						
Nolina cismontana	chaparral nolina	May-Jul.	None	None	1B.2 County List A	Xeric Diegan sage scrubs, open chaparral, coastal scrub; typically grows within sandstone and shale substrates and occasionally within gabbro. 140-1275 meters.	**Not Expected**. No suitable habitat on-site.
Themidaceae	**Butcher's-Broom Family**						
Bloomeria [Muilla] clevelandii	San Diego goldenstar	May	None	None	1B.1 SDC Group A County List A	Chaparral, coastal scrub, valley and foothill grassland, vernal pool, wetland 30-1740 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site. Site is heavily disturbed and unlikely to support this species.
Brodiaea filifolia	thread-leaved brodiaea	Mar.-Jun.	FT	CE	1B.1 DNCMSCP County List A	Clay soils in coastal scrub, valley and foothill grassland, cismontane woodland, and vernal pools. 25 - 1120 meters.	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site. Site is heavily disturbed and unlikely to support this species.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat; Potential = species has the potential to occur on-site.

Scientific Name	Common Name	Flowering Period	Federal Sensitivity Status	State	Local (CRPR/ Other)	Preferred Habitat/Known Elevation and Distribution	Presence/Potential to Occur Within Biological Study Area
Brodiaea orcuttii	Orcutt's brodiaea	May-Jul.	None	None	1B.1 County List A	Sage scrub, valley and foothill grassland, cismontane woodland; vernal pools (clay soils). 25 - 1120 meters	**Potential (Low)**. Species not detected in previous surveys nor was it detected in 2021 during surveys. Marginally suitable habitat and soils present on-site. Site is heavily disturbed and unlikely to support this species.

Key to Species Listing Status Codes

FE	*Federally Endangered*	SE	*State Listed as Endangered*
FT	*Federally Threatened*	ST	*State Listed as Threatened*
FC	*Federal Candidate*	SCE	*State Candidate for Endangered*
FPE	*Federally Proposed as Endangered*	SCT	*State Candidate for Threatened*
FPT	*Federally Proposed as Threatened*	SR	*State Rare*
FPD	*Federally Proposed for Delisting*		

CRPR *California Rare Plant Rank*

DNCMSCP *County of San Diego 2009 Draft North County Multiple Species Conservation Plan (DNCMSCP)*

County List *County of San Diego Sensitive Plant List (County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements Biological Resources, 2010)*
- *List A: Plants rare, threatened or endangered in California and elsewhere*
- *List B: Plants rare, threatened or endangered in California but more common elsewhere*
- *List C: Plants which may be rare, but need more information to determine their true rarity status*
- *List D: Plants limited distribution and are uncommon, but not presently rare or endangered*

Sources:

Calflora. 2021. Information on Wild California Plants. Available online at: https://www.calflora.org/. Accessed on July 7, 2021.

CDFW. 2021a. California Natural Diversity Database (CNDDB). RareFind, Version 5.0 (Commercial Subscription). Sacramento, California: CDFW, Biogeographic Data Branch. Available online at: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed on January 6, 2021.

San Diego Natural History Museum. 2019. San Diego Plant Atlas. Available online at: http://sdplantatlas.org/publicsearch.aspx. Accessed on July 7, 2021.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat; Potential = species has the potential to occur on-site.

Attachment F
Special-Status Wildlife Species

ESA

ATTACHMENT F

Special-Status Wildlife Species

Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
INVERTEBRATES			
Order Anostraca (fairy shrimp) ***Crustacea***			
San Diego fairy shrimp *Branchinecta sandiegoensis*	Federal: FE State: None Local: (DNCMSCP) Covered; (SDC) Group 1	Known to occur in areas of swales/earth slump basins in grassland, chaparral, and coastal sage scrub. Inhabit seasonally wet pools filled by winter/spring rains. Hatch in warm water later in the season.	**Not Expected**. Although this species is documented immediately south of the study area in 2003 in the CNDDB (CDFW 2021a), protocol surveys conducted by CalTrans in 2013 and 2018 were negative (CalTrans 2018); these surveys covered the majority of the study area, but excluded a portion of the central eastern portion of the study area. Additionally, protocol surveys conducted by Dudek in 2015-2016 were negative (Dudek 2017); these surveys encompassed the project site but not the entire 100-foot buffer. During 2021 surveys, ESA biologists investigated the areas where vernal pools were historically mapped and found the areas to be flat without noticeable basins or depressions, and hydrophytic vegetation and hydrological indicators were absent during the aquatic resources study. The area was dominated by non-native species typically found in disturbed soils and upland habitats. In addition, the open area had evidence of recent soil disturbances. Protocol wet season fairy shrimp surveys were conducted by Blackhawk Environmental in 2023 and were negative; dry season surveys are scheduled to be conducted in June 2023 once pools have completely dried and can be sampled.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat or results of negative focused surveys; Potential = species has the potential to occur on-site.

Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Riverside fairy shrimp *Streptocephalus woottoni*	Federal: FE State: None Local: (DNCMSCP) Covered; (SDC) Group 1	Endemic to western Riverside, Orange and San Diego Counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub. Inhabit seasonally astatic pools filled by winter/spring rains greater than 12 inches in depth. Hatch in warm water later in the season. Typically observed January through March.	**Not Expected**. Protocol surveys conducted by CalTrans in 2013 and 2018 were negative (CalTrans 2018); these surveys covered the majority of the study area, but excluded a portion of the central eastern portion of the study area. Protocol surveys conducted by Dudek in 2015-2016 were negative (Dudek 2017); these surveys encompassed the project site but not the entire 100-foot buffer. During 2021 surveys, ESA biologists investigated the areas where vernal pools were historically mapped and found the areas to be flat without noticeable basins or depressions, and hydrophytic vegetation and hydrological indicators were absent during the aquatic resources study. The area was dominated by non-native species typically found in disturbed soils and upland habitats. In addition, the open area had evidence of recent soil disturbances. Protocol wet season fairy shrimp surveys were conducted by Blackhawk Environmental in 2023 and were negative; dry season surveys are scheduled to be conducted in June 2023.
Order Lepidoptera (butterflies & moths) ***Insecta***			
Quino checkerspot butterfly *Euphydryas editha quino*	Federal: FE State: None Local: (DNCMSCP) Covered, (SDC) Group 1	Sunny openings within native and non-native grasslands, coastal sage scrub, open chaparral, and other open plant community types with rocky outcroppings, cryptogrammic crusts, and presence of host plant species (*Plantago erecta*, *P. insularis*, and *Castilleja exserta*) and nectar sources. Hills and mesas near the coast.	**Not Expected**. No suitable habitat on-site.
Monarch butterfly *Danaus plexippus*	Federal: Candidate State: None Local: None	Typically reach the northern limit of the North American range in early to mid-June. Milkweeds are critical for successful development of the caterpillar into an adult butterfly. During spring and summer, the monarch spends its 2-5 week lifespan mating and nectaring on flowers.	**Potential (Low)**. Nectar sources occur within the site, which could attract individuals; however, no milkweed was detected within the site, which is critical for development of the caterpillar.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Order Hymenoptera (ants, bees, & wasps) ***Insecta***			
Crotch bumble bee *Bombus crotchii*	Federal: None State: SCE Local: None	Open grassland and scrub habitats that support potential nectar sources such as plants within the Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae families.	**Potential (Low)**. This species occurred within the immediate vicinity of the study area in 1950, with the most recent occurrences documented in 1994 in the CNDDB (CDFW 2021a). However, this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential is low.
AMPHIBIANS			
Newts ***Salamandridae***			
Coast Range newt *Taricha torosa*	Federal: None State: SSC Local: (SDC) Group 2	Leave their aquatic habitat within a few weeks of breeding, and estivate terrestrially during the dry summer, residing in moist habitats under woodland debris, animal burrows, or in rock crevices. Species has been documented migrating approximately 2 miles between breeding and estivation sites.	**Potential (Low)**. Although the study area supports aquatic habitat within Santa Maria Creek, this species does not have known occurrences within the vicinity and potential is low.
Lungless Salamanders ***Plethodontidae***			
large-blotched salamander *Ensatina eschscholtzii klauberi*	Federal: None State: WL Local: (SDC) Group 1	Found in conifer and woodland associations in leaf litter, decaying logs, and shrubs in heavily forested areas.	**Not Expected**. Although woodland habitat occurs on-site, the study area does not support heavily forested areas where this species typically occurs.
Spadefoot Toads ***Scaphiopodidae***			
western spadefoot *Spea hammondii*	Federal: None State: SSC Local: (SDC) Group 2	Mixed woodland, grasslands, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Prefers washes and other sandy areas with patches of brush and rocks. Rain pools or shallow temporary pools, which do not contain bullfrogs, fish, or crayfish are necessary for breeding. Perennial plants necessary for its major food-termites.	**Observed**. Approximately three dozen western spadefoot tadpoles were detected in a pool along a dirt road outside of the southern boundary of the study area during the 2023 fairy shrimp surveys conducted by Blackhawk Environmental.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
True Toads ***Bufonidae***			
arroyo toad *Anaxyrus californicus*	Federal: FE State: SSC Local: (SDC) Group 1	Gravelly or sandy washes, stream and river banks, and arroyos where flow rates are great enough to keep silt and clay suspended. Found in desert wash, riparian scrub, riparian woodland, south coast flowing waters, and south coast standing waters. Shallow sandy pools bordered sand and gravel flood terraces are needed for breeding.	**Potential (Low)**. This species has low potential to occur. The portion of Santa Maria Creek within the study area contains dense riparian canopy and is intermittent, and thus lacks the regularly flowing or standing water during the breeding season that this species requires for development. Additionally, the upland habitat surrounding the creek is highly disturbed and supports dense non-native grasses that would not be conducive to toad movement or burrowing (CalTrans 2018). Thus, this species is not expected to occur within the study area and focused survey are not recommended.
REPTILES			
Spiny Lizards ***Phrynosomatidae***			
coast horned lizard *Phrynosoma blainvillii*	Federal: None State: SSC Local: (SDC) Group 2	Prefers sandy riparian and sage scrub habitats but also occurs in valley-foothill hardwood, conifer, pine-cypress, juniper and annual grassland habitats below 6,000 feet, open country, especially sandy areas, washes, flood plains, and windblown deposits. Requires open areas for sunning, bushes and loose soil for cover and abundant supply of harvester ants.	**Potential (Low)**. This species was historically documented in the CNDDB within the immediate vicinity in 1939 (CDFW 2021a). However, this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential is low.
Skinks ***Scincidae***			
Coronado skink *Plestiodon skiltonianus interparietalis*	Federal: None State: WL Local: (SDC) Group 2	Grassland, chaparral, pinon-juniper and juniper sage woodland, pine-oak and pine forests in Coast Ranges of Southern California. Prefers early successional stages or open areas. Found in rocky areas close to streams and on dry hillsides with leaf litter and sandy substrates.	**Potential (Low)**. This species was documented in the CNDDB approximately 2 miles south of the study area in 1995 (CDFW 2021a). However, this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential is low.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Whiptails & relatives ***Teiidae***			
Belding's orange-throated whiptail *Aspidoscelis hyperythra beldingi*	Federal: None State: WL Local: (SDC) Group 2	Species requires intact habitat within chaparral, cismontane woodland, and coastal scrub plant communities. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food-termites.	**Observed**. One individual of this species was detected during the 2018 surveys conducted by CalTrans (2018).
coastal whiptail *Aspidoscelis tigris stejnegeri*	Federal: None State: SSC Local: (SDC) Group 2	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	**Potential (Moderate)**. This species was documented in the CNDDB within the immediate vicinity in 1992 (CDFW 2021a).
Legless Lizards ***Anniellidae***			
southern California legless lizard *Anniella stebbinsi*	Federal: None State: SSC Local: (SDC) Group 2	Occurs in moist warm loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach/coastal dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs. Can also be found by gently raking leaf litter under bushes and trees. Sometimes found in suburban gardens in Southern California.	**Potential (Low)**. This species historically occurred in the CNDDB within the immediate vicinity of the study area in 1952 (CDFW 2021a). However, this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential is low.
Egg-Laying Snakes ***Colubridae***			
California glossy snake *Arizona elegans occidentalis*	Federal: None State: SSC Local: None	Inhabits arid scrub, rocky washes, and grasslands, and chaparral habitats. Appears to prefer microhabitats of open areas with friable soils for burrowing.	**Potential (Low)**. This species was historically documented in the CNDDB within the immediate vicinity of the study area in 1940 (CDFW 2021a). However, this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential is low.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
San Diego ringneck snake *Diadophis punctatus similis*	Federal: None State: None Local: (SDC) Group 2	Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands.	**Potential (Low)**. Although the study area supports intermittent aquatic habitat within Santa Maria Creek, this species does not have known occurrences within the vicinity and potential is low.
coast patch-nosed snake *Salvadora hexalepis virgultea*	Federal: None State: SSC Local: (SDC) Group 2	Known to inhabit semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains with sandy soils and leaf litter.	**Not Expected**. Although the study area supports limited coastal scrub habitat on-site, the study area and surrounding vicinity does not support extensive habitat where this species typically occurs.
Live-Bearing Snakes ***Natricidae***			
two-striped garter snake *Thamnophis hammondii*	Federal: None State: SSC Local: (SDC) Group 1	Habitat includes marsh and swamp, riparian scrub, riparian woodland, and wetland. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	**Not Expected**. Although the study area supports aquatic habitat within Santa Maria Creek, this stream is intermittent and does not support permanent fresh water habitat required by this species.
Vipers ***Viperiidae***			
red-diamond rattlesnake *Crotalus ruber*	Federal: None State: SSC Local: (SDC) Group 2	Known to occur in chaparral, Mojavean desert scrub, and Sonoran desert scrub communities. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks, or surface cover objects.	**Potential (Low)**. Although the study area supports limited habitat required by this species, this species was documented 1 mile northwest of the study area in 1998 in the CNDDB (CDFW 2021a).
BIRDS			
Cormorants ***Phalacrocoracidae***			
double-crested cormorant *Phalacrocorax auritus*	Federal: None State: WL Local: (SDC) Group 2	Colonial waterbirds that seek aquatic bodies large enough to support their fish diet, but can nest in clusters or trees near smaller lagoons or ponds.	**Observed**. This species was observed flying over the study area during 2021 surveys.
New World Vultures ***Cathartidae***			
turkey vulture *Cathartes aura*	Federal: None State: None Local: (SDC) Group 1	Highly migratory species that forages over a wide ranges of habitats as long as carrion is present. Nests in secluded rocky outcrops away from human activity.	**Observed**. This species was observed flying over the study area during 2021 surveys.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Hawks, Kites, Harriers, & Eagles ***Accipitridae***			
Cooper's hawk *Accipiter cooperii*	Federal: None State: WL Local: (SDC) Group 1	Inhabits cismontane woodland, riparian forest, riparian woodland, upper montane coniferous forest, or other forest habitats near water. Nests and forages near open water or in riparian vegetation.	**Observed**. This species was observed within the study area during 2021 surveys.
red-shouldered hawk *Buteo lineatus*	Federal: None State: None Local: (SDC) Group 1	Prefers mature lowland forests with open water and clearings nearby. Inhabits oak, riparian, and eucalyptus woodland. Nests in a variety of trees including oaks, eucalyptus, palms, and peppertrees.	**Observed**. This species was observed within the study area during 2021 surveys.
Swainson's hawk *Buteo swainsoni*	Federal: BCC State: ST Local: (SDC) Group 1	Found in Great Basin grassland, riparian forest, riparian woodland, valley and foothill grassland. Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	**Potential (Low)**. This species was historically documented in the CNDDB within the immediate vicinity of the study area in 1888 (CDFW 2021a). This species is currently only known to nest in the Central Valley of California. As this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential for this species to forage on-site is low.
white-tailed kite *Elanus leucurus*	Federal: None State: FP Local: (SDC) Group 1	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes nest to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	**Observed**. This species was observed flying over the study area during 2021 surveys.
Falcons ***Falconidae***			
prairie falcon *Falco mexicanus*	Federal: BCC State: WL Local: (SDC) Group 1	Inhabits dry, open terrain, either level or hilly such as grassland, rangeland, agriculture, desert scrub, and alpine meadows. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	**Potential (Low)**. The study area does not supports nesting habitat, and due to limited and disturbed habitat on-site and in the surrounding vicinity, potential for this species to forage on-site is low.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
True Owls ***Strigidae***			
burrowing owl *Athene cunicularia*	Federal: BCC State: SSC Local: (DNCMSCP) Covered; (SDC) Group 1	Inhabits coastal prairie, coastal scrub, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, annual and perennial grasslands, bare ground, and disturbed habitats characterized by low-growing vegetation. A subterranean nester dependent upon burrowing mammals, particularly the California ground squirrel.	**Not Expected**. This species was not detected during 2021 focused surveys.
Tyrant Flycatchers ***Tyrannidae***			
southwestern willow flycatcher *Empidonax traillii extimus*	Federal: FE State: SE Local: (SDC) Group 1	For nesting, species requires dense riparian habitats (cottonwood/willow and tamarisk vegetation) with microclimatic conditions dictated by the local surroundings. Saturated soils, standing water, or nearby streams, pools, or cienegas are a component of nesting habitat that also influences the microclimate and density vegetation component. Habitat not suitable for nesting may be used for migration and foraging. Recurrent flooding and a natural hydrograph are important to withstand invading exotic species (tamarisk).	**Not Expected**. This species was not incidentally detected during 2021 surveys, nor was it observed during 2012 or 2018 survey conducted by CalTrans (2018).
vermilion flycatcher *Pyrocephalus rubinus flammeus*	Federal: None State: SSC Local: (SDC) Group 1	Inhabits riparian areas and scrub in the southwestern USA.	**Potential (Moderate)**. This species was documented 1.7 mile northwest of the study area in 2017 in the CNDDB (CDFW 2021a).
Vireos ***Vireonidae***			
least Bell's vireo *Vireo bellii pusillus*	Federal: FE State: SE, SSC Local: (SDC) Group 1	Known to occur in riparian forest, scrub, and woodland habitats. Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 feet. Highly territorial and nests primarily in willow, mule fat, or mesquite habitats.	**Observed**. This species was observed within the study area during 2021 surveys and 2018 survey conducted by CalTrans (2018).

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Wrens ***Troglodytidae***			
coastal cactus wren *Campylorhynchus brunneicapillus sandiegensis*	Federal: None State: SSC Local: (DNCMSCP) Covered; (SDC) Group 1	Known to occur in coastal scrub habitats. Nest almost exclusively in prickly pear (*Opuntia littoralis* and *O. oricola*) and coastal cholla (*O. prolifera*).	**Not Expected**. The study area does not supports cactus scrub habitat and this species is not expected to occur on-site.
Gnatcatchers ***Polioptilidae***			
coastal California gnatcatcher *Polioptila californica californica*	Federal: FT State: SSC Local: (SDC) Group 1	Species is an obligate, permanent resident of coastal sage scrub habitats dominated by California sagebrush and flat-topped buckwheat, mainly on cismontane slopes below 1,500 feet in elevation. Low coastal sage scrub in arid washes, on mesas and slopes.	**Not Expected**. The study area supports only a limited and isolated patch of coastal sage scrub habitat, and due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
Thrushes ***Turdidae***			
western bluebird *Sialia mexicana*	Federal: None State: None Local: (SDC) Group 2	Inhabits oak, riparian, and conifer woodlands but can also occupy urbanized areas with mature trees and wide lawns.	**Observed**. This species was observed within the study area during 2021 surveys.
Sparrows ***Passerellidae***			
southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	Federal: None State: WL Local: (SDC) Group 1	Known to frequent relatively steep, often rocky hillsides with grass and forb species. Resident in southern California coastal sage scrub and mixed chaparral habitats.	**Not Expected**. The study area does not contain steep rocky hillsides and supports only a limited and isolated patch of coastal sage scrub habitat, and due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
grasshopper sparrow *Ammodramus savannarum*	Federal: None State: SSC Local: (SDC) Group 1	Known to occur in dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs, and scattered shrubs.	**Not Expected**. Due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.

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Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Bell's sage sparrow *Artemisiospiza belli belli*	Federal: None State: WL Local: (SDC) Group 1	Inhabits large, unfragmented blocks of coastal sage scrub, southern mixed chaparral habitats	**Not Expected**. The study area supports only a limited and isolated patch of coastal sage scrub habitat, and due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
Yellow-Breasted Chats ***Icteriidae***			
yellow-breasted chat *Icteria virens*	Federal: None State: SSC Local: (SDC) Group 1	Known to occur with riparian forest, scrub, and woodland habitats. Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 feet of ground.	**Not Expected**. This species was not incidentally detected during 2021 surveys, nor was it observed during 2012 or 2018 survey conducted by CalTrans (2018).
Wood-Warblers ***Parulidae***			
yellow warbler *Setophaga petechia*	Federal: None State: SSC Local: (SDC) Group 2	Found in riparian forest, scrub, and woodland. Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	**Observed**. This species was observed within the study area during 2021 surveys and 2018 survey conducted by CalTrans (2018).
MAMMALS			
Evening Bats ***Vespertilionidae***			
pallid bat *Antrozous pallidus*	Federal: None State: SSC Local: (SDC) Group 2	Occurs in a wide variety of habitats including chaparral, coastal scrub, desert wash, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, riparian woodland, Sonoran desert scrub, upper montane coniferous forest, valley and foothill grasslands. Most common in open, dry habitats with rocky areas for roosting. For roosting, prefers rocky outcrops, cliffs and crevices with access to open habitats for foraging. Roosts must protect species from high temperatures. Very sensitive to disturbance of roosting sites.	**Not Expected**. Due to the lack of preferred habitat (e.g., rocky outcrops, cliffs, crevices) and limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat or results of negative focused surveys; Potential = species has the potential to occur on-site.

Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Townsend's big-eared bat *Corynorhinus townsendi*	Federal: None State: SSC Local: (SDC) Group 2	Throughout California in a wide variety of habitats, including broadleaved upland forest, chaparral, chenopod scrub, Great Basin grassland, Great Basin scrub, Joshua tree woodland, lower montane coniferous forest, meadow and seep, Mojavean desert scrub, riparian forest, riparian woodland, Sonoran desert scrub, Sonoran thorn woodland, upper montane coniferous forest, valley and foothill grassland. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings; tree cavities, mines, and caves. Roosting sites limiting. Extremely sensitive to human disturbance.	**Potential (Moderate)**. This species occurred within the immediate vicinity of the study area in 1989 in the CNDDB (CDFW 2021a).
western red bat *Lasiurus blossevillii*	Federal: None State: SSC Local: (SDC) Group 2	Prefers edges or habitat mosaics that have trees for roosting and open areas for foraging. Requires nearby water source. Roosting habitat includes forests and woodlands from sea level up through mixed conifer forests. Feeds over a wide variety of habitats including grasslands, shrublands, open woodlands and forests, and croplands. Not found in desert areas.	**Potential (Moderate)**. This species was documented 3.4 miles north-northwest of the study area in 2003 in the CNDDB (CDFW 2021a).
western yellow bat *Lasiurus xanthinus*	Federal: None State: SSC Local: None	Known only in Los Angeles and San Bernardino Counties south to the Mexican border. This species has been recorded below 600 m (2000 ft) in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts primarily in trees, including under palm trees, and forages for insects over water and among trees.	**Not Expected**. This species was historically documented in the CNDDB within the immediate vicinity of the study area in 1989 (CDFW 2021a). However, due to lack of suitable habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
western small-footed myotis *Myotis ciliolabrum*	Federal: None State: None Local: (SDC) Group 2	Inhabits deserts, semi-deserts, and desert mountains, and roosts in crevices and cracks in canyon walls, caves, mine tunnels, behind loose tree bark, or in abandoned houses.	**Not Expected**. Due to lack of suitable habitat on-site, this species is not expected to occur on-site.
long-eared myotis *Myotis evotis*	Federal: None State: None Local: (SDC) Group 2	Inhabits mostly forested areas with broken rock outcrops. Can also be found in shrublands, meadows near tall timber, wooded streams, and reservoirs. Roosts in buildings, hollowed trees, mines, caves, and fissures.	**Not Expected**. Due to lack of preferred habitat on-site (e.g., forested areas with broken rock outcrops), this species is not expected to occur on-site.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat or results of negative focused surveys; Potential = species has the potential to occur on-site.

Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Yuma myotis *Myotis yumanensis*	Federal: None State: None Local: (SDC) Group 2	Occurs in lower montane coniferous forest, riparian forest, riparian woodland, and upper montane coniferous forest. Roosts in buildings, mines, caves, or crevices, but has also been seen roosting in abandoned swallow nests and under bridges.	**Potential (Moderate)**. This species was documented 3.4 miles north-northwest of the study area in 2003 in the CNDDB (CDFW 2021a).
Free-Tailed Bats ***Molossidae***			
western mastiff bat *Eumops perotis californicus*	Federal: None State: SSC Local: (SDC) Group 2	Known to occur in habitat consisting of extensive open areas within dry desert washes, flood plains, chaparral, cismontane oak woodland, coastal scrub, open ponderosa pine forest, and grasslands. Roosts primarily in crevices in rock outcrops and buildings.	**Potential (Moderate)**. This species was documented 3.4 miles north-northwest of the study area in 2003 in the CNDDB (CDFW 2021a).
pocketed free-tailed bat *Nyctinomops femorosaccus*	Federal: None State: SSC Local: (SDC) Group 2	Inhabits pinyon-juniper woodlands, riparian scrub, Sonoran desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree woodland, and palm oasis. Typically roosts in caves and rocky outcrops; prefers cliffs in order to obtain flight speed. Feeds on insects flying over bodies of water or arid desert habitats to capture prey.	**Not Expected**. This species was documented 3.4 miles north-northwest of the study area in 2003 in the CNDDB (CDFW 2021a). Due to lack of preferred arid habitat on-site, this species is not expected to occur on-site.
big free-tailed bat *Nyctinomops macrotis*	Federal: None State: SSC Local: (SDC) Group 2	Low-lying arid areas in Southern California within habitats such as desert shrub, woodlands, and evergreen forests. Need high cliffs or rugged, rocky outcrops or canyons for roosting sites. Feeds principally on large moths.	**Not Expected**. Due to lack of roosting habitat on-site, this species is not expected to occur on-site.
Rabbits & Hares ***Leporidae***			
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	Federal: None State: SSC Local: (SDC) Group 2	Inhabits open grasslands, agricultural fields, and sparse coastal scrub where they occur primarily in arid regions with short grass.	**Potential (Low)**. This species was documented 1.8 miles northwest of the study area in 2016 in the CNDDB (CDFW 2021a). Although there is limited and disturbed habitat on-site and in the surrounding vicinity, this species has a low potential to occur on-site.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat or results of negative focused surveys; Potential = species has the potential to occur on-site.

Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**
Kangaroo rats, Pocket mice, & Kangaroo mice ***Heteromyidae***			
Dulzura pocket mouse *Chaetodipus californicus femoralis*	Federal: None State: SSC Local: (SDC) Group 2	Slopes covered with chaparral and live oaks, and a variety of habitats including coastal scrub and grassland in San Diego County. This species is attracted to grass-chaparral edges.	**Not Expected**. This species was historically documented in the immediate vicinity of the study area in 1937 in the CNDDB (CDFW 2021a). Due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	Federal: None State: SSC Local: (SDC) Group 2	Moderate canopy coverage of coastal scrub, sagebrush, chaparral, grasslands, pinyon-juniper, and desert wash and scrub. Found in sandy, herbaceous areas with nearby shrubs for cover. Burrows are typically dug within gravelly or sandy soil.	**Not Expected**. Due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
Stephens' kangaroo rat *Dipodomys stephensi*	Federal: FE State: ST Local: (DNCMSCP) Covered; (SDC) Group 1	Inhabits annual and perennial grassland habitats, but may occur in coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas. Known to occur in sparse perennial vegetation with firm soil, "neither hard nor sandy."	**Not Expected**. This species was documented 1 mile northwest of the study area in 1998 in the CNDDB (CDFW 2021a). Due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.
Mice, Rats, & Voles ***Muridae***			
San Diego desert woodrat *Neotoma lepida intermedia*	Federal: None State: SSC Local: (SDC) Group 2	Found in a variety of coastal scrub, desert scrub, chaparral, cactus, and rocky habitats. Nests primarily against rock outcroppings, boulders, cacti, or areas of dense undergrowth.	**Not Expected**. Due to lack of preferred nesting habitat (e.g., rock outcroppings, boulders, cacti) on-site and in the surrounding vicinity, this species is not expected to occur on-site.
Weasels & relatives ***Mustelidae***			
American badger *Taxidea taxus*	Federal: None State: SSC Local: (SDC) Group 2	Found in a variety of habitats, including alkali marsh, desert wash, Great Basin scrub, marsh and swamp, meadow and seep, Mojavean desert scrub, riparian scrub, riparian woodland, valley and foothill grassland. Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils, and open, uncultivated ground to dig burrows. Preys on burrowing rodents.	**Not Expected**. This species was documented in the CNDDB within the immediate vicinity of the study area in 1986 (CDFW 2021a). However, this area has experienced extensive development since those observations, and due to limited and disturbed habitat on-site and in the surrounding vicinity, this species is not expected to occur on-site.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat or results of negative focused surveys; Potential = species has the potential to occur on-site.

Common Name ***Scientific Name***	**Sensitivity Status[1]**	**Preferred Habitat/Known Distribution[2]**	**Presence/Potential to Occur Within Biological Study Area**

[1] Federal (USFWS)
BGEPA = Bald and Golden Eagle Protection Act; FE = Federally Endangered; FT = Federally Threatened; FPE = Federally Proposed as Endangered; FPT = Federally Proposed as Threatened

State (CDFW)
FP = Fully Protected; SE = State Endangered; ST = State Threatened; SCE = State Candidate as Endangered; SCT = State Candidate as Threatened; SSC = State Species of Special Concern; WL = Watch List; Western Bat Working Group Regional Priority Matrix Species.

Local
County of San Diego 2009 Draft North County Multiple Species Conservation Plan (DNCMSCP) – Covered, Narrow Endemic (NE)
County of San Diego Sensitive Species Lists (SDC)

- Group 1 = listed as threatened or endangered or has very specific natural history requirements that must be met
- Group 2 = not common but not so rare that extirpation or extinction is imminent without immediate action

[2] Sources for Preferred Habitat:
CDFW. 2021a. *California Natural Diversity Database (CNDDB)*. RareFind, Version 5.0 (Commercial Subscription). Sacramento, California: CDFW, Biogeographic Data Branch. Available online at: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed on January 6, 2021.

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Unitt, Phil. 2004. *The Birds of San Diego County from the San Diego County Bird Atlas*. San Diego Natural History Museum. Available online at: http://sdplantatlas.org/BirdAtlas/BirdPages.aspx.

Observed = observed; Not Expected = species not expected to occur on-site due to the lack of suitable habitat or results of negative focused surveys; Potential = species has the potential to occur on-site.

Appendix A

Aquatic Resources Delineation Report

ESA

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Aquatic Resources Delineation Report

Prepared for
County of San Diego Department of
General Services

October 2022



PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Aquatic Resources Delineation Report

Prepared for
County of San Diego Department of General Services

October 2022

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EXECUTIVE SUMMARY

The County of San Diego Department of General Services proposes the Paseo Norte Senior Affordable Housing Project, which comprises 15.59 acres along 13th Street behind the County's Ramona Public Library. The survey area includes Santa Maria Creek, an identified blue-line intermittent stream, the adjacent alluvial terraces and developed areas. An aquatic resources delineation was conducted to identify potentially jurisdictional aquatic features under the Clean Water Act sections 404 (waters of the U.S.) and 401 (waters of the state) and features subject to sections 1600 et seq. of the Fish and Game Code. The proposed project was found to support aquatic resources including southern cottonwood-willow riparian forest, southern willow scrub, and an emergent wetland. Results and study details are found in Chapter 5.

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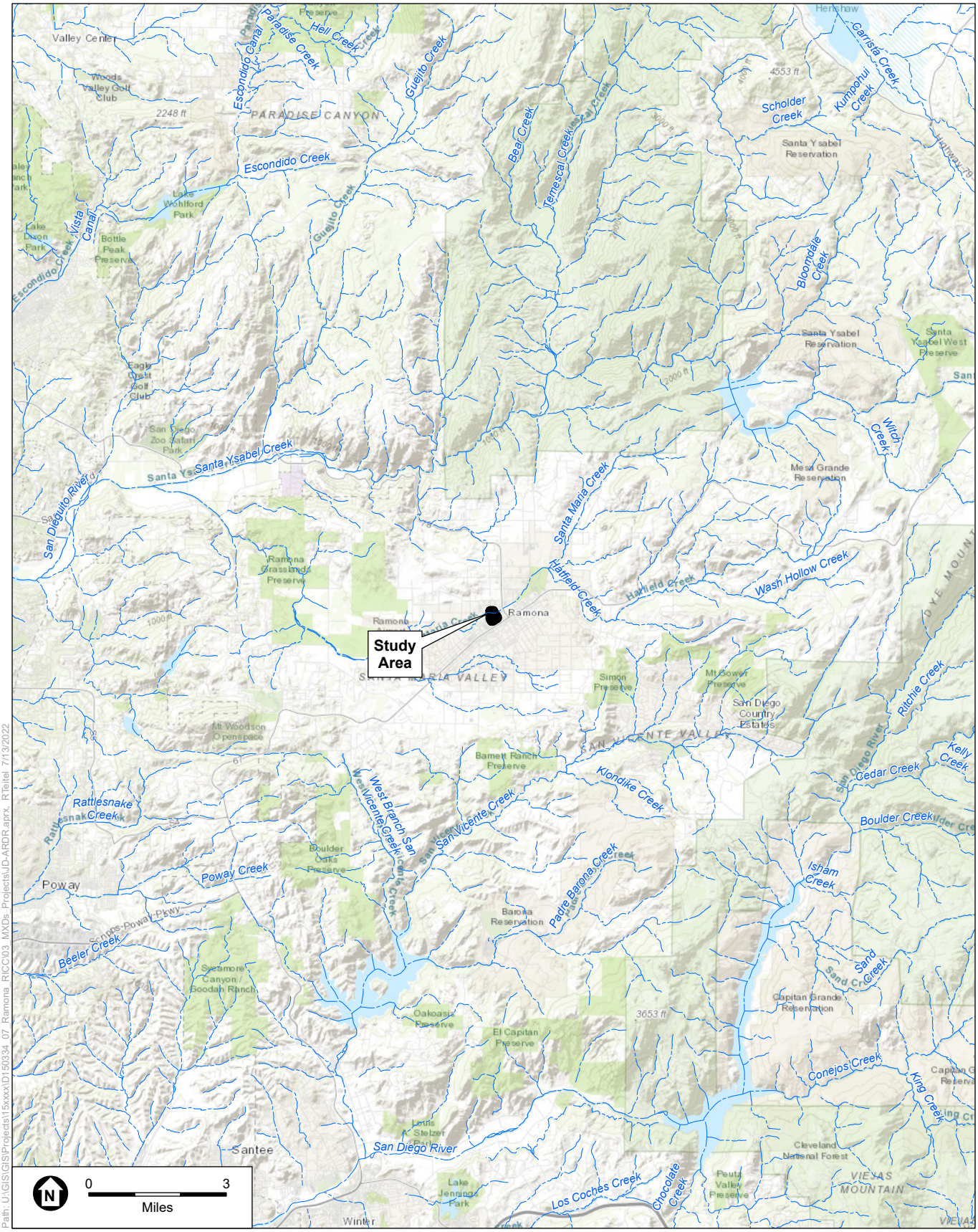
CHAPTER 1
Introduction

This report describes the methodology and results of an aquatic resources delineation conducted by Environmental Science Associates (ESA) for the County of San Diego Department of General Services (County) Paseo Norte Senior Affordable Housing Project (project). The project site is located on APNs 281-182-17 and 281-182-18 (8.83 acres) (project site). The project would include senior group residential housing, senior center, and Ramona Program for All-Inclusive Care for the Elderly (PACE) Wellness Center (PACE Wellness Center). Implementation of the residential building, senior center, and PACE Wellness Center would require the construction of utility services and relocation (or undergrounding) of utility lines, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas. It also includes a public park located north of the residential and senior center uses, extending to the Santa Maria Creek.

The purpose of the delineation was to identify potential waters of the U.S. subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the federal Clean Water Act (CWA); waters of the state subject to the regulatory jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the federal CWA and the Porter-Cologne Water Quality Control Act; and streambed and riparian habitat subject to the regulatory jurisdiction of the California Department of Fish and Wildlife (CDFW) pursuant to Sections 1600 et seq. of Fish and Game Code (FGC). All aquatic resources and boundaries described in this report are considered preliminary pending verification from the regulatory agencies.

1.1 Survey Location

The project site is located in the community of Ramona in northern San Diego County, California (**Figure 1**). The project site includes undeveloped lands within an un-sectioned portion of Township 13 South, Range 1 East in the Ramona and San Pasqual U.S. Geological Survey (USGS) 7.5-minute quadrangle topographic maps (**Figure 2**). Lands within and around the survey area are mainly developed or disturbed with residential, commercial, and agricultural land uses. The project site is bound by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west, as shown in Figure 2, Vicinity Map. The study area includes the project site, plus a 100-foot buffer, and occupies 15.59 acres (**Figure 3**).



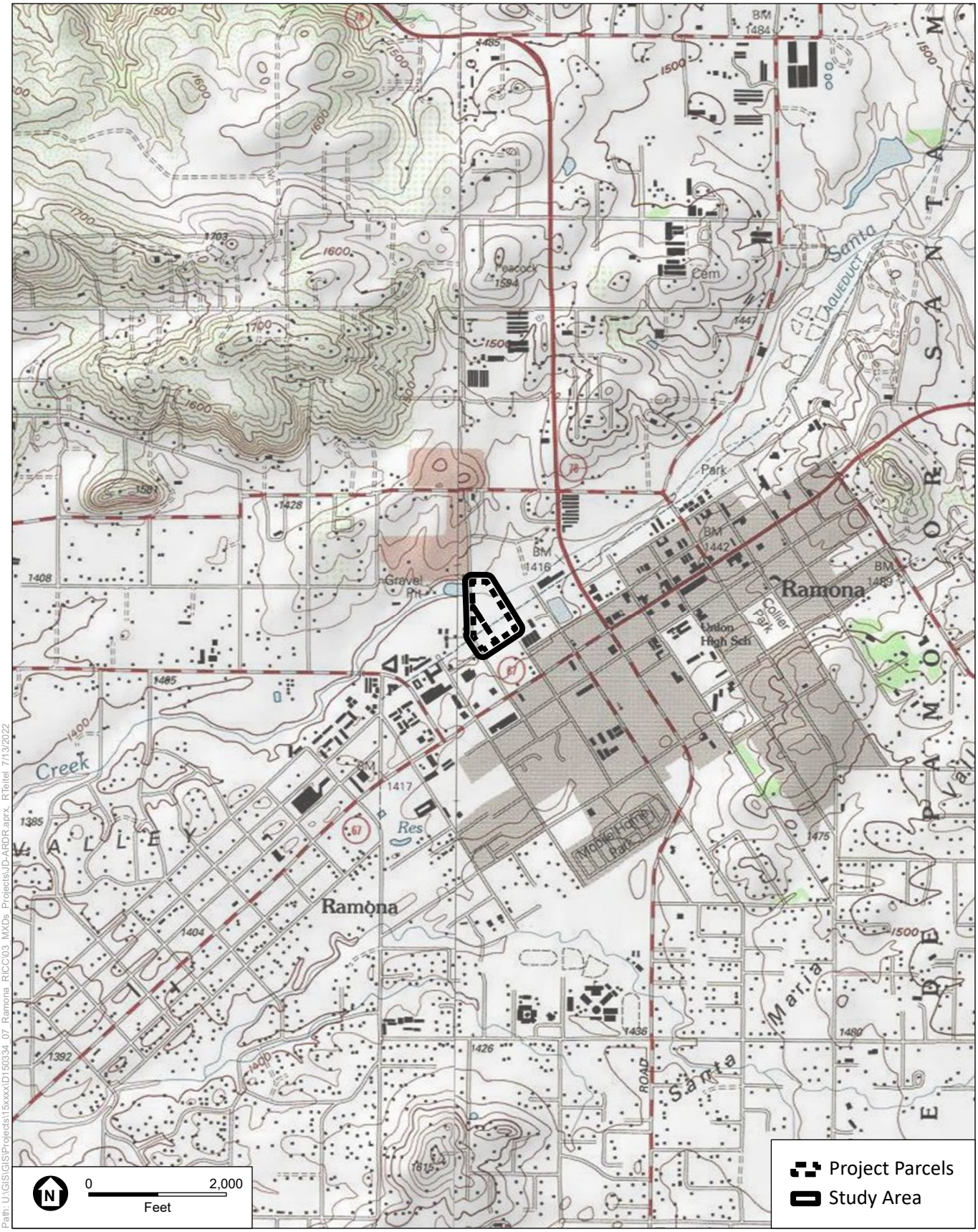
SOURCE: ESRI World Topographic Map.

Paseo Norte Senior Affordable Housing Project

Figure 1
Regional Location

ESA

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SOURCE: USGS Topographic Series (San Pasqual, Ramona), 2018.

Paseo Norte Senior Affordable Housing Project

Figure 2
Vicinity Map

ESA



SOURCE: Mapbox, 2020.

Paseo Norte Senior Affordable Housing Project

Figure 3
Study Area

ESA

1.1.1 Directions to the Study Area

The portion of the study area along public roadways is publicly accessible; however, buffer areas may extend into private lands. The study area can be accessed from SR-67 north or south by turning west on 13th Street. The project is located directly behind the Ramona Public Library and on the north side of 13th Street.

1.2 Contact Information

1.2.1 Applicant

Ms. Melanie Tylke
Environmental Project Manager
County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

1.2.2 Delineator(s)

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CHAPTER 2
Existing Conditions

2.1 Aquatic Resources Delineation Study Area

The study area occupies 15.59 acres of undeveloped land and is located within the community of Ramona in unincorporated San Diego County. The study area is comprised of undeveloped land. Along the northern portion of the study area, Santa Maria Creek and its associated riparian vegetation communities traverses the study area, flowing from east to west. Other native habitats within the study area are disturbed and are located on sandy loam soils and gravelly Riverwash substrate. Disturbances to the project site associated with the easement, transient activities, and recreational use include soil disturbance, high non-native species cover, litter, encampments, and soil compaction from regular trail use. A manmade culvert and dissipation pool occurs on the southwest corner of the study area adjacent to the unpaved portion of 13th Street. The study area occurs on flat topography that has an elevation range of approximately 1,410 to 1,425 feet above mean sea level (AMSL). Surrounding land uses include residential development, public, and industrial and commercial uses (e.g., public library, automotive body repair, towing and wrecking yards, etc.).

2.2 Vegetation Communities and Land Cover Types

Vegetation communities and land cover types in the survey area are summarized in **Table 1** and depicted in **Figure 4**. Vegetation communities and cover types within the study area were classified according to *Draft Vegetation Communities of San Diego County* (Oberbauer 2008) with modifications to describe site-specific cover types related to aquatic resources. A list of plant taxon observed during the study can be found in **Appendix A - Floral Compendium**.

Southern Cottonwood-Willow Riparian Forest (61330)

Southern cottonwood-willow riparian forest occurs on the northern portion of the study area and is associated with Santa Maria Creek. Trees dominating the canopy cover include black willow (*Salix gooddingii*, FACW), arroyo willow (*Salix lasiolepis*, FACW), and western cottonwood (*Populus fremontii*, UPL), while the understory includes mulefat (*Baccharis salicifolia*, FAC), herbs such as mugwort (*Artemisia douglasiana*, FAC), stinging nettle (*Urtica dioica*, FAC), non-native grasses such as smilo grass (*Stipa miliacea* var. *miliacea*, UPL), giant reed (*Arundo donax*, FACW), and pockets of non-vegetated riverwash substrate.

TABLE 1
NATURAL COMMUNITIES AND LAND COVER TYPES WITHIN THE STUDY AREA

Natural Community/Land Cover Type[1]	Project Site (acres)	100-Foot Buffer (acres)	Total (acres)
Aquatic/Riparian			
Southern Cottonwood-Willow Riparian Forest (61330)	0.90	0.57	1.47
Southern Willow Scrub (63320)	0.91	0.49	1.40
Disturbed Emergent Wetland (52440)	0.01	0.22	0.23
Salt Grass Grassland (42130)	0.68	0.12	0.80
Upland			
Diegan Coastal Sage Scrub - Inland Form (32520)	-	0.06	0.06
Disturbed/Developed			
Non-Native Grassland (42200)	0.36	0.04	0.40
Non-Native Grassland: Broadleaf-Dominated (42210)	5.22	2.18	7.40
Disturbed (11300)	0.04	-	0.04
Urban/Developed (12000)	0.71	3.07	3.78
TOTAL	**8.83**	**6.75**	**15.58**

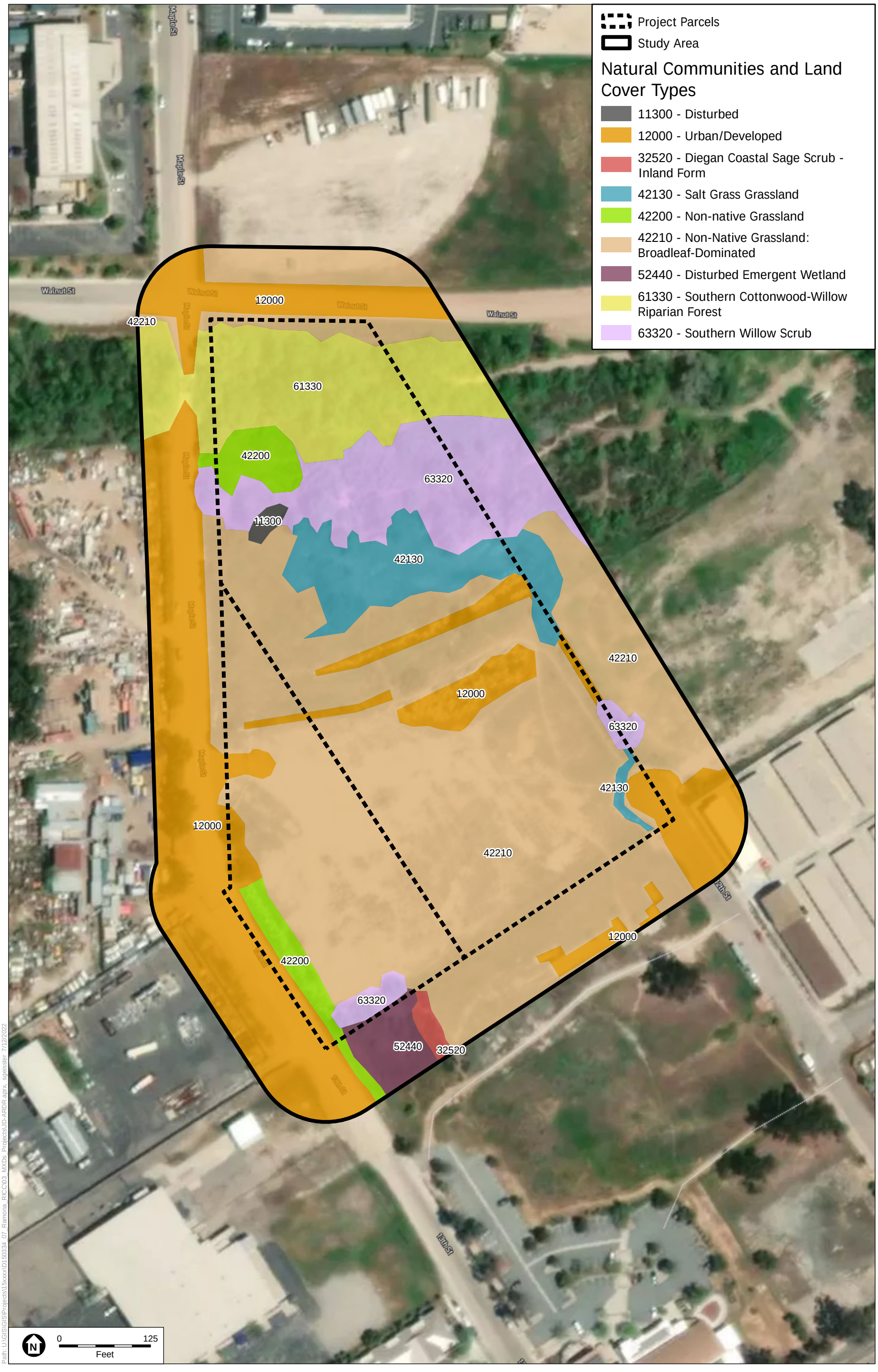
NOTE:

[1] Oberbauer et al. 2008

SOURCE: ESA 2021

Southern Willow Scrub (63320)

Southern willow scrub occurs on the northern portion of the study area and is associated with the Santa Maria Creek floodplain. Species dominating this natural community include mulefat, arroyo willow, sandbar willow (*Salix exigua*, FACW), a few black willows, and a single cottonwood tree. The understory is dominated by salt grass (*Distichlis spicata*, FAC) and supported patches of native species, such as stinging nettle and mugwort, and non-native species including but not limited to short pod mustard (*Hirschfeldia incana*, UPL), wild radish (*Raphanus sativus,* UPL), and several species of non-native grasses (e.g., *Bromus* spp., *Avena* spp., UPL). Additionally, a small patch of southern willow scrub occurs near the southwest corner of the study area just west of Maple Street, which is associated with a drain that directs water under 13th Street. A strip of southern willow scrub also occurs along a human-made drainage fed by runoff from the end of the 12th Street cul-de-sac (as shown in Figure 4). Although a small portion of this vegetation community overhangs onto the project site, the majority of the community occurs within an off-site portion of the study area (i.e., within the 100-foot buffer) on fenced private property that was not accessed during the surveys.



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 4

Natural Communities and Land Cover Types

ESA

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Disturbed Emergent Wetland (52440)

Emergent wetlands are typically persistent wetlands dominated by low growing, perennial wetland species. A disturbed emergent wetland that is a human-made retention basin occurs as a concave depression in the southwest corner of the study area along the east side of 13th Street and north of the Ramona Main Library parking lot. This emergent wetland is considered disturbed and dominated by non-native grasses and species such as broad leaf filaree (*Erodium botrys*) and has highly disturbed soils that contain construction debris (e.g., concrete, asphalt). Native plant species associated with this community include water pygmyweed (*Crassula aquatica*), hairy clover fern (*Marsilea vestita*), pale spike-rush (*Eleocharis pacifica*), grass poly (*Lythrum hyssopifolium*), Mexican speedwell (*Veronica peregrina* var. *xalapensis*), fringed willowherb (*Epilobium ciliatum*), chufa (*Cyperus esculentus*), and seaside barley (*Hordeum marinum*) in the north corner of the wetland. The wetland is dominated by non-native species such as spiny-leaf sow-thistle (*Sonchus asper*), broad leaf filaree, curly dock (*Rumex crispus*), and rat-tail six-weeks grass (*Festuca myuros*) along the basin bottom. In addition, small-flower tamarisk (*Tamarisk parviflora*), was observed within this community along the eastern edge of the wetland. Due to the high cover of non-native species, as well as the presence of asphalt and concrete debris within the soil, this vegetation community was classified as disturbed. This wetland supports some vernal pool indicator species (i.e., water pygmyweed, grass poly and hairy clover fern) at the lowest elevation in the basin where water remains ponded; however, it does not function like a vernal pool as water ponds more frequently and for longer durations than a natural vernal pool and is therefore classified as a disturbed emergent wetland.

Salt Grass Grassland (42130)

This vegetation community occurs near the middle of the study area and is associated with the Santa Maria Creek floodplain. Salt grass grassland is a native grassland consisting of salt grass with scattered forbs and grasses. Salt grass makes up greater than 50% of the cover, while 40% consist of other native species including mugwort, Mexican rush (*Juncus mexicanus*, FACW), clustered field sedge (*Carex praegracilis*, FACW), southern tarplant (*Centromadia parryii* ssp. a*ustralis*, FAC), and evening-primrose (*Oenothera elata*, FACW). The remaining 10% of cover consisted of non-native plant species such as spiny-leaf sow-thistle, tocalote (*Centaurea melitensis*, UPL), Italian thistle (*Carduus pycnocephalus* ssp. *pycnocephalus*, UPL), wild radish (*Raphanus sativus*, UPL), and short-pod mustard.

Diegan Coastal Sage Scrub – Inland Form (32520)

One small patch of Diegan coastal sage scrub occurs on the southwest corner of the study area as a strip above the disturbed emergent wetland. This vegetation community primarily consists of California buckwheat (*Eriogonum fasciculatum*, UPL), California sagebrush (*Artemisia californica*, UPL), and deerweed (*Acmispon glaber*, UPL).

Non-native Grassland: Broadleaf Dominated (42210)

This vegetation community makes up the majority of the site, occurring on the southern portion as well as in the northern portions of the study area. Vegetation consists of a mixture of native

and non-native grasses (salt grass, red brome (*Bromus rubens*), ripgut brome (*Bromus diandrus*), seaside barley, and slender wild oat (*Avena barbata*, UPL). Non-native broadleaf species include broad leaf filaree, stinkwort (*Dittrichia graveolens*, UPL), Italian thistle, blessed milk thistle (*Silybum marianum*, UPL), smooth cat's ear (*Hypochaeris glabra*, UPL), tocalote, red brome (*Bromus rubens*, UPL), ripgut grass (UPL), wild radish, and short-pod mustard. This vegetation community also includes Peruvian pepper tree (*Schinus molle*, FACU) and Mexican palo verde (*Parkinsonia aculeata*, FAC).

Non-native Grassland (42200)

Non-native grassland occurs in two patches within the study area: one is located in the northwest portion, adjacent to Maple Street, and the other occurs directly adjacent to and parallel to Maple Street in the southwest corner. Both patches consist primarily of ripgut grass, slender wild oat, Bermuda grass (*Cynodon dactylon*, UPL), and seaside barley.

Disturbed (11300)

One small patch of disturbed habitat occurs just east of Maple Street. This vegetation community is a monoculture of short-pod mustard and wild radish.

Urban/Developed (12000)

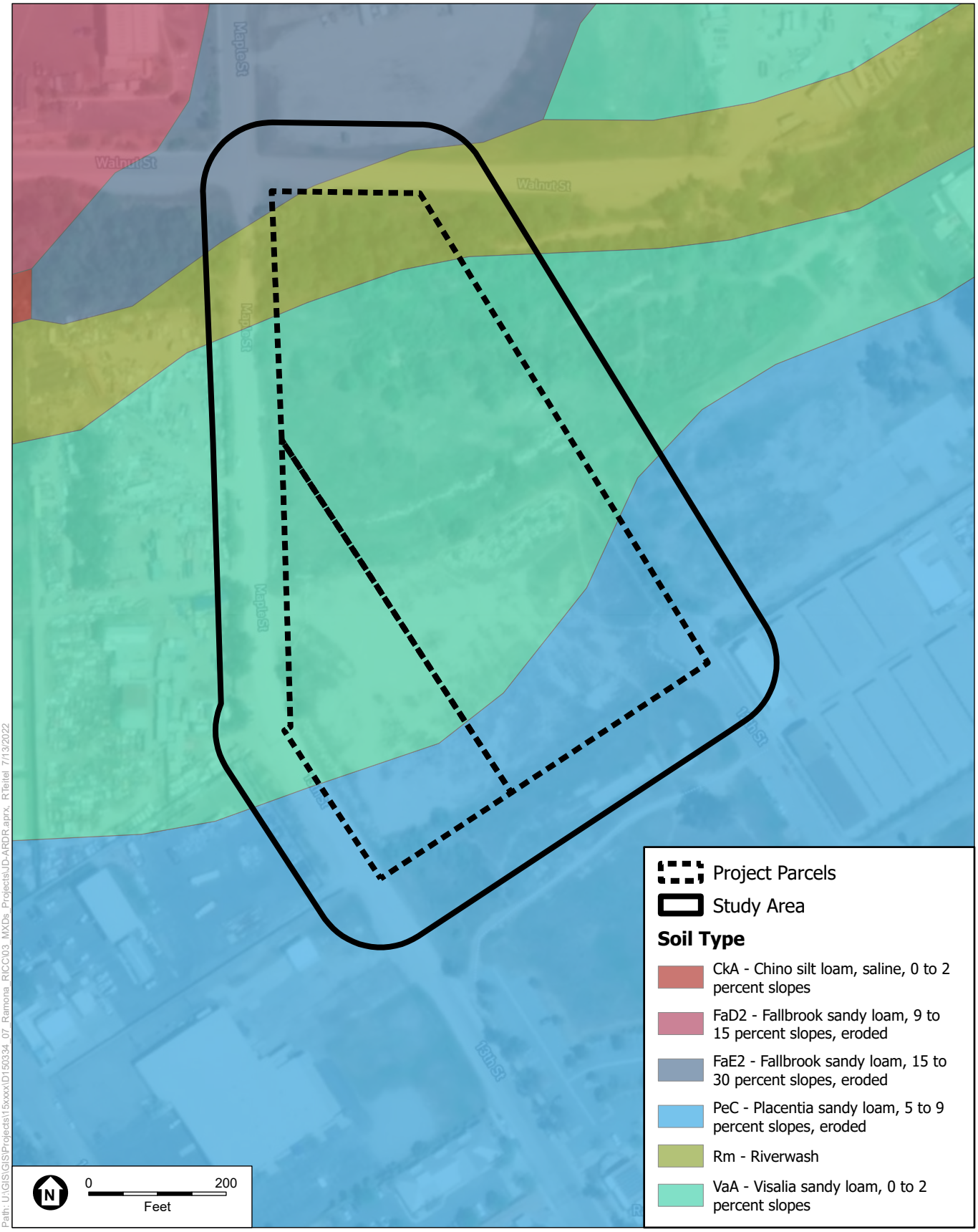
This land cover type consists of developed areas, paved roads and lots, buildings, areas with concrete slabs and rip rap, and disturbed open areas directly adjacent to roads, including areas with ornamental trees such as Peruvian pepper trees and eucalyptus (*Eucalyptus* sp.). In addition, this land cover type includes a human-made bio swale, which contains planted species including deergrass (*Muhlenbergia rigens*), and San Diego sedge (C*arex spissa*).

2.3 Soils

Soils within the study area are shown in **Figure 5** and described below. Soils in the study area are disturbed and have asphalt and concrete debris found in the A and B horizons. Three of the four soil types found on site are listed as hydric soils in the National Hydric Soils list in San Diego County.

Fallbrook sandy loam, 15 to 30 percent slopes, eroded (FaE2)

This soil map unit is not considered a hydric soil in San Diego County but is subject to flooding throughout its range. Fallbrook sandy loam is well-drained and is typically found over bedrock up to 50 inches deep. Fallbrook soils are moderately permeable with a slow to moderate run-off rate and a moderate to high erosion hazard. In the study area, Fallbrook sandy loam is found in the northwest corner at the intersection of Maple Street and Walnut Street.



SOURCE: Mapbox, 2020; USDA.

Paseo Norte Senior Affordable Housing Project

Figure 5
Soils

ESA

Placentia sandy loam, 5 to 9 percent slopes, eroded (PeC)

This soil map unit is considered a hydric soil in San Diego County. Placentia sandy loam is gently sloping, moderately well drained with a moderate erosion hazard and is found on old alluvial fans and floodplains. In the study area, Placentia sandy loam is found in the southern portion of the site and is associated with SP1 and SP4, the disturbed emergent wetland and associated vernal pool, and the southern willow scrub areas adjacent to Santa Maria Creek and a small patch along the eastern edge of the study area.

Riverwash (Rm)

This soil map series is considered a hydric soil in San Diego County. Riverwash occurs in intermittent stream channels and is sandy, gravelly, and very well drained. It can be barren or found with scattered coast live oak and sycamores trees growing along the banks. In the study area, it occurs on the northern end of the study area and aligns with Santa Maria Creek.

Visalia sandy loam, 0 to 2 percent slopes (VaA)

This soil map series is considered a hydric soil in San Diego County. Visalia sandy loam is moderately well-drained and found on alluvial fans and floodplains with gentle slopes. In the study area, it is the dominant soil type and is found in the middle of the project site.

2.4 Hydrology

The study area is within the Santa Maria Creek Watershed (USGS Hydrologic Unit Code 18070304). In the Water Quality Control Plan for the San Diego Basin (9) (Basin Plan; RWQCB 2016), the study area is within the San Dieguito Hydrologic Unit, Santa Maria Valley Hydrologic Area, and Ramona Hydrologic Subarea (905.41).

Overall, site hydrology drains through Santa Maria Creek, which drains into the San Dieguito River and Lake Hodges providing a corridor for both hydrological and habitat linkages for essential ecosystem processes. The San Dieguito River is a Traditionally Navigable Water (TNW) (USACE 2022). Santa Maria Creek is considered a relatively permanent water and is identified on **Figure 6** as a National Hydrography Dataset (NHD) blue-line intermittent stream.

The National Wetlands Inventory (NWI) maps riverine habitat (R4SBC) within the study area (Figure 6). The NWI features within the study area and Santa Maria Creek were verified as present during the field survey, occurring as riverine. Palustrine wetlands, including a disturbed emergent wetland, were not identified on the NWI map but were identified during the wetland determination.

Santa Maria Creek is not listed on the Clean Water Act 303(d) list of impaired waters and has an integrated report category 2, which are waters with insufficient information to determine an appropriate decision recommendation. Beneficial uses of this 17-mile creek include swimming (water contact recreation), drinking water supply (municipal and domestic supply), aquatic life support (warm freshwater habitat), and wildlife habitat (State of California 2019). Santa Maria Creek receives urban runoff from several outfall culverts within and outside the study area.



SOURCE: NHD/NWI, 2020; ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 6

National Wetlands Inventory

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The nearest stream gage data to the study area is approximately 4.1 miles downstream of the study area located in Ramona. The monthly mean discharge for Santa Maria Creek from January 2010 through May 2021 is presented in **Table 2**.

TABLE 2
MONTHLY MEAN DISCHARGE FOR USGS STATION NO. 11028500 (SANTA MARIA C NR RAMONA CA) (FT^3/S)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2010	30.3	10.4	3.96	2.22	0.184	0.073	0.073	0.025	0	0.225	0.431	55.3
2011	14.7	37.7	22.2	5.47	1.58	0.389	0.064	0.066	0.054	0.068	0.19	0.129
2012	0.17	0.333	1.28	0.862	0.161	0.029	0.002	0	0	0	0	0.013
2013	0.074	0.087	0.116	0.056	0.005	0	0	0	0	0	0	0
2014	0	0.001	0.036	0.024	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0.559	0	0	0	0	0
2016	17.3	0.448	0.036	0.006	0	0	0	0	0	0	0	0.232
2017	42.2	70.1	10.6	1.16	1.15	0.096	0	0	0	0	0	0
2018	0.224	0.101	0.087	0.06	0.01	0	0	0	0	0	0	0
2019	0	62.3	8.44	1.45	0.584	0.069	0	0	0	0	2.13	7.36
2020	0.609	0.416	12.4	41.1	1.1	0.141	0.015	0	0	0	0	0.019
2021 (current year)	0.333	0.173	0.444	0.103	0.002	-	-	-	-	-	-	-
Mean of Monthly Discharge*	20	22	21	5.7	1.8	0.44	0.06	0.07	0.03	0.07	36	1.9

*Mean of monthly discharge is calculated from data starting in 1912.

SOURCE: USGS 2021

2.5 Climate

The regional vicinity is described as having a Mediterranean climate characterized by warm, dry summers and cool winters with relatively low rainfall. Average highs for the region range between 66º Fahrenheit (F) in the winter (December and January) and 90º F in the summer (July and August), while average lows range between 35º F in in the winter and 57º in the summer (NOAA 2021).

2.5.1 Agricultural Applied Climate Information System Wetlands Climate Table

The Agricultural Applied Climate Information System (AgACIS) Wetlands (WETS) climate table for the Ramona Airport, California is included below in **Table 3** for the years January 2010 through December 2020. Historically (11-year sampling period), the month of March has experienced 1.67 inches and April has experienced 1.16 inches mean rainfall levels; however, during the approximately two weeks leading up to the aquatic resources delineation, 0.23 inches of precipitation was recorded in the region (NOAA 2021a). Furthermore, the total precipitation

for the previous month of March was above the historic annual mean reported for the month of March; however, February mean rainfall levels were below the historic annual mean reported for that month. Based on site conditions and review of the AgACIS data provided in **Table 3** below, it appears conditions at the time of the delineation were dry as compared to those typical for the spring months.

TABLE 3
WETS TABLE: MONTHLY TOTAL PRECIPITATION FOR RAMONA AIRPORT, CA

Year		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2010		M7.16	M3.07	0.38	2.13	0.02	0.02	0.02	0.01	0.19	3.27	2.29	9.20	27.76
2011		1.07	4.81	2.34	0.56	0.51	0.09	M0.07	0.01	0.20	0.48	3.25	0.58	13.97
2012		0.65	M2.11	2.42	1.54	0.20	0.00	0.04	0.08	0.03	0.75	0.62	2.12	10.56
2013		1.60	0.96	1.41	0.06	0.47	0.00	0.08	0.01	0.00	1.62	0.21	0.84	7.26
2014		0.19	2.93	0.98	0.99	T	0.00	0.16	0.25	0.00	T	0.93	3.67	10.10
2015		0.79	0.82	1.23	0.49	1.48	0.23	2.38	T	1.30	0.55	1.21	1.77	12.25
2016		6.54	0.11	1.41	1.35	0.25	T	0.00	0.00	0.50	0.18	1.45	5.39	17.18
2017		7.34	7.13	0.09	T	1.14	0.01	0.01	0.17	0.05	T	T	0.04	15.98
2018		3.29	0.71	1.52	0.06	0.18	0.00	T	0.00	0.00	0.99	1.34	2.70	10.79
2019		3.21	8.77	1.74	0.23	1.36	0.00	T	0.00	0.09	0.01	4.35	3.86	23.62
2020		0.27	0.77	4.87	4.19	0.13	0.13	0.00	0.00	0.00	0.03	1.15	1.11	12.65
Mean (2010–2020)		**2.92**	**2.93**	**1.67**	**1.16**	**0.57**	**0.05**	**0.31**	**0.05**	**0.22**	**0.88**	**1.68**	**2.84**	**14.74**
2021 (*current year*)		3.02	0.16	2.13	--	--	--	--	--	--	--	--	--	--
Precipitation (1998–2020)	**Average**	2.38	3.21	1.48	1.13	0.48	0.04	0.16	0.06	0.15	0.72	1.26	2.30	**Total** 13.36
	30% chance less than	0.76	1.31	0.64	0.45	0.12	0.00	0.00	0.00	0.00	0.10	0.56	0.76	**Annual** 9.96
	30% chance more than	2.84	3.90	1.81	1.32	0.48	0.04	0.06	0.05	0.15	0.58	1.50	2.75	**Annual** 14.55
	Average number of days with 0.10 inch or more	4	5	3	3	1	0	0	0	0	1	2	4	**Total** 25
Average Daily Temperature (1998–2020)	**Min**	35.4	36.7	39.2	42.0	47.9	51.7	57.1	57.4	54.2	47.4	39.7	34.7	**Average** 45.3
	Max	66.8	65.7	68.1	71.3	75.5	82.9	89.2	90.7	87.9	80.3	72.7	65.7	**Average** 76.4
	Mean	51.1	51.2	53.6	56.7	61.7	67.3	73.2	74.1	71.1	63.9	56.2	50.2	**Average** 60.8

NOTE:

[1] M = missing and is used when more than one day of data is missing for a month.

[2] T = trace amount of precipitation.

[3] WETS data is typically provided over a 30-year period; however, no WETS data is available from the Ramona Airport station prior to 1998.

SOURCE: NOAA 2021

2.5.2 Antecedent Precipitation Tool

The Antecedent Precipitation Tool (APT) was developed by the USACE to compare recorded precipitation levels at a given location and date to the normal precipitation range at that location over the preceding 30 years. This tool analyzes similar data found in the AgACIS table above; however, it averages precipitation from several monitoring stations and generates calculations that compare precipitation levels over time. Under the final Navigable Waters Protection Rule (NWPR), the determination of a waterbody is generally informed by understanding conditions in a "typical year" (i.e., the normal periodic range of precipitation and other climate variables for that waterbody) and this tool provides assistance in achieving that determination.

Both the single-point and watershed analyses were completed for the date of the delineation (April 2, 2021). The APT outputs are provided in **Appendix B – APT Outputs**. The single point analysis concentrates on a centralized locational point within the study area, while the watershed analysis is based on the Palmer Drought Severity Index (PDSI) and consists of an approximate 45.92 square mile area of the San Dieguito River watershed including the study area. The resulting outputs include the following information:

Palmer Drought Severity Index (PDSI) – The PDSI is a monthly dataset published by the National Oceanic and Atmospheric Association (NOAA) and is intended to measure the duration and intensity of the long-term drought-inducing circulation patterns. Long-term drought is cumulative; therefore, the results of a current month are dependent on current weather patterns in relation to the cumulative patterns for previous months.

Average Antecedent Precipitation Score (AAPS) – The AAPS is used to determine how "wet" or "dry" a particular location (i.e., sampling point and/or date) is. The final condition is determined as follows:

- Wetter than Normal – Condition value greater than 14
- Normal – Condition ranging from 10 to 14
- Drier than Normal – Condition value less than 10

The average of the dates and/or sampling points analyzed are presented as an AAPS and a Preliminary Determination is made for the sampling location.

The results of the PDSI indicated the region is experiencing a severe drought, whereas the AAPS of 10 resulted in a Preliminary Determination of normal conditions. While it appears that the region is enduring a drought, conditions within the study area generally appear to fall within the low end of the normal range.

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CHAPTER 3
Regulatory Framework

3.1 Waters of the U.S.

3.1.1 Clean Water Act

The CWA establishes the basic structure for regulating discharges of pollutants into the waters of the U.S. and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972.

In 1986, the term "waters of the United States" was defined as follows (33 CFR 328.3[a]):

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:

  (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or

  (ii) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

  (iii) Which are used or could be used for industrial purpose by industries in interstate commerce;

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in paragraphs (a)(1) through (4) of this section;

(6) The territorial seas; and

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1) through (6) of this section.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 423.11(m), which also meet the criteria of this definition) are not considered waters of the U.S.

Wetlands (including swamps, bogs, seasonal wetlands, seeps, marshes, and similar areas) are considered waters of the U.S. (subject to the significant nexus test), and are defined by USACE as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[b]; 40 CFR 230.3[t]). Indicators of three wetland parameters (i.e., hydric soils, hydrophytic vegetation, and wetlands hydrology), as determined by field investigation, must be present for a site to be classified as a wetland by USACE (Environmental Laboratory 1987).

Section 404 of the CWA establishes a program to regulate the discharge of dredged or fill material into waters of the U.S., including wetlands. Activities in waters of the U.S. regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

Section 401 of the CWA gives the state authority to grant, deny, or waive certification of proposed federally licensed or permitted activities resulting in discharge to waters of the U.S. The State Water Resources Control Board (State Water Board) directly regulates multi-regional projects and supports the Section 401 certification and wetlands program statewide. The RWQCB regulates activities pursuant to Section 401(a)(1) of the federal CWA, which specifies that certification from the State is required for any applicant requesting a federal license or permit to conduct any activity including but not limited to the construction or operation of facilities that may result in any discharge into navigable waters. The certification shall originate from the State or appropriate interstate water pollution control agency in/where the discharge originates or will originate. Any such discharge will comply with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the CWA.

Solid Waste Agency of Northern Cook County (SWANCC) v. United States

In 2001 and again in 2003, the agencies developed guidance to address the definition of "waters of the United States" under the Clean Water Act following the SWANCC Supreme Court decision. Isolated, intrastate waters that are capable of supporting navigation by watercraft remain subject to CWA jurisdiction after SWANCC if they are traditional navigable waters. However, SWANCC eliminates CWA jurisdiction over isolated waters that are intrastate and non-navigable.

Rapanos v. United States & Carabell v. United States

The U.S. Army Corps of Engineers (USACE) and the Environmental Protection Agency (EPA) have issued a set of guidance documents detailing the process for determining CWA jurisdiction over waters of the United States (waters of the U.S.) following the 2008 Rapanos decision. The EPA and USACE issued a summary memorandum of the guidance for implementing the Supreme Court's decision in Rapanos that addresses the jurisdiction over waters of the U.S. under the CWA. The complete set of guidance documents, summarized as key points below, were used to collect relevant data for evaluation by the EPA and the USACE to determine CWA jurisdiction over the project and to complete the "significant nexus test" as detailed in the guidelines.

The significant nexus test includes consideration of hydrologic and ecologic factors. For certain circumstances, the significant nexus test would take into account physical indicators of flow (evidence of an ordinary high water mark [OHWM]), if a hydrologic connection to a TNW exists, and if the aquatic functions of the water body have a significant effect (more than speculative or insubstantial) on the chemical, physical, and biological integrity of a TNW. The USACE and EPA will apply the significant nexus standard to assess the flow characteristics and functions of a potential water of the U.S. to determine if it significantly affects the chemical, physical, and biological integrity of the downstream TNW.

3.2 Waters of the State

Most projects involving water bodies or drainages are regulated by the RWQCB, the principal state agency overseeing water quality of the state at the local/regional level. The study area is located within the jurisdiction of the San Diego RWQCB. Where waters of the state overlap with waters of the U.S., pending verification from the USACE, those waters would be regulated under Section 401 of the CWA, which is described above in Section 3.1.

The term "waters of the state" is defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (CWC § 13050[e]). Waters of the state include those waters also under the jurisdiction of the federal government; however, the definition of waters of the State is broader than that for waters of the U.S. in that all waters are considered to be a water of the state regardless of circumstances or condition, including isolated waters pursuant to the California Porter-Cologne Act (CWC Section 13000 *et seq)*. However, waters of the State must still show wetland parameters (defined below) to be considered wetland waters or OHWM-indicators to be considered non-wetland waters.

In the absence of waters of the U.S., waters may be regulated under the Porter-Cologne Water Quality Control Act if project activities, discharges, or proposed activities or discharges could affect California's surface, coastal, or ground waters. The permit submitted by the applicant and issued by the RWQCB is either a Water Quality Certification in the presence of waters of the U.S. or a Waste Discharge Requirement in the absence of waters of the U.S.

3.3 Rivers, Streams, and Lakes

Pursuant to Division 2, Chapter 6, Section 1600 et seq. of the Fish and Game Code (FGC), California Department of Fish and Wildlife (CDFW) regulates all diversions, obstructions, or changes to the natural flow or bed, channel or bank of any river, stream, or lake that supports fish or wildlife. A notification of a Lake or Streambed Alteration Agreement must be submitted to CDFW for "any activity that may substantially change the bed, channel, or bank of any river, stream, or lake." In addition, CDFW has authority under the FGC over wetland and riparian habitats associated with lakes and streams. The CDFW reviews proposed actions, and if necessary, submits to the applicant a proposal that includes measures to protect affected fish and wildlife resources. The final proposal that is mutually agreed upon by CDFW and the applicant is the Lake or Streambed Alteration Agreement (LSAA).

CHAPTER 4
Methodology

4.1 Pre-Field Review

Prior to completing the aquatic resources delineation, ESA conducted a review of available background information pertaining to the study area setting. The following resources were reviewed:

- Natural Resources Conservation Service (NRCS), Web Soil Survey (NRCS 2021)
- USGS 7.5' topographic quadrangle map – Ramona and San Pasqual (USGS 2016)
- Current and historical aerial imagery (Google Earth 2021 and HistoricAerials.com 2020)
- Precipitation data from the Antecedent Precipitation Tool (APT) (USACE 2021) and Applied Climate Information System (National Oceanic and Atmospheric Association [NOAA] 2021)
- The National Wetlands Inventory (NWI) (U.S. Fish and Wildlife Service 2021)
- National Hydrography Dataset (NHD) (USGS 2021)
- Federal Emergency Management Agency (FEMA) flood mapping (FEMA 2021)
- Previous biological technical reports and wetland studies were reviewed: 13th Street Bridge Project. Natural Environment Study (Caltrans 2018); Final Initial Study/Mitigated Negative Declaration for the Ramona Intergenerational Community Campus Project (Dudek. 2017)

4.2 Field Survey Methods

Aquatic resources were delineated within the entire study area on April 2, 2021, by ESA biologists Brenda McMillan, Sonya Vargas, and Rosa Calvario. The results presented in this report are based on the field data collected in 2021. Field data were collected using a sub-meter-accuracy Bad Elf GPS unit. Linear feet were measured within the central-most polygon of each linear feature.

4.2.1 Waters of the U.S.

All potential waters of the U.S. were delineated to their jurisdictional limits as defined by 33 CFR 328.4 (Limits of Jurisdiction). Delineation of potential non-wetland waters of the U.S., as determined by the presence of an ordinary high water mark (OHWM), was based on the guidance in *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Lichvar and McColley 2008).

Delineation of potential wetland waters of the U.S. used the "Routine Determination Method" as described in the 1987 *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987), hereafter called the "1987 Manual." The 1987 Manual was used in conjunction with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0) (USACE 2008), hereafter called the "Arid West Supplement." For areas where the 1987 Manual and the Arid West Supplement differ, the Arid West Supplement was followed. Wetlands and waters were classified using commonly accepted habitat types. The Cowardin classification (Cowardin et al. 1979) of each feature type was also determined.

4.2.2 Waters of the State

Waters of the state regulated under CWA Section 401 were delineated using the same methodology as waters of the U.S. Waters of the state outside of CWA Section 401 jurisdiction and subject to Porter-Cologne Water Quality Control Act were delineated to also include outer portions of the flood extent beyond the OHWM. Within the study area, waters of the state under Porter-Cologne were considered congruent with CDFW jurisdiction. State wetlands were delineated pursuant to the State Wetland Procedures (SWRCB 2019). State wetlands are defined as areas where, under normal circumstances, (1) the continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation. Unlike federal wetlands, state wetlands require no connection to waters of the U.S. and areas lacking vegetation may still be considered wetlands where hydric soils and wetland hydrology is present.

4.2.3 Rivers, Streams, and Lakes

River, stream, and lake resources were delineated based on the presence of features that could meet CDFW's broadly applied interpretation of streams and lakes, including areas that exhibit regular and natural ponding and drainage features that exhibit a bed and bank. CDFW resources were also delineated to include streambanks up to the top of the bank (for natural channel banks), and associated wetlands and riparian vegetation to the outer dripline.

CHAPTER 5
Results

5.1 Aquatic Resources

Aquatic resources within the study area include Santa Maria Creek and its alluvial terrace, and a disturbed emergent wetland. Santa Maria Creek includes a vegetated channel, riverine habitat (southern cottonwood-willow riparian forest), as well as adjacent southern willow scrub on the southern floodplain. Santa Maria Creek runs east to west in the vicinity of the study area and is fed year-round (in varying degrees) by urban runoff and by precipitation/storm water runoff during the wet season. Conditions along Santa Maria Creek have not significantly changed since the 2017, 2018, and 2020 resource studies were conducted, and the 2021 studies did not find new or modified conditions at the time of the aquatic resources study (Dudek 2017, Caltrans 2018, AECOM 2020). The disturbed emergent wetland includes willows on the edges of the detention basin and a small patch of southern willow scrub on the northern boundary that is fed by the detention basin as it drains and flows under 13th Street via a small culvert pipe. The disturbed emergent wetland was identified in the previous studies. This wetland supports some vernal pool indicator species (i.e., water pygmyweed, grass poly and hairy clover fern) at the lowest elevation in the basin where water remains ponded; however, it does not function like a vernal pool as water ponds more frequently and for longer durations than a natural vernal pool and is therefore classified as a disturbed emergent wetland. This disturbed emergent wetland feature was created during the construction of the Ramona Public Library parking lot and is engineered to drain runoff off the impermeable parking lot surface and road. No listed or rare species were observed in emergent wetland. The disturbed emergent wetland was not mapped in the NWI database.

Biological and focused wetland surveys have been conducted on this site several times over the past decade. Initial findings were summarized in the Dudek 2017 Initial Study and the 2018 Caltrans Natural Environmental Study for the 13th Street Bridge Project and in the AECOM 2020 13th Street Bridge Aquatic Resource Delineation Report. The results of these studies did not find significant differences in the existing conditions from 2017 to 2020. These studies identified Santa Maria Creek as non-wetland waters and identified the disturbed emergent wetland in the southwestern corner of the proposed project as an emergent wetland and a FGC 1600 resource as well as two patches of southern willow scrub. Neither study found functioning vernal pool habitat in the middle of the site where vernal pools were historically mapped (AECOM 2020). During surveys, ESA Investigators found the area to be flat without noticeable basins or depressions and hydrophytic vegetation and hydrological indicators were absent during the aquatic resources study. The area was dominated by non-native species typically found in disturbed soils and upland habitats. In addition, the open pad had evidence of recent soil disturbances.

Sample point photographs are included in **Appendix C – Representative Photographs** and wetland and OHWM sample point data sheets are included in **Appendix D – Wetland Determination Datasheets**. The ORM Aquatic Resources Spreadsheet can be found in **Appendix E - ORM Aquatic Resources Spreadsheet**. Potential aquatic resources within the 15.59-acre survey area are described below by jurisdiction.

5.2 Potential Waters of the U.S.

5.2.1 Clean Water Act Analysis

The CWA § 328.3 defines waters of the U.S. to include territorial seas and traditional navigable waters; perennial and intermittent tributaries to territorial seas and traditional navigable waters; certain lakes, ponds, and impoundments; and wetlands adjacent to jurisdictional waters. Potential non-wetland waters of the U.S. within the study area include Santa Maria Creek, which is an intermittent stream that is a tributary to a navigable water (Pacific Ocean). Potential non-jurisdictional wetland includes a disturbed freshwater emergent wetland (W-1) that met all three of the USACE's wetland parameters; however, the emergent wetland feature is an isolated wetland and is therefore not considered a water of the U.S. per the SWANCC decision. The waters of the U.S. and non-jurisdictional wetland are shown in **Figure 7**, summarized in **Table 4**, and described below.

TABLE 4
AQUATIC RESOURCES WITHIN THE STUDY AREA

Aquatic Feature	Cowardin Type[1]	Dominant Vegetation/ Land Cover Type	OHWM (feet) (range from within study area)	Length (feet)	Acres	Coordinates
Waters						
Santa Maria Creek	R4SB	Southern Cottonwood-Willow Riparian Forest	11–14	465	0.178	33°02'37.55" 116°52'29.10"
Wetlands						
Disturbed Emergent Wetland	PEM	Disturbed Emergent Wetland	NA	—	0.314	33°02'29.08" 116°52'29.08"
Bio Swale	NA	Urban/Developed	NA	195	0.106	33°02'29"N 116°52'30"W
Culvert 1	NA	Southern Willow Scrub	NA	260	0.009	33°02'32"N 116°52'23"W
Total Wetlands					0.420	
Total Aquatic Features:					**0.607**	

NOTE

[1] Cowardin Type –R4SB = Riverine intermittent streambed; PEM = Palustrine emergent



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 7

Potential Wetland Waters of the U.S. and other Wetlands

ESA

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Wetland Waters of the U.S.

No potential wetland waters of the U.S. were found within the project study area.

Non-Wetland Waters of the U.S.

Santa Maria Creek channel exhibits intermittent flows and an OHWM along the banks that support hydrophytic vegetation and riparian woodlands; therefore, it would be regulated as a USACE non-wetland water of the U.S. Santa Maria Creek passes through a 6-foot-diameter culvert under 13th Street and is regarded as a culverted water of the U.S. at this location.

All parts of Santa Maria Creek were considered potential waters of the U.S. features and were comprised of non-wetland waters within the OHWM of Santa Maria Creek, an NHD-mapped intermittent flow stream. Santa Maria Creek measured 14 feet wide at sample point OHWM. Santa Maria Creek includes a non-vegetated low-flow channel considered non-wetland waters of the U.S. The average OHWM width was 14 feet and had an average overall OHWM width of 11 feet within the study area. Substrate within the study area was sandy and OHWM indicators included sediment deposits, drift and debris, change in vegetation, and bank cutting. Santa Maria Creek supports 0.178 acre of potentially jurisdictional federal waters of the U.S (**Table 5**).

TABLE 5
WATERS OF THE U.S.

Aquatic Resource Type	Acres
Santa Maria Creek	0.178
Total	**0.178**

Potential Non-Jurisdictional Waters of the U.S.

Potential Non-Jurisdictional Wetlands

Freshwater Emergent Wetlands

Emergent wetlands consist of areas that are occasionally inundated by water and may support hydrophytic vegetation and can be natural or human-made. The emergent wetland within the study area is disturbed by non-native invasive species, which can alter hydrological functions and by soil disturbance, which degrades soil structure and leads to changes in physical, chemical and biological functions of the wetland. This feature occurs adjacent and to northwest of the Ramona Public Library parking lot and was designed to act as a detention basin to treat storm water runoff from the adjacent impermeable surfaces and to reduce the volume of storm water flows off the site and into Santa Maria Creek. This area supports ephemeral species such as water pygmyweed (*Crassula aquatic*; OBL), curly dock, tall flat-sedge (*Cyperus eragrostis*; FACW), and grass poly (OBL). Additional non-native plants including small flower tamarisk (*Tamarix* parviflora; FAC), short-pod mustard (UPL), and rip gut grass (*Bromus diandrus*; UPL) occur along the edge of this basin. This aquatic feature is considered a potentially non-jurisdictional wetland due to a lack of connection to Santa Maria Creek (a TNW) and is an isolated human-made feature.

Bio Swale

An engineered bio filtration swale (bio swale) within the 100-foot buffer area was found on the west side of the 13th Street between dirt driveways running north to south and includes a concrete culvert at the north end. It captures runoff from 13th Street and adjacent businesses and driveways. At the time of the site visit, the bio swale did not show evidence of water flows however it was apparent that it is intended to drain water away from Santa Maria Creek. It is expected that in years of adequate rainfall this feature would act to help drain water off 13th Street and into the bio swale. The swale is rock lined with deer grass and San Diego sedge planted along the bottom. There is no connection to Santa Maria Creek.

This aquatic feature is not considered a potential waters of the U.S. due to a lack of connection to Santa Maria Creek (a TNW) and is an isolated human-made feature.

Culvert 1

Culvert 1 is an inaccessible road drainage located off-site that runs parallel to the eastern boundary of the project at the end of 12th Street. The culvert drains road runoff from 12th Street and onto neighboring property following the fence line where it disappears into non-native grassland. It has a concrete apron off 12th Street and is approximately 260 feet long. The southern willow scrub dripline overhangs into the project onto a dirt access road. This patch of southern willow scrub is depicted on Figure 7 but is not rooted within the project site boundary and therefore only the dripline is included in the aquatic resources analysis. There is no connection to Santa Maria Creek and the culvert and willow trees are located off-site.

This aquatic feature is not considered a potential waters of the U.S. due to a lack of connection to Santa Maria Creek (a TNW) and is an isolated human-made feature.

Seasonal Wetlands

The freshwater disturbed emergent wetland within the proposed project boundary supports emergent vegetation characterized by herbaceous hydrophytic vegetation such as curly dock grass poly and non-native grasses. These areas were presumed to support hydric soils despite lacking hydric soil indicators due to their historic deposition and the presence of hydrophytic vegetation and wetland hydrology.

Vernal pools and vernal pool complexes are known to occur throughout the Ramona area and are known to occur in the vicinity of the study area. Several depressions in the proposed project footprint have historically been identified as "*potential vernal pools*" with most being located on a disturbed graded pad in the center of the study area. However, after focused vernal pool surveys, these shallow depressions did not meet the criteria for a vernal pool classification in previous studies and based on currently existing conditions, were absent during the 2021 aquatic resource study. No listed, rare, or vernal pool indicator plants have been found to occupy the shallow depressions previously mapped on the raised and graded pad (Dudek 2017; AECOM 2020). Additionally, this area lacked evidence of shallow depressions in 2021. This area lacked the presence of hydrophytic vegetation and wetland hydrology indicators and hydric soils were assumed to be absent due to the disturbed nature of the soils.

Four wetland determination data points were sampled and are discussed below. An area meeting the USACE's three-parameter wetland definition was identified within the survey area. Wetland Determination Data Forms (Arid West Region) were completed for 4 sample points within the survey area (**Appendix D**). Potential federal wetland classified as a palustrine system are present in the form of disturbed freshwater emergent wetland within the survey area. Sample Points 1 and 4 are located within potential federal wetlands and indicators of all three wetland parameters are described in detail below. Sample Point 2 met two of the three wetland parameters with hydrophytic vegetation and hydrology present but lacked hydric soils. Sample Point 3 supports hydric soil indicators but lacks hydrophytic vegetation and hydrology indicators. See **Appendix D** for the corresponding Wetland Determination Datasheets.

Sample Point 1 (Soil Pit, SP1)

This sample point was located along 13th Street in a manmade stormwater drainage basin where hydrological indicators and hydrophytic vegetation were present. The stormwater detention basin was engineered to trap water and runoff from the library parking lot and 13th Street, keeping it away from Santa Maria Creek. Vegetation in the sample plot was dominated by grass poly (OBL), water pygmyweed (OBL) and curly dock (FAC) and met the USACE's criteria for presence of hydrophytic vegetation. At the lowest point in elevation the stormwater detention basin water remains ponded after flows have exited through a culvert. This area of the disturbed emergent wetland supports hairy cloverfern (OBL); grass poly (OBL), pale spike-rush (*Eleocharis macrostachya*; OBL), water pygmyweed (OBL) and Mexican speedwell (FAC). Soils located at SP1 consist of Placentia sandy loam, which is listed as hydric soils in San Diego County and met the criteria to be classified as hydric soil due to the presence of redox depressions and landscape position. Historic and current land uses have disturbed the soils and include but are not limited to asphalt pieces, concrete chunks, degraded and buried silt fence material, and imported topsoil and rock, which has altered the general soil profile. Wetland hydrology indicators observed include inundation (B7) and saturation (C9) visible on aerial imagery, biotic crust (B12) drainage patterns (B10), and data and results from previous inspections; therefore, it met the USACE's wetland hydrology criteria. The sample met the USACE's hydrophytic vegetation, hydrology criteria and hydric soils and is considered an ephemeral wetland. This feature lacks a connection to Santa Maria Creek. See **Appendix D** for the corresponding Wetland Determination Datasheet.

SP4

This sample point was located along 13th Street in a shallow concave depression located behind a berm on the northside of the disturbed emergent wetland on the edge of the culvert outflow area associated with W1 (SP1). This area (SP1) supports hydrological indicators and hydrophytic vegetation. This area was assumed to have been created as part of the detention basin and is considered in this analysis as part of the disturbed emergent wetland (W1). Vegetation in the sample plot was dominated by arroyo willow (FACW) and mugwort (FAC) with by curly dock (FAC), grass poly, slender wild oat (UPL) and rabbit's foot grass (*Polypogon monspeliensis* FACW) and met the USACE's criteria for presence of hydrophytic vegetation. Previous studies have indicated that the willows were planted when the detention basin was created (AECOM 2020). Soils located at SP4 consist of Placentia sandy loam, which is listed as hydric soils in San Diego County with the soil sample confirming the USACE's hydric soil indicators. Wetland

hydrology indicators observed include sediment deposits (B2), drift deposits (B3), water-stained leaves (B9), and drainage patterns (B10) and therefore, met the USACE's wetland hydrology criteria. The drainage patterns observed in the field indicate that flows through this feature exit east away from 13th Street. The low point in this feature did not exhibit evidence of scouring or ponding and lacks a connection to Santa Maria Creek. The sample meets the USACE's hydrophytic vegetation, hydrology criteria, and hydric soil criteria and is considered to be a wetland. See **Appendix D** for the corresponding Wetland Determination Datasheet.

This aquatic feature is not considered a potential jurisdictional wetland.

A paired upland point was not sampled adjacent to SP1 and SP4 because upland conditions did not exhibit significant changes since the previous studies were conducted and therefore, existing upland conditions were considered unchanged. See Figure 4 for Natural Communities Land Covers.

5.3 Potential Waters of the State

Waters of the state subject to CWA Section 401 are summarized in **Table 6** below and depicted in **Figure 8**. All waters of the U.S. described in **Table 4** above fall within the CWA Section 401 authority of the RWQCB and are considered waters of the state. Features considered to be potential non-jurisdictional waters of the U.S. are presumed to be waters of the state subject to RWQCB authority under the Porter-Cologne Water Quality Control Act. All wetland features that met all three of the wetland parameters were considered state wetlands. Potential waters of the state described above include features associated with Santa Maria Creek, the disturbed emergent wetland, the bio swale, and Culvert 1. Culvert 1 and the associated small patch of southern willow scrub is found outside of the eastern boundary of the study area on private property with the tree dripline reaching into the study area.

TABLE 6
WETLANDS AND WATERS OF THE STATE

Aquatic Resource Type	Acres
Santa Maria Creek	0.178
Disturbed Emergent Wetland	0.314
Bio Swale	0.106
Culvert 1	0.009
Total	**0.607**



SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 8

Potential Waters of the State and State Wetlands

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5.4 Potential FGC 1600 Resources

Resources potentially subject to regulation under FGC Section 1600 are summarized in **Table 7** and shown in **Figure 9**. Potential CDFW resources include all waters of the state described above associated with Santa Maria Creek, associated riparian vegetation, the disturbed emergent wetland, the bio swale, and Culvert 1. This patch of southern willow scrub is depicted on Figure 9 but is not located within the study area and therefore only the dripline is included in the aquatic resources analysis.

TABLE 7
POTENTIAL FGC 1600 RESOURCES WITHIN THE STUDY AREA

Vegetation Community/Land Cover Type	Acres	Length (feet)
Southern Cottonwood-Willow Riparian Forest	0.178	465
Southern Willow Scrub	2.917	N/A
Disturbed Emergent Wetland	0.314	N/A
Bio-swale	0.106	195
Culvert 1	0.009	260
Totals:	**3.538**	**920**

NOTE:

[1] Include each Cowardin classification

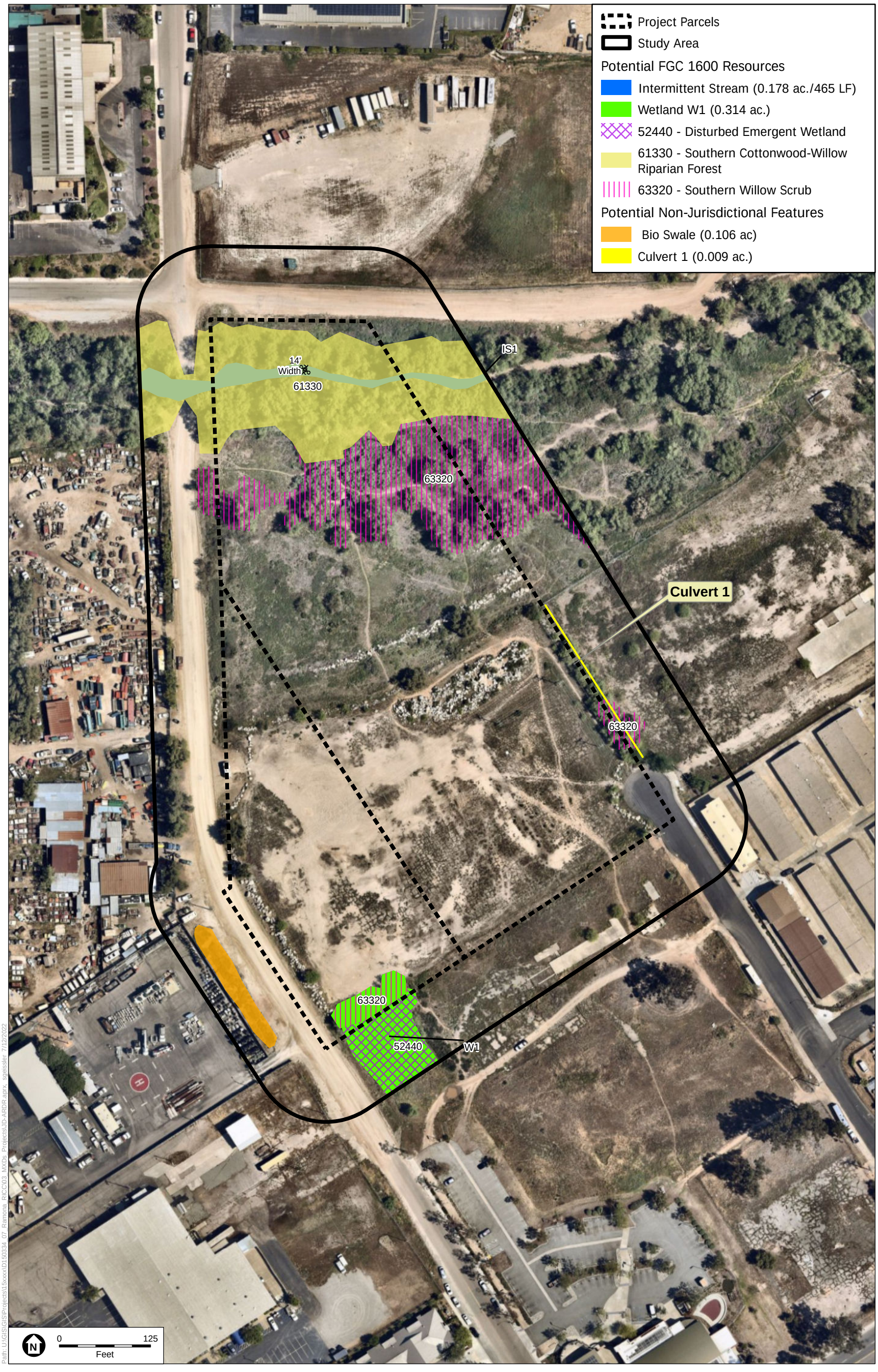
5.5 Conclusions

This report documents the aquatic resources boundary delineation and best professional judgment of ESA investigators. All conclusions presented should be considered preliminary and subject to change pending official review and a jurisdictional determination in writing by the USACE and/or State. All aquatic resources and extent of jurisdictional boundaries identified in this report are considered preliminary pending verification from the appropriate regulatory agencies. This aquatic resource study found three potentially jurisdictional aquatic resources within the study area for the proposed Paseo Norte Senior Affordable Housing Project. The aquatic resources within the 15.59-acre study area were associated with Santa Maria Creek, an intermittent flow stream (R4SB, Riverine), and palustrine emergent (disturbed emergent wetland) wetlands.

Regulated activities affecting jurisdictional aquatic resources may require regulatory agency notifications and/or approvals. While the extent of aquatic resources and interpretation of regulated activities is determined by the regulatory agencies, the information provided as a discussion of the survey results and to inform project permitting based on the delineation results within the proposed project design.

Sample point photographs are included in **Appendix C** and wetland and OHWM sample point data sheets are included in **Appendix D**.

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SOURCE: ESA, 2021.

Paseo Norte Senior Affordable Housing Project

Figure 9

Potential FGC 1600 Resources

ESA

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CHAPTER 6
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Appendix A
Floral Compendium

APPENDIX A: FLORAL COMPENDIUM

FERNS

	Scientific Name	Common Name
Marsileaceae		**Water-clover Family**
	Marsilea vestita ssp. *vestita*	hairy clover fern

EUDICOTS

	Scientific Name	Common Name
Amaranthaceae		**Amaranth Family**
*	*Amaranthus albus*	white tumbleweed
Anacardiaceae		**Sumac Family**
*	*Schinus molle*	Peruvian pepper tree
Apiaceae		**Carrot Family**
*	*Conium maculatum*	poison hemlock
*	*Foeniculum vulgare*	sweet fennel
Asteraceae		**Aster Family**
	Ambrosia psilostachya	western ragweed
	Artemisia douglasiana	mugwort
	Baccharis pilularis	coyotebrush
	Baccharis salicifolia ssp. *salicifolia*	mule fat
	Baccharis sarothroides	broom baccharis
*	*Carduus pycnocephalus* ssp. *pycnocephalus*	Italian thistle
*	*Centaurea melitensis*	tocalote/
	Centromadia parryi ssp. *australis*	southern tarplant
*	*Erigeron bonariensis*	flaxleaved fleabane
*	*Cynara cardunculus ssp. flavescens*	artichoke thistle, cardoon
	Deinandra fasciculata	fascicled tarplant
*	*Dittrichia graveolens*	stinkwort
	Gnaphalium palustre	lowland cudweed
*	*Hedypnois cretica*	crete weed
	Heterotheca grandiflora	telegraphweed
*	*Hypochaeris glabra*	smooth cat's ear
	Isocoma menziesii	goldenbush
*	*Lactuca serriola*	prickly lettuce
*	*Logfia gallica*	narrowleaf cottonrose
*	*Matricaria discoidea*	pineapple weed
*	*Oncosiphon piluliferum*	stinknet
	Pseudognaphalium californicum	California everlasting
*	*Silybum marianum*	blessed milkthistle
*	*Sonchus asper* ssp. *asper*	spiny sowthistle

FERNS

	Scientific Name	Common Name
	Stephanomeria virgata	wreath-plant
	Xanthium strumarium	cocklebur
	Bignoniaceae	**Bigninia Family**
*	*Tecoma capensis*	cape honeysuckle
	Boraginaceae	**Borage Family**
	Amsinckia intermedia	rancher's fiddleneck
	Pectocarya linearis ssp. *ferocula*	slender combseed
	Plagiobothrys nothofulvus	rusty popcornflower
	Brassicaceae	**Mustard Family**
*	*Lepidium didymum*	lesser swine cress
*	*Hirschfeldia incana*	shortpod mustard
*	*Raphanus sativus*	wild radish
*	*Sisymbrium altissimum*	tall tumblemustard
	Caryophyllaceae	**Pink Family**
*	*Spergularia bocconii*	Boccone's sandspurry
	Crassulaceae	**Stonecrop Family**
	Crassula aquatica	water pygmyweed
	Crassula connata	sand pygmyweed
	Euphorbiaceae	**Spurge Family**
	Croton setiger	dove weed
	Fabaceae	**Legume Family**
	Acmispon americanus spp*. americanus* .	Spanish clover
*	*Lathyrus latifolius*	perennial pea
*	*Medicago polymorpha*	bur clover
*	*Medicago sativa*	alfalfa
*	*Parkinsonia aculeata*	Mexican palo verde
*	*Robinia pseudoacacia*	black locust
*	*Vicia villosa*	hairy vetch
	Geraniaceae	**Geranium Family**
*	*Erodium botrys*	longbeak stork's bill
	Erodium brachycarpum	Short-beak stork's bill
*	*Erodium cicutarium*	redstem filaree
*	*Erodium moschatum*	white-stem stork's bill
	Hydrophyllaceae	**Waterleaf Family**
	Phacelia ramosissima	branching phacelia
	Lamiaceae	**Mint Family**
*	*Marrubium vulgare*	horehound
	Lythraceae	**Loosestrife Family**
*	*Lythrum hyssopifolia*	grass poly

FERNS

Scientific Name	Common Name
Malvaceae	**Mallow Family**
* *Malva parviflora*	cheeseweed
Myrsinaceae	**Myrsine Family**
* *Lysimachia arvensis*	scarlet pimpernel
Onagraceae	**Evening Primrose Family**
Camissonia strigulosa	Sandy soil suncup
Epilobium ciliatum	willowherb
Oenothera elata	evening primrose
Polygonaceae	**Buckwheat Family**
Eriogonum fasciculatum	California buckwheat
* *Rumex crispus*	curly dock
Montiaceae	**Purslane Family**
Calandrinia menziesii	red maids
Salicaceae	**Willow Family**
Populus fremontii ssp. *fremontii*	western cottonwood
Salix exigua	sandbar willow
Salix gooddingii	black willow
Salix laevigata	red willow
Salix lasiolepis	Arroyo willow
Scrophulariaceae	**Figwort Family**
Veronica peregrina ssp. xalapensis	Mexican speedwell
Solanaceae	**Nightshade Family**
* *Nicotiana glauca*	tree tobacco
Tamaricaceae	**Tamarix Family**
* *Tamarix parviflora*	small-flower tamarisk
Urticaceae	**Nettle Family**
Urtica dioica	stinging nettle
* *Urtica urens*	dwarf nettle
Zygophyllaceae	**Caltrop Family**
* *Tribulus terrestris*	puncture vine

MONOCOTYLEDONS

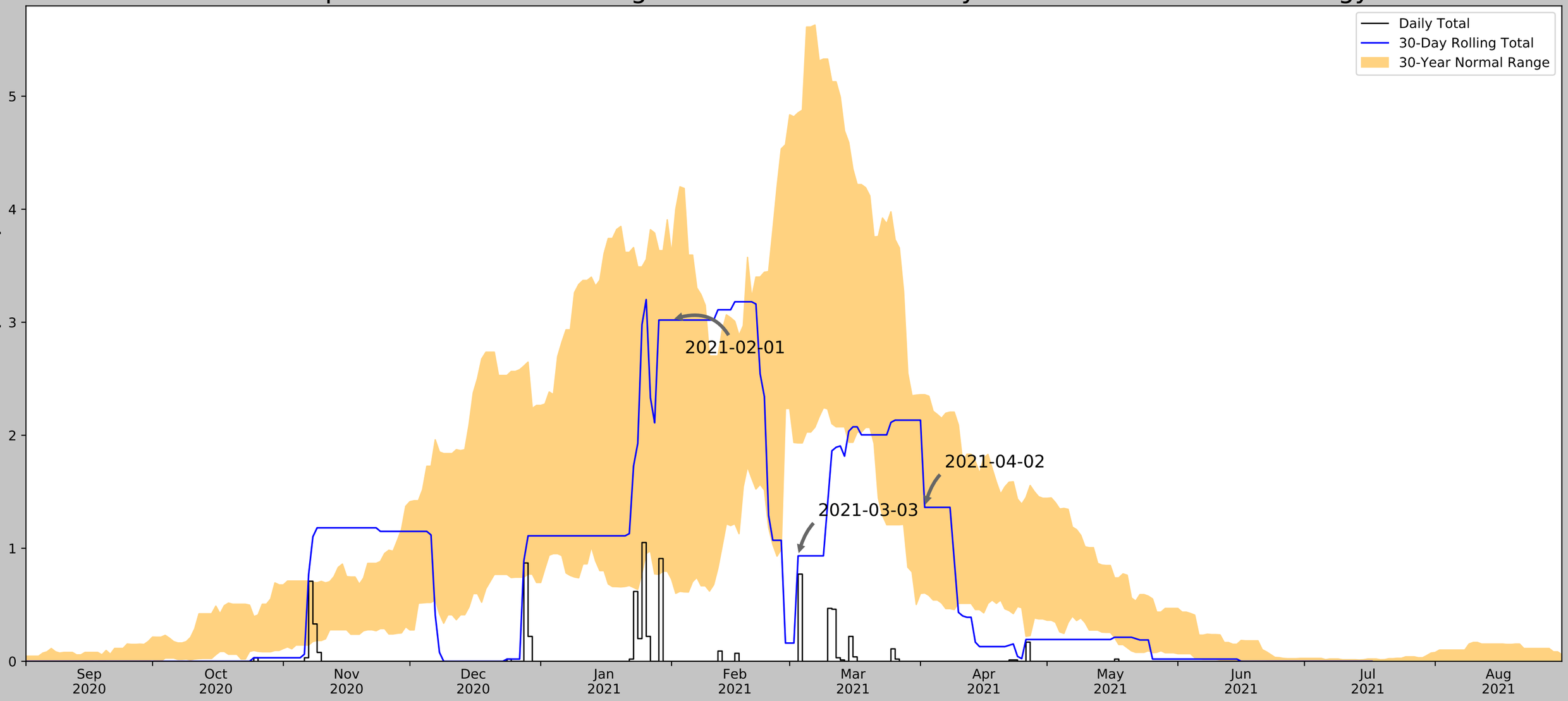
Scientific Name	Common Name
Arecaceae	**Palm Family**
* *Phoenix canariensis*	Canary Island date palm

FERNS

	Scientific Name	Common Name
	Cyperaceae	**Sedge Family**
	Carex praegracilis	clustered field sedge
	Carex spissa	San Diego sedge
	Cyperus eragrostis	tall flat-sedge
	Eleocharis macrostachya	pale spike-rush
	Juncaceae	**Rush Family**
	Juncus bufonius	toad rush
	Juncus mexicanus	Mexican rush
	Poaceae	**Grass Family**
*	*Avena barbata*	slender wild oat
*	*Bromus diandrus*	ripgut grass
*	*Bromus hordeaceus*	soft chess
*	*Bromus rubens*	red brome
*	*Cynodon dactylon*	Bermuda grass
	Distichlis spicata	saltgrass
	Elymus glaucus	blue wildrye
	Hordeum marinum	seaside barley
*	*Hordeum murinum ssp. leporinum*	barley
*	*Lamarckia aurea*	goldentop
*	*Stipa miliacea* var. *miliacea*	smilo grass
*	*Poa annua*	annual bluegrass
*	*Schismus barbatus*	Mediterranean schismus
*	*Festuca myuros*	rattail sixweeks grass

Appendix B
APT Outputs

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.0411231847, -116.874328582
Observation Date	2021-04-02
Elevation (ft)	1417.88
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-04-02	0.605118	2.359055	1.362205	Normal	2	3	6
2021-03-03	1.932284	4.853543	0.933071	Dry	1	2	2
2021-02-01	0.726772	3.606299	3.019685	Normal	2	1	2
Result							Normal Conditions - 10

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
RAMONA AP	33.0375, -116.9158	1393.045	2.415	24.835	1.147	8147	90
RAMONA FIRE DEPT	33.0114, -116.9081	1470.144	2.836	52.264	1.425	2905	0
SAN DIEGO COUNTRY ESTATES 1.5	33.0158, -116.8068	1474.081	4.285	56.201	2.169	10	0
POWAY 3.2NE	32.9956, -117.0044	1206.037	8.166	211.843	5.404	3	0
ESCONDIDO 5.2NNW	33.1852, -117.1282	1474.081	17.747	56.201	8.984	1	0
ALPINE	32.8358, -116.7775	1694.882	15.257	277.002	11.092	287	0

Antecedent Precipitation Tool v.1.0 - Watershed Sampling Summary

Generated on 2021-07-19

User Inputs

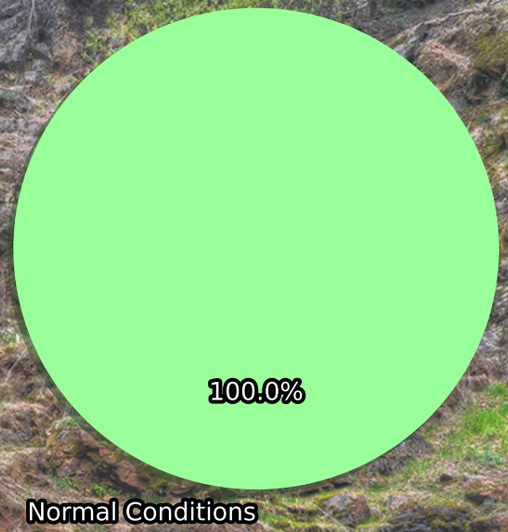
Coordinates	33.041123, -116.874329
Date	2021-04-02
Geographic Scope	HUC12

Intermediate Data

Hydrologic Unit Code	180703040203
Watershed Size	45.92 mi^2
# Random Sampling Points	5

Preliminary Result

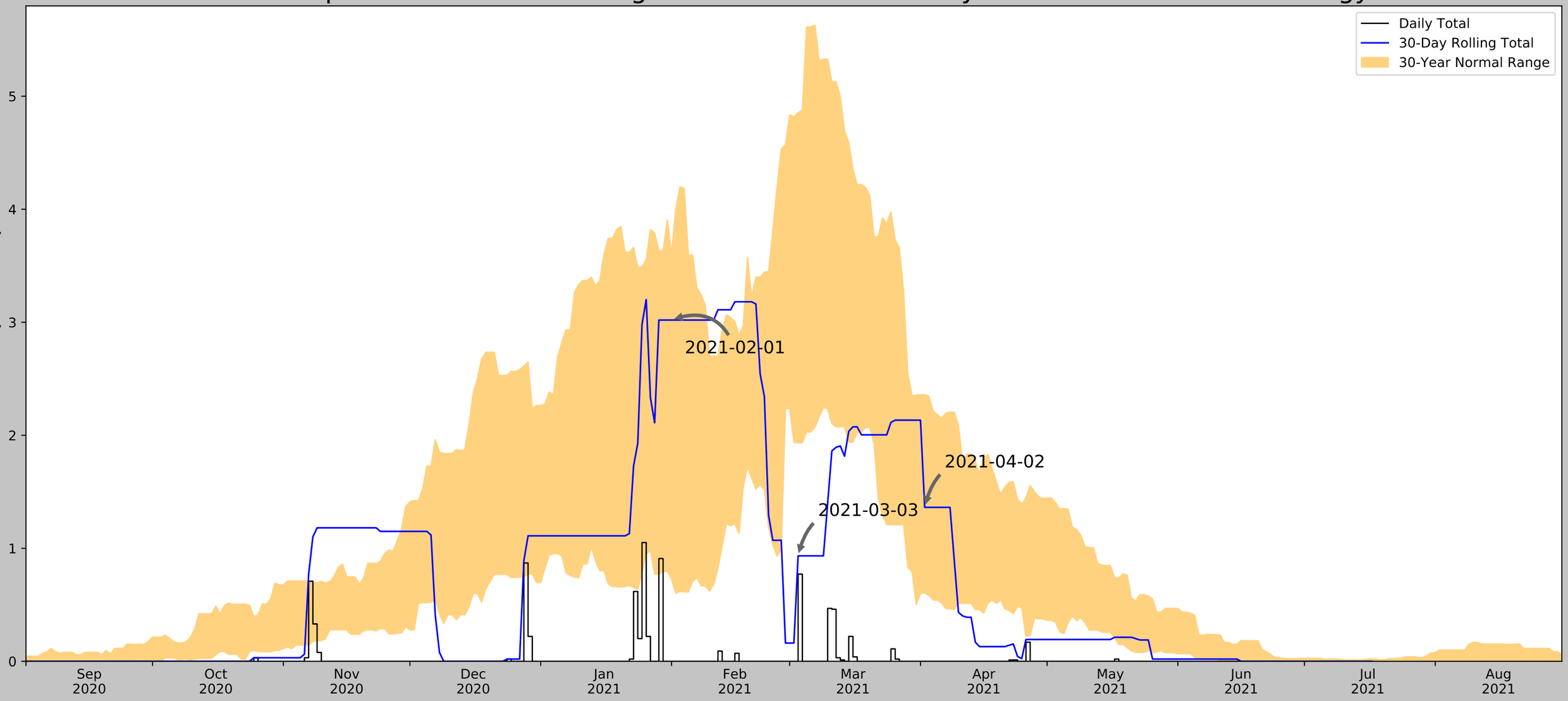
Average Antecedent Precipitation Score	10.6
Preliminary Determination	Normal Conditions



Sampling Point Breakdown

Antecedent Precipitation Score	Antecedent Precipitation Condition	WebWIMP H_2O Balance	Drought Index (PDSI)	# of Points
13	Normal Conditions	Dry Season	Extreme drought	1
10	Normal Conditions	Dry Season	Extreme drought	4

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.0411231847, -116.874328582
Observation Date	2021-04-02
Elevation (ft)	1417.88
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Dry Season

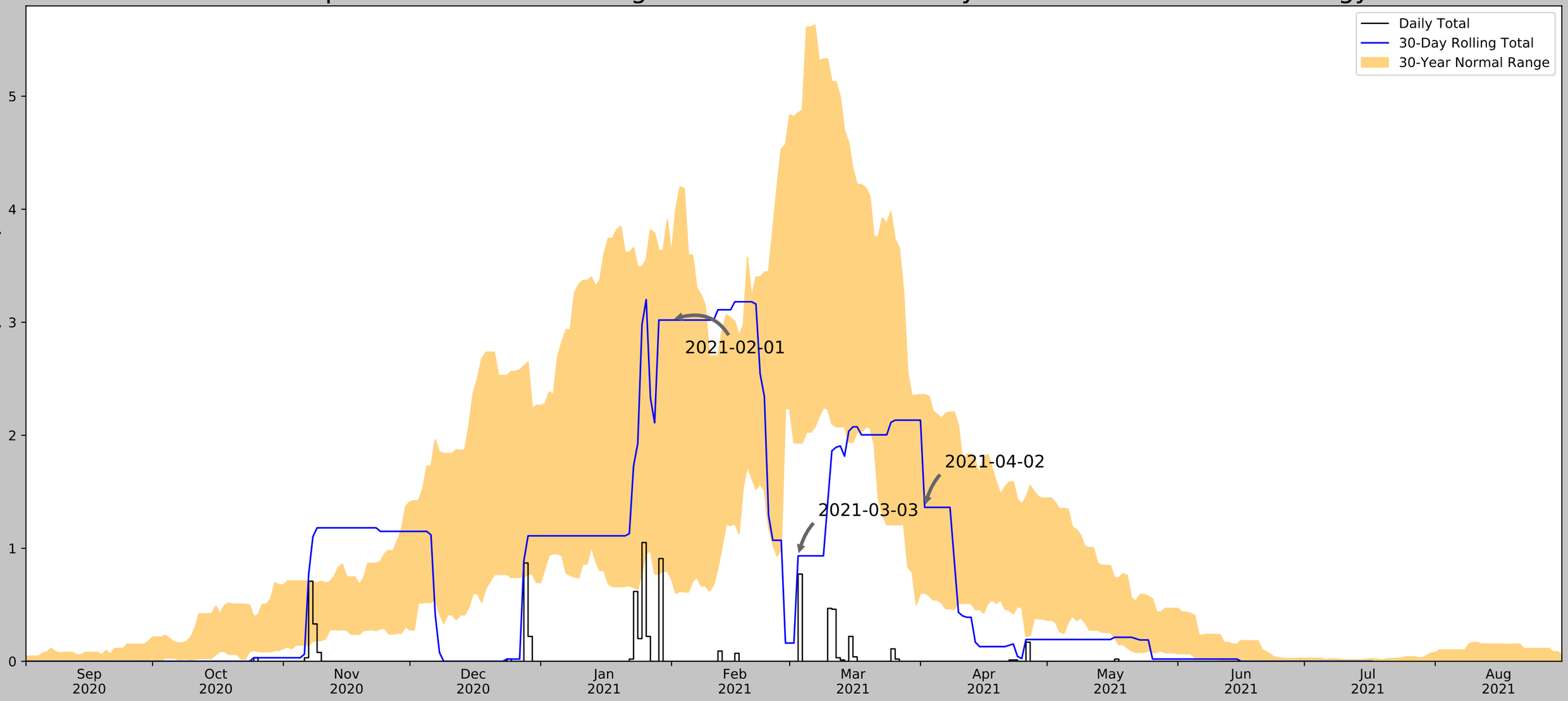
30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-04-02	0.605118	2.359055	1.362205	Normal	2	3	6
2021-03-03	1.932284	4.853543	0.933071	Dry	1	2	2
2021-02-01	0.726772	3.606299	3.019685	Normal	2	1	2
Result							Normal Conditions - 10

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
RAMONA AP	33.0375, -116.9158	1393.045	2.415	24.835	1.147	8147	90
RAMONA FIRE DEPT	33.0114, -116.9081	1470.144	2.836	52.264	1.424	2905	0
SAN DIEGO COUNTRY ESTATES 1.5	33.0158, -116.8068	1474.081	4.285	56.201	2.169	10	0
POWAY 3.2NE	32.9956, -117.0044	1206.037	8.166	211.843	5.405	3	0
ESCONDIDO 5.2NNW	33.1852, -117.1282	1474.081	17.747	56.201	8.984	1	0
ALPINE	32.8358, -116.7775	1694.882	15.257	277.002	11.092	287	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.068664, -116.757539
Observation Date	2021-04-02
Elevation (ft)	1417.88
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Dry Season

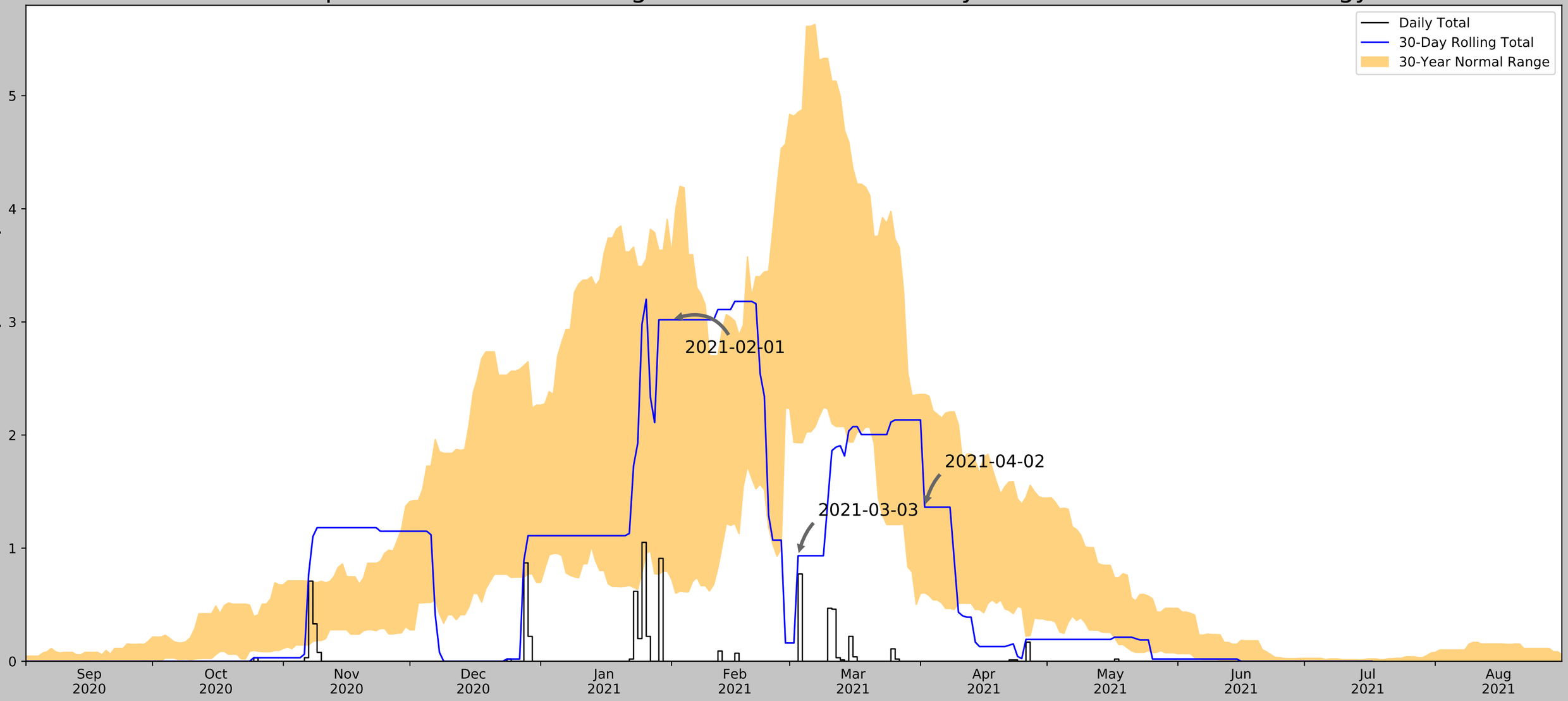
30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-04-02	0.605118	2.359055	1.362205	Normal	2	3	6
2021-03-03	1.932284	4.853543	0.933071	Dry	1	2	2
2021-02-01	0.726772	3.606299	3.019685	Normal	2	1	2
Result							Normal Conditions - 10

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
RAMONA AP	33.0375, -116.9158	1393.045	9.415	24.835	4.471	8147	90
SAN DIEGO COUNTRY ESTATES 1.5	33.0158, -116.8068	1474.081	4.635	56.201	2.346	10	0
RAMONA FIRE DEPT	33.0114, -116.9081	1470.144	9.576	52.264	4.81	2905	0
POWAY 3.2NE	32.9956, -117.0044	1206.037	15.164	211.843	10.036	3	0
ESCONDIDO 5.2NNW	33.1852, -117.1282	1474.081	22.909	56.201	11.597	1	0
ALPINE	32.8358, -116.7775	1694.882	16.131	277.002	11.727	287	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.030348, -116.87621
Observation Date	2021-04-02
Elevation (ft)	1422.35
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Dry Season

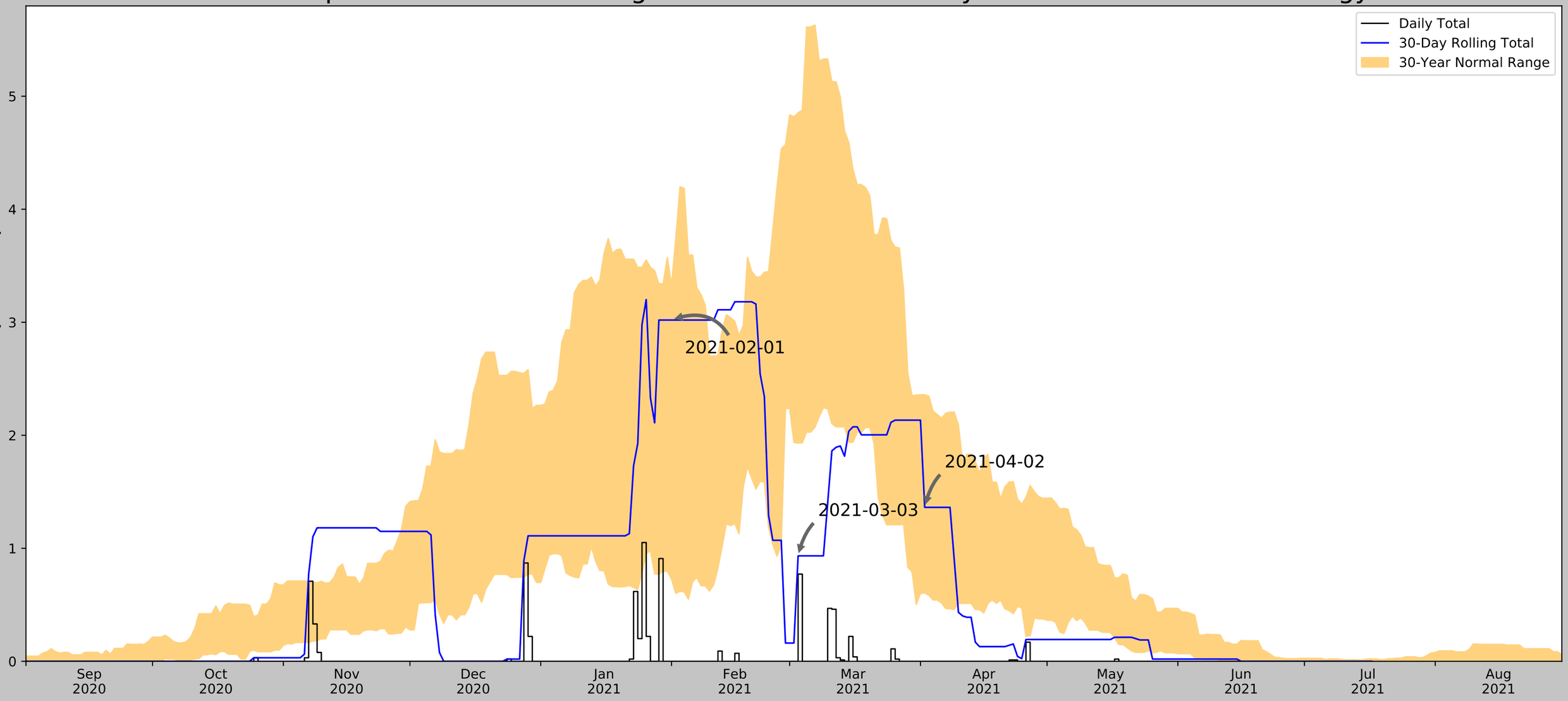
30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-04-02	0.605118	2.359055	1.362205	Normal	2	3	6
2021-03-03	1.932284	4.853543	0.933071	Dry	1	2	2
2021-02-01	0.726772	3.606299	3.019685	Normal	2	1	2
Result							Normal Conditions - 10

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
RAMONA AP	33.0375, -116.9158	1393.045	2.346	29.305	1.124	8147	90
RAMONA FIRE DEPT	33.0114, -116.9081	1470.144	2.264	47.794	1.127	2905	0
SAN DIEGO COUNTRY ESTATES 1.5	33.0158, -116.8068	1474.081	4.145	51.731	2.08	10	0
POWAY 3.2NE	32.9956, -117.0044	1206.037	7.805	216.313	5.201	3	0
ESCONDIDO 5.2NNW	33.1852, -117.1282	1474.081	18.088	51.731	9.075	1	0
ALPINE	32.8358, -116.7775	1694.882	14.61	272.532	10.556	287	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.014294, -116.942753
Observation Date	2021-04-02
Elevation (ft)	1625.13
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Dry Season

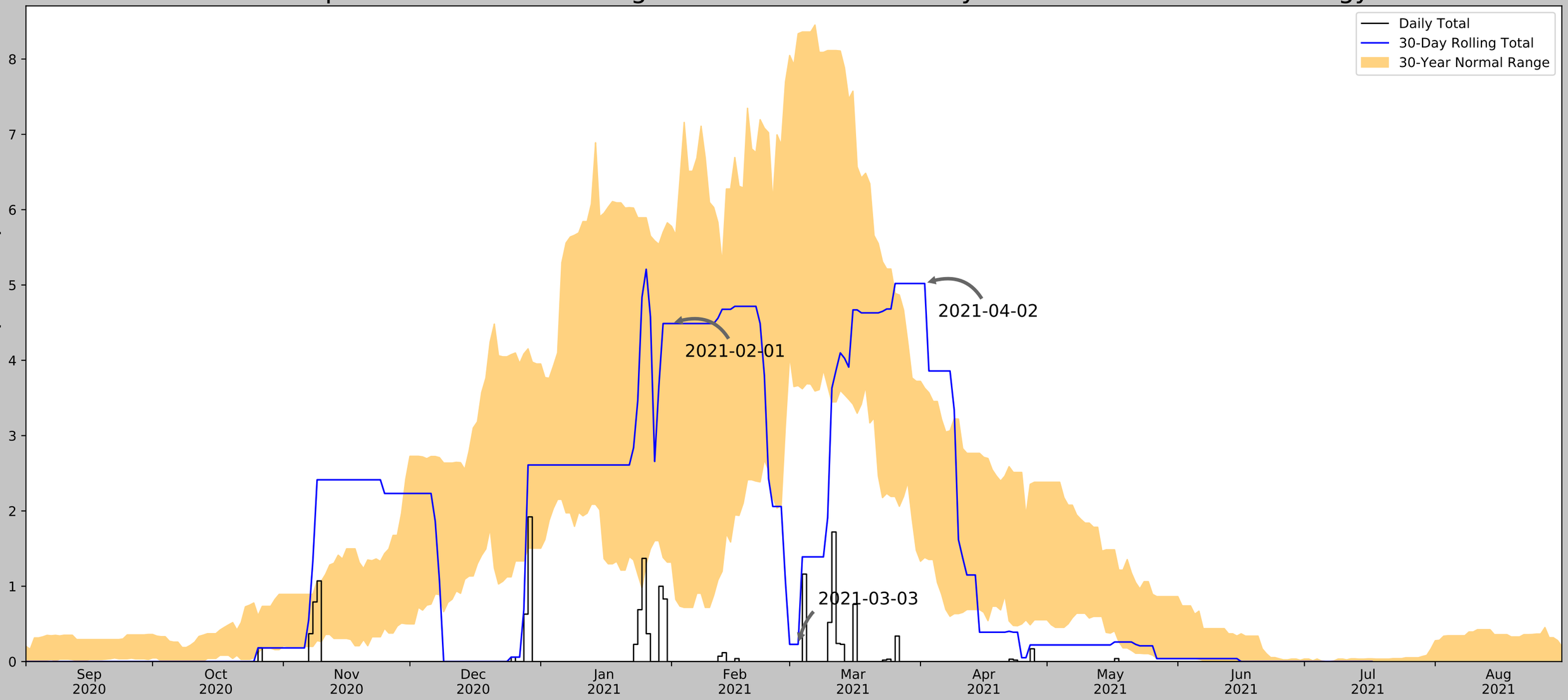
30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-04-02	0.605118	2.359055	1.362205	Normal	2	3	6
2021-03-03	1.932284	4.853543	0.933071	Dry	1	2	2
2021-02-01	0.726772	3.329134	3.019685	Normal	2	1	2
Result							Normal Conditions - 10

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
RAMONA AP	33.0375, -116.9158	1393.045	2.238	232.085	1.527	8147	90
RAMONA FIRE DEPT	33.0114, -116.9081	1470.144	2.018	154.986	1.221	2905	0
ESCONDIDO 7.2 SE	33.0563, -116.9925	1584.974	4.09	40.156	2.005	1	0
POWAY 3.2NE	32.9956, -117.0044	1206.037	3.798	419.093	3.301	12	0
POWAY VALLEY	33.0194, -117.0308	647.966	5.113	977.164	7.297	257	0
ALPINE	32.8358, -116.7775	1694.882	15.619	69.752	8.118	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.103432, -116.812176
Observation Date	2021-04-02
Elevation (ft)	2485.3
Drought Index (PDSI)	Extreme drought
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-04-02	1.382677	3.630315	5.019685	Wet	3	3	9
2021-03-03	3.664961	8.336221	0.228346	Dry	1	2	2
2021-02-01	1.319291	5.779134	4.488189	Normal	2	1	2
Result							Normal Conditions - 13

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
HENSHAW DAM	33.2372, -116.7614	2700.131	9.698	214.831	6.448	11208	90
RAMONA 3.8 ENE	33.0562, -116.8088	2018.045	3.269	467.255	2.999	1	0
RAMONA 3ENE	33.0507, -116.8278	2034.121	3.754	451.179	3.383	6	0
SAN DIEGO COUNTRY ESTATES 1.5	33.0158, -116.8068	1474.081	6.063	1011.219	8.859	15	0
RAMONA AP	33.0375, -116.9158	1393.045	7.533	1092.255	11.618	61	0
RAMONA FIRE DEPT	33.0114, -116.9081	1470.144	8.443	1015.156	12.37	62	0

Appendix C

Representative Site Photographs



PHOTOGRAPH 1: View of Santa Maria Creek, Southern Cottonwood-Willow Riparian Forest (looking east).



PHOTOGRAPH 2: View of disturbed emergent wetland and vernal pool in the foreground with southern willow scrub in the background (looking north) within the southwestern portion of the study area.



PHOTOGRAPH 3: View of Southern Willow Scrub (looking north) within the northern portion of the study area.



PHOTOGRAPH 4: View of non-native grassland: broadleafed-dominated in the foreground with southern willow scrub (looking northeast) from the middle portion of the study area.

D150334.07

SOURCE: ESA, 2021

Ramona Intergenerational Community Campus Affordable Housing Project

Appendix C
Site Photographs

ESA

Appendix D

Wetland Determination Datasheets

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Ramona RICC | City/County: Ramona | Sampling Date: 4/2/2021

Applicant/Owner: SD County DGS | State: California | Sampling Point: 1

Investigator(s): Brenda McMillan | Section, Township, Range: 32.2.22N 116.52.27W, Elevation 1,413ft

Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 0

Subregion (LRR): LRR-C | Lat: 33.0411231847 | Long: -116.874328582 | Datum: - WGS84

Soil Map Unit Name: Placentia sandy loam 2-9% | NWI classification: Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation yes Soil no or Hydrology no significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation no Soil yes or Hydrology no naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ____

Hydric Soil Present? Yes ✓ No ____

Wetland Hydrology Present? Yes ✓ No ____

Is the Sampled Area within a Wetland? **Yes** ✓ **No** ____

Remarks:

Soils not found to be native. Detention basin. Ephemeral wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 ft/radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Tamarix parviflora	1	no	FAC
2.	0		
3.	0		
4.	0		
	1	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10 ft/radius)			
1.	0		
2.	0		
3.	0		
4.	0		
5.	0		
	0	= Total Cover	
Herb Stratum (Plot size: 5 ft/radius)			
1. Crassula aquatica	10	yes	OBL
2. Lythrum hyssopifolium	15	yes	OBL
3. Rumex crispus	10	yes	FAC
4. Veronica peregrina	1	no	FAC
5. Epilobium ciliatum	1	no	FACW
6. Cyperus eragrostis	1	no	FACW
7. Hordeum marinum	1	no	FAC
8. Sonchus asper	1	no	FAC
9. Vulpia myuros	5	no	FACU
10.			
11.			
	45	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft/radius)			
1.	0		
2.	0		
	0	= Total Cover	

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1=	25
FACW species	2	x 2=	4
FAC species	0	x 3=	0
FACU species	5	x 4=	0
UPL species	0	x 5=	
Column Totals:	32 (A)		49 (B)

Prevalence Index = B/A = 1.53

Hydrophytic Vegetation Indicators:

yes Dominance Test is >50%

yes Prevalence Index is ≤3.0[1]

no Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

no Problematic Hydrophytic Vegetation[1](Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ____

Remarks:

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 2	10YR 3/2	70	10YR 3/2	30	CS	M	Sandy loam	Uniform soil color
2 - 12	7.5YR 3/4	97	5YR 3/4	3	RM	M	Sandy loam	LG stonesize asphalt
12 - 18	7.5YR 3/4	70	7.5YR 3/4	30	CS	M	Sandy loam	
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- X Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): 0

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

Found chipped asphalt in soil, and didn't see difference in color so only dug to the depth we did. Soil has some redox deletions but matrix doesn't have low chroma.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- X Inundation Visible on Aerial Imagery(B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? no Depth (Inches): 0

Water Table Present? no Depth (Inches): 0

Saturation Present? no Depth (Inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** ✓ **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos and previous inspections; WD 2012 TAIC; Dudek 2017; AECOM 2020.

Remarks:

Man made engineered detention basin.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Ramona RICC | City/County: Ramona | Sampling Date: 4/2/2021
Applicant/Owner: SD County DGS | State: California | Sampling Point: 2
Investigator(s): Brenda McMillan | Section, Township, Range: 32.2.22N 116.52.27W, Elevation 1,413ft
Landform (hillslope, terrace, etc.): Flat | Local relief (concave, convex, none): None | Slope (%): 0
Subregion (LRR): LRR-C | Lat: 33.0429554989 | Long: -116.875122537 | Datum: - WGS84
Soil Map Unit Name: Fallbrook Sandy loam | NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation yes Soil no or Hydrology no significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation no Soil no or Hydrology no naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No ✓
Hydric Soil Present? Yes ✓ No ____
Wetland Hydrology Present? Yes ____ No ✓
Is the Sampled Area within a Wetland? **Yes** ____ **No** ✓

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 ft/radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Baccharis salicifolia	10	no	FAC
2.	7		
3.	0		
4.	0		
	17	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10 ft/radius)			
1. Artemisia douglasiana	12	no	FAC
2.	0		
3.	0		
4.	0		
5.	0		
	12	= Total Cover	
Herb Stratum (Plot size: 5 ft/radius)			
1. Juncus mexicanus	40	yes	FACW
2. Distichlis spicata	30	yes	FAC
3. Oenothera elata	3	no	FACW
4. Sonchus asper	1	no	FAC
5.	0		
6.	0		
7.	0		
8.	0		
9.	0		
10.	0		
11. Centaurea benedicta	10	yes	UPL
	84	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft/radius)			
1.	0		
2.	0		
	0	= Total Cover	

% Bare Ground in Herb Stratum 25 % Cover of Biotic Crust ____

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 66.67 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1=	0
FACW species	43	x 2=	86
FAC species	53	x 3=	159
FACU species	0	x 4=	0
UPL species	0	x 5=	
Column Totals:	96 (A)		245 (B)

Prevalence Index = B/A = 2.55

Hydrophytic Vegetation Indicators:
yes Dominance Test is >50%
yes Prevalence Index is ≤3.0[1]
no Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
no Problematic Hydrophytic Vegetation[1](Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** ✓

Remarks: Highly disturbed floodplain

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 1	10YR 2/2	100		0			Sandy clay loam	Org layer thin JUME
1 - 12	10YR 2/2	100		0			Sandy clay loam	Uniform top to botto
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Stratified Layers (A5) (**LRR C**)
- ____ 1 cm Muck (A9) (**LRR D**)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1)
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)
- ____ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): 0

Hydric Soil Present? **Yes** ✓ **No** _____

Remarks: Low chroma , floodplain.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1) (**Nonriverine**)
- ____ Sediment Deposits (B2) (**Nonriverine**)
- ____ Drift Deposits (B3) (**Nonriverine**)
- ____ Surface Soil Cracks (B6)
- X Inundation Visible on Aerial Imagery(B7)
- ____ Water-Stained Leaves (B9)
- ____ Salt Crust (B11)
- ____ Biotic Crust (B12)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? no Depth (Inches): 0

Water Table Present? no Depth (Inches): 0

Saturation Present? no Depth (Inches): _____

(includes capillary fringe)

Wetland Hydrology Present? **Yes** _____ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Aerial imagery and previous v

Remarks: Floodplain to Santa Maria creek, not a wetland.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Ramona RICC | City/County: Ramona | Sampling Date: 4/2/2021

Applicant/Owner: SD County DGS | State: California | Sampling Point: 3

Investigator(s): Brenda McMillan | Section, Township, Range: 32.2.22N 116.52.27W, Elevation 1,413ft

Landform (hillslope, terrace, etc.): Channel (abandoned) | Local relief (concave, convex, none): Concave | Slope (%): 1

Subregion (LRR): LRR-C | Lat: 33.041406353 | Long: -116.874801759 | Datum: - WGS84

Soil Map Unit Name: Placenta Sandy loam | NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation yes Soil yes or Hydrology yes significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation no Soil no or Hydrology yes naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No ✓

Hydric Soil Present? Yes ✓ No ____

Wetland Hydrology Present? Yes ____ No ✓

Is the Sampled Area within a Wetland? **Yes** ____ **No** ✓

Remarks: Highly disturbed roadside ditch

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20 ft/radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Parkinsonia aculeata	1	no	FAC
2.	0		
3.	0		
4.	0		
	1	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10 ft/radius)			
1.	0		
2.	0		
3.	0		
4.	0		
5.	0		
	0	= Total Cover	
Herb Stratum (Plot size: 5 ft/radius)			
1. Rumex crispus	2	yes	FAC
2.	0		
3.	0		
4.	0		
5.	0		
6.	0		
7.	0		
8.	0		
9.	0		
10.	0		
11. Bromus diandrus	40	yes	UPL
	42	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft/radius)			
1.	0		
2.	0		
	0	= Total Cover	

% Bare Ground in Herb Stratum 0 | % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1=	0
FACW species	0	x 2=	0
FAC species	3	x 3=	9
FACU species	0	x 4=	0
UPL species	0	x 5=	
Column Totals:	3 (A)		9 (B)

Prevalence Index = B/A = 3

Hydrophytic Vegetation Indicators:

no Dominance Test is >50%

yes Prevalence Index is ≤3.0[1]

no Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

no Problematic Hydrophytic Vegetation[1](Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** ✓

Remarks:

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 12	7.5YR 3/2	97	7.5YR 3/2	3	CS	M	Clay loam	
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Bedrock

Depth (inches): 12

Hydric Soil Present? Yes ✓ No ___

Remarks: Manmade fill/native and fill mix. Looks like will get saturated, ponded. Fertile soil. Low chroma

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- X Inundation Visible on Aerial Imagery(B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? no Depth (Inches): 0

Water Table Present? no Depth (Inches): 0

Saturation Present? no Depth (Inches): ___

(includes capillary fringe)

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Ramona RICC | City/County: Ramona | Sampling Date: 6/22/2021

Applicant/Owner: SD County DGS | State: California | Sampling Point: 4

Investigator(s): Brenda McMillan | Section, Township, Range: 32.2.22N 116.52.27W, Elevation 1,413ft

Landform (hillslope, terrace, etc.): Channel (active) | Local relief (concave, convex, none): Concave | Slope (%): 3

Subregion (LRR): LRR-C | Lat: 32.7617117566 | Long: -117.039208416 | Datum: - WGS84

Soil Map Unit Name: Placentia sandy loam | NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation no Soil yes or Hydrology yes significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation no Soil no or Hydrology no naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	____	No	✓		
Hydric Soil Present?	Yes	✓	No	____	**Is the Sampled Area**	
Wetland Hydrology Present?	Yes	✓	No	____	**within a Wetland?**	**Yes** ✓ **No** ____

Remarks: This sample point was determined to be a wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft/radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix gooddingii	50	yes	FACW
2.	0		
3.	0		
4.	0		
	50	= Total Cover	
Sapling/Shrub Stratum (Plot size: 20 ft/radius)			
1. Artemisia douglasiana	1	no	FAC
2.	0		
3.	0		
4.	0		
5.	0		
	1	= Total Cover	
Herb Stratum (Plot size: 5 ft/radius)			
1. Avena sativa	5	yes	UPL
2. Hordeum murinum	1	no	FACU
3. Rumex crispus	1	no	FAC
4. Lythrum hyssopifolium	1	no	OBL
5. Polypogon monspeliensis	1	no	FACW
6.	0		
7.	0		
8.	0		
9.	0		
10.	0		
11.	0		
	9	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft/radius)			
1.	0		
2.	0		
	0	= Total Cover	

% Bare Ground in Herb Stratum 60 | % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	1	x 1=	1
FACW species	51	x 2=	102
FAC species	2	x 3=	6
FACU species	1	x 4=	25
UPL species	5	x 5=	25
Column Totals:	60 (A)		138 (B)

Prevalence Index = B/A = 2.3

Hydrophytic Vegetation Indicators:

no Dominance Test is >50%

yes Prevalence Index is ≤3.0[1]

no Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

no Problematic Hydrophytic Vegetation[1](Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** ✓

Remarks: Willows growing at the base of rip rap where water flows through culvert

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 2	10YR 3/1	100		0			Clay	Rocky, roots
2 - 10	7.5YR 3/2	90	7.5YR 3/2	10	CS	M	Clay	
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Clay

Depth (inches): 10

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks: Low chroma, hydric soils list; matches profile description.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- X Sediment Deposits (B2) (**Nonriverine**)
- X Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery(B7)
- X Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- X Water Marks (B1) (**Riverine**)
- X Sediment Deposits (B2) (**Riverine**)
- X Drift Deposits (B3) (**Riverine**)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? no Depth (Inches): 0

Water Table Present? no Depth (Inches): 0

Saturation Present? no Depth (Inches): ___

(includes capillary fringe)

Wetland Hydrology Present? **Yes** ✓ **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Ramona RICC | City/County: Ramona | Sampling Date: 7/14/2021

Applicant/Owner: SD County DGS | State: California | Sampling Point: A

Investigator(s): Brenda McMillan | Section, Township, Range: 32.2.22N 116.52.27W, Elevation 1,413ft

Landform (hillslope, terrace, etc.): Channel (active) | Local relief (concave, convex, none): None | Slope (%): 1

Subregion (LRR): LRR-C | Lat: 32.7617147359 | Long: -117.039144022 | Datum: - WGS84

Soil Map Unit Name: Riverwash | NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation no Soil no or Hydrology no significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation no Soil no or Hydrology no naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ____

Hydric Soil Present? Yes ✓ No ____

Wetland Hydrology Present? Yes ✓ No ____

Is the Sampled Area within a Wetland? **Yes** ✓ **No** ____

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft/radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix lasiolepis	50	yes	FACW
2. Salix gooddingii	25	yes	FACW
3.	0		
4.	0		
	75	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft/radius)			
1. Baccharis salicifolia	10		FAC
2.	0		
3.	0		
4.	0		
5.	0		
	10	= Total Cover	
Herb Stratum (Plot size: 5 ft/radius)			
1. Cyperus eragrostis	5	yes	FACW
2. Artemisia douglasiana	3	no	FAC
3.	0		
4.	0		
5.	0		
6.	0		
7.	0		
8.	0		
9.	0		
10.	0		
11. Stipa milicea	5	yes	UPL
	13	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft/radius)			
1.	0		
2.	0		
	0	= Total Cover	

% Bare Ground in Herb Stratum 7 | % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1=	0
FACW species	80	x 2=	160
FAC species	13	x 3=	39
FACU species	0	x 4=	0
UPL species	0	x 5=	
Column Totals:	93 (A)		199 (B)

Prevalence Index = B/A = 2.14

Hydrophytic Vegetation Indicators:

yes Dominance Test is >50%

yes Prevalence Index is ≤3.0[1]

no Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

no Problematic Hydrophytic Vegetation[1](Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ____

Remarks:

SOIL

Sampling Point: A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 4/2	35		0			Sand	
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
0 - 0		0		0				
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Silt

Depth (inches): 0

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery(B7)
- X Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- X Sediment Deposits (B2) (**Riverine**)
- X Drift Deposits (B3) (**Riverine**)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	no	Depth (Inches):	0
Water Table Present?	yes	Depth (Inches):	6
Saturation Present? (includes capillary fringe)	no	Depth (Inches):	

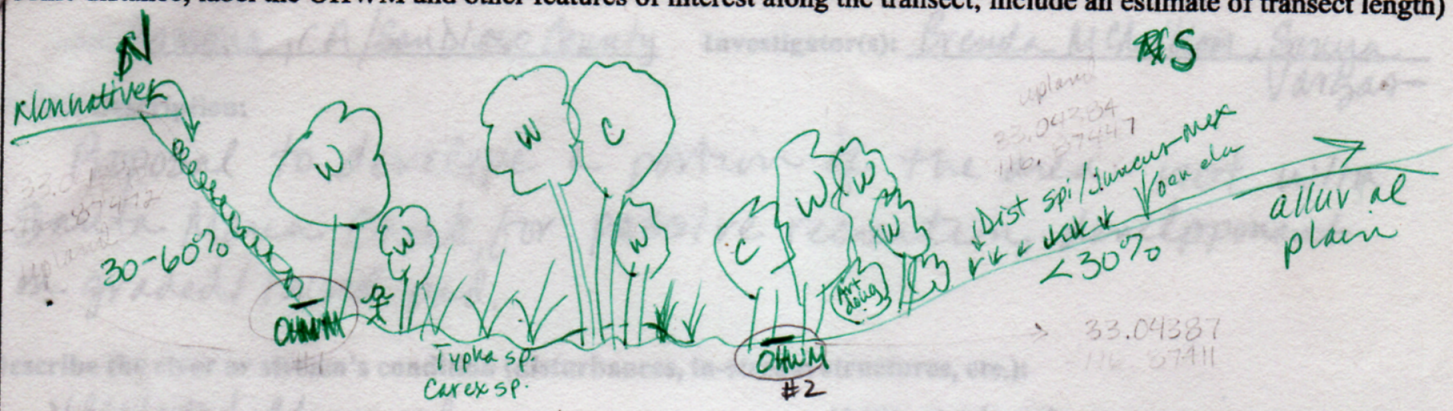
Wetland Hydrology Present? **Yes** ✓ **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

asheet # 1 **OHWM Delineation Datasheet** Page 1 of 1

ransect (cross-section) drawing: (choose a location that is representative of the dominant stream characteristics over some distance; label the OHWM and other features of interest along the transect; include an estimate of transect length)



Break in Slope at OHWM: ☐ Sharp (> 60°) | ☒ Moderate (30–60°) | ☒ Gentle (< 30°) | ☐ None

Notes/Description:

South to North the bank gradually enters the creekbed from the alluvial plain. Santa Maria Creek is very disturbed and has a steep bank on the N side

Sediment Texture: Estimate percentages to describe the general sediment texture above and below the OHWM

	Clay/Silt <0.05mm	Sand 0.05 – 2mm	Gravel 2mm – 1cm	Cobbles 1 – 10cm	Boulders >10cm	Developed Soil Horizons (Y/N)
Above OHWM	90%	10%	—	—	X	N
Below OHWM	5%	80%	15%	/	/	N

Notes/Description:

Soil uniform in alluvial plain (sandy/loam)

Creek bed saturated sandy/gravel

Vegetation: Estimate absolute percent cover to describe general vegetation characteristics above and below the OHWM

	Tree (%)	Shrub (%)	Herb (%)	Bare (%)
Above OHWM	60%	1%	3%	25%
Below OHWM	54%	0%	1%	40%

approx 11% leaf litter/dead material

5% leaf litter & dead material

+standing H2O

Notes/Description:

~~Site~~ Mapped as SWS based on Willow tree dom w/scattered Cottonwood trees.

Other Evidence: List/describe any additional field evidence and/or lines of reasoning used to support your delineation

NWI Map - Santa Maria Creek mapped as a blue line stream

creek w/ riffle pools, standing H2O (not flowing), saturated soils

Instructions: Complete one cover sheet and one or more datasheets for each project site. Each datasheet should capture the dominant characteristics of the OHWM along some length of a given stream. Complete enough datasheets to adequately document up- and/or downstream variability in OHWM indicators, stream conditions, etc. Transect locations can be recorded on a recent aerial image or using GPS coordinates noted on the datasheet.

Appendix E

ORM Aquatic Resources Spreadsheet

Waters_Name	State	Cowardin_Code	HGM_Code	Meas_Type	Amount	Units	Waters_Type	NWPR_Determine_Code	Latitude	Longitude
Santa Maria Creek	California	R4SB	RIVERINE	Linear	465	FOOT	A2TRIBINT		116°52’29.10”	33°02’37.55”
Disturbed emergent wetland	CALIFORNIA	PEM	DEPRESS	Area	0.314	ACRE	B3EPHEMERAL	Yes - would NOT have been an (a	116°52’29.08”	33°02’29.08”
Bio swale	CALIFORNIA	U	DEPRESS	Area	0.106	ACRE	NOJD404		116°52’30”W	33°02’29”N
Culvert 1	CALIFORNIA	U	RIVERINE	Area	0.009	ACRE	NOJD404		116°52’23”W	33°02’32”N

Appendix B
Burrowing Owl Survey Report

ESA

ESA

550 West C Street
Suite 750
San Diego, CA 92101
619.719.4200 phone
619.719.4201 fax

esassoc.com

July 26, 2021

Mr. Marc Cass
Environmental Project Manager
County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Subject: Results of 2021 Focused Burrowing Owl Surveys for the Ramona Intergenerational Community Campus Affordable Housing Project, Unincorporated Community of Ramona, San Diego County, California

Dear Mr. Cass:

This report summarizes the methodology and findings of focused burrowing owl (*Athene cunicularia*) (BUOW) surveys conducted for the proposed Ramona Intergenerational Community Campus Affordable Housing Project (project). The project is located in the unincorporated community of Ramona in northern San Diego County, and would include the development of affordable senior residential housing, comprised of 100 residential units, a senior center, and open space uses. The design of the project proposes that the 6,000 square foot senior center be located near the center of the residential units and will include meeting space, a kitchen, private offices, a medical office space/clinic, and other social meeting spaces. Implementation of the proposed project would require the construction of utility services, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas. The surveys were conducted in accordance with California Department of Fish and Wildlife (CDFW) *Staff Report on Burrowing Owl Mitigation* (2012), and included a habitat assessment and breeding season surveys to determine presence/absence of this species.

Location and Site Description

The project is located on Assessor Parcel Number (APN) 281-182-17 and 281-182-18 (project site) on the east side of where Maple Street turns into 13th Street, within the community of Ramona in unincorporated San Diego County, as shown in **Figure 1**, Regional Location. The project site is generally bound by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west, as shown in **Figure 2**, Vicinity Map. The project is located within an unsectioned portion of Township 13 South and Range 1 East of the Ramona and San Pasqual, California quadrangle United States Geological Survey (USGS) 7.5-minute topographic quadrangles (Figure 2).

The survey area includes the project site, plus a 150-meter (m) buffer (survey area). The survey area is generally comprised of disturbed open space, industrial, and urban development. Topography within the survey area generally ranges from relatively flat to gently sloping downward towards the riparian habitat within Santa Maria Creek to the north. Soils in the survey area consist of Placentia sandy loam, Visalia sandy loam, Fallbrook sandy

loam, and Chino silt loam (USDA 2021). Riverwash occurs in the northern portion of the survey area aligning with Santa Maria Creek. Slopes in the survey area range from 0 to 30 percent gradients. The survey area is immediately adjacent to industrial and urban development, including dirt and paved roads, an operating transfer station, junk yards, and a public library.

Background

BUOW is a CDFW species of special concern and a covered species under the Draft North County Multiple Species Conservation Program (NCMSCP) (County of San Diego 2017). Suitable habitat for this species generally consists of short, sparse vegetation with few shrubs and may include annual and perennial grasslands, deserts, and scrub characterized by low-growing vegetation. This species may also occur in some agricultural areas, weedy fields, vacant lots and pastures. Underground burrows or other cavities are required for nesting. This species uses burrows dug by other species and man-made structures such as culverts, pipes, and debris piles. The nesting season begins as early as February and continues through August, with peak nesting occurring between April and July. The wintering season extends from September 1 through January 31, with peak wintering occurring from December 1 through January 31.

Survey Methodology

Environmental Science Associates (ESA) biologists conducted a BUOW habitat assessment and four breeding season surveys following the guidelines provided in the CDFW *Staff Report on Burrowing Owl Mitigation*. Prior to the start of surveys, a search for BUOW occurrences was completed through publicly available databases, including the California Natural Diversity Database (CNDDB), U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database, and SanBIOS (CDFW 2021, USFWS 2021, SanBIOS 2021).

The surveys were conducted by ESA biologists Jaclyn Catino-Davenport and Brenda McMillan and interns Anna Millar and Rachel Le within the survey area. All surveys were conducted between morning civil twilight and 09:30 AM during suitable weather conditions. Survey dates, times, and weather conditions are presented in **Table 1**, *Survey Data*, below. The surveys consisted of four separate site visits with one visit between February 15 and April 15, and three visits at least three weeks apart between April 15 and July 15, with one of these visits after June 15. The habitat assessment was conducted concurrently with the first breeding season survey. During the habitat assessment, the entire survey area was evaluated for the presence of suitable BUOW breeding habitat (e.g., short or sparse vegetation for at least a portion of the year, with burrows, burrow surrogates, or fossorial mammal dens). Areas supporting riparian habitats (southern cottonwood-willow riparian forest, southern willow scrub), dense coastal sage scrub habitat, and pavement or structures in the developed portion of the survey area were determined to be unsuitable for breeding BUOW and excluded from the survey area; however, the edges of these areas were scanned during surveys. Meandering transects were conducted throughout all suitable habitat during the habitat assessment and breeding season surveys. Transects were spaced 7 m to 20 m apart throughout suitable habitat, and walked in a zig-zag fashion to allow for 100 percent visibility. In addition, binoculars were utilized to visually scan the survey area at intervals along each transect spaced no more than 100 m apart, and

included inaccessible off-site properties within the survey buffer. Burrows and potential burrow surrogates, such as culverts, pipes, and debris piles, were mapped using GPS during the habitat assessment and visually inspected for BUOW sign (e.g., pellets, whitewash, feathers, decoration, etc.) during each breeding season survey.

TABLE 1
SURVEY INFORMATION

Date	Time	Wind (mph) (start/end)	Temperature (F) (start-end)	Weather (start-end)	Surveyors
04/15/2021	0623-0930	0/0	45°-61°	30% Cloud Cover – 70% Cloud Cover	Jaclyn Catino-Davenport, Anna Millar
05/13/2021	0558-0902	1-2.2/0-4.9	57.1°-65°	100% Cloud Cover – 65% Cloud Cover	Jaclyn Catino-Davenport, Brenda McMillan
06/03/2021	0526-0815	0/0-2.2	57.5°-75.2°	100% Cloud Cover – 0% Cloud Cover	Jaclyn Catino-Davenport
06/25/2020	0532-0718	0/0	55°-58°	0% Cloud Cover – 0% Cloud Cover	Jaclyn Catino-Davenport, Rachel Le

Survey Results

Habitat Assessment

The project boundary contains a total of eight vegetation communities and land cover types: southern cottonwood-willow riparian forest, southern willow scrub, disturbed emergent wetland, saltgrass grassland, non-native grassland, non-native grassland: broadleaf-dominated, disturbed habitat, and urban/developed (**Figure 3**). Suitable habitat for BUOW within the project site and surrounding 150-m buffer consists of saltgrass grassland, non-native grassland, non-native grassland: broadleaf-dominated, and urban/developed and are described further below.

Saltgrass Grassland. This vegetation community occurs near the middle of the survey area, and is associated with Santa Maria Creek. Saltgrass (*Distichlis spicata*) makes up greater than 50% of the cover, while 40% consist of other native species including Douglas' wormwood (*Artemisia douglasiana*), Mexican rush (*Juncus mexicanus*), clustered field sedge (*Carex praegracilis*), southern tarplant (*Centromadia parryii* ssp. *australis*), and Hooker's evening-primrose (*Oenothera elata*). The remaining 10% of cover consisted of non-native plant species such as spiny-leaf sow-thistle (*Sonchus asper*), tocalote (*Centaurea melitensis*), Italian thistle (*Carduus pycnocephalus*), and short-pod mustard (*Hirschfeldia incana*).

Non-native Grassland: Broadleaf Dominated. This vegetation community makes up the majority of the survey area, occurring on the southern portion as well as the north end of the survey area. Vegetation consists of a mixture of non-native grasses and non-native broadleaf species including broad leaf filaree (*Erodium botrys*), stinkwort (*Dittrichia graveolens*), seaside barley (*Hordeum marinum*), Italian thistle, milk thistle (*Silybum marianum*), smooth cat's ear (*Hypochaeris glabra*), tocalote, foxtail brome (*Bromus madritensis*), ripgut brome

(*Bromus diandrus*), and short-pod mustard. This vegetation community also includes Peruvian pepper tree (*Schinus molle*) and Mexican palo verde (*Parkinsonia aculeata*).

Non-native grassland. Non-native grassland occurs in two small patches within the survey area: one in the northwest portion, adjacent to Maple Street, and the other patch occurs directly adjacent to and parallel to Maple Street in the southwest corner. Both patches consist primarily of ripgut brome, wild oat (*Avena* sp.), and seaside barley.

Urban/Developed. This land cover type consists of developed and paved roads and lots, buildings, areas with concrete slabs and rip rap, and disturbed open areas directly adjacent to roads, including areas with ornamental trees such as Peruvian pepper trees and eucalyptus (*Eucalyptus* sp.). In addition, this land cover type includes a manmade culvert/dissipation pool, which contains planted species including toad rush (*Juncus bufonius*), hyssop loosestrife (*Lythrum hyssopifolium*), deergrass (*Muhlenbergia rigens*), and San Diego sedge (C*arex spissa*).

Breeding Season Surveys

No BUOW were observed within the survey area during the four breeding season surveys conducted. Although natural ground squirrel burrows were identified on-site, none of the burrows exhibited evidence of use by BUOW (e.g., presence of feathers, whitewash, pellets, etc.). Potential burrow surrogates, such as debris piles, pipes, and rock piles, within the survey area were also inspected but no evidence of use by BUOW was observed. A complete list of avian and other wildlife species observed is included in **Attachment A**.

Incidental Observations

Incidentally-observed avian special-status species included the Cooper's hawk (*Accipiter cooperii*), double-crested cormorant (*Phalacrocorax auritus*), and yellow warbler (*Setophaga petechia*) (**Figure 4**). Cooper's hawk and double-crested cormorant are CDFW watch list species and yellow warbler is a CDFW species of special concern. Only the yellow warbler was detected during multiple surveys.

Conclusion

This species was determined to have a low potential to occur within the survey area due to the presence of low-quality habitat with suitable burrows, current human disturbances onsite, and adjacent surrounding land. The survey area is isolated and surrounded by mostly industrial and urban development limiting the possibility of the survey area being occupied by this species in the future. However, in accordance with the guidance in the CDFW *Staff Report on Burrowing Owl Mitigation* (2012), a take avoidance survey is recommended within 14 days prior to the start of any clearing, grubbing, or grading activities. Time lapses between project activities would also trigger the need for subsequent take avoidance surveys conducted within 24 hours prior to ground disturbance. Should occupied burrows be observed within 300 feet of the project footprint, the County shall notify CDFW to determine suitable take avoidance measures, such as development of an artificial burrow and exclusion plan.

Please contact Jaclyn Catino-Davenport (JCatino-Davenport@esassoc.com) at (619) 719-4211 with any questions or comments regarding the findings described in this letter report.

Sincerely,

Jaclyn Catino-Davenport
Managing Biologist

References

California Department of Fish and Wildlife (CDFW). 2021. *California Natural Diversity Database*. RareFind5. California Department of Fish and Wildlife, Biogeographic Data Branch. Sacramento, CA. Accessed January 2021.

——. 2012. Staff Report on Burrowing Owl Mitigation. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843.

County of San Diego. 2017. *Draft North County Multiple Species Conservation Program Plan*. Working Draft.

SanBIOS. 2021. GIS data from the Regional Data Warehouse, a partnership between SanGIS and SANDAG. Accessed January 2021.

U.S. Department of Agriculture (USDA) 2021. Web Soil Survey. Soil Map. Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed June 20, 2021.

U.S. Fish and Wildlife Service (USFWS). 2021. Information for Planning and Consultation (IPaC) online tool. Accessed at https://ecos.fws.gov/ipac/location/index on January 2021.

Attachments

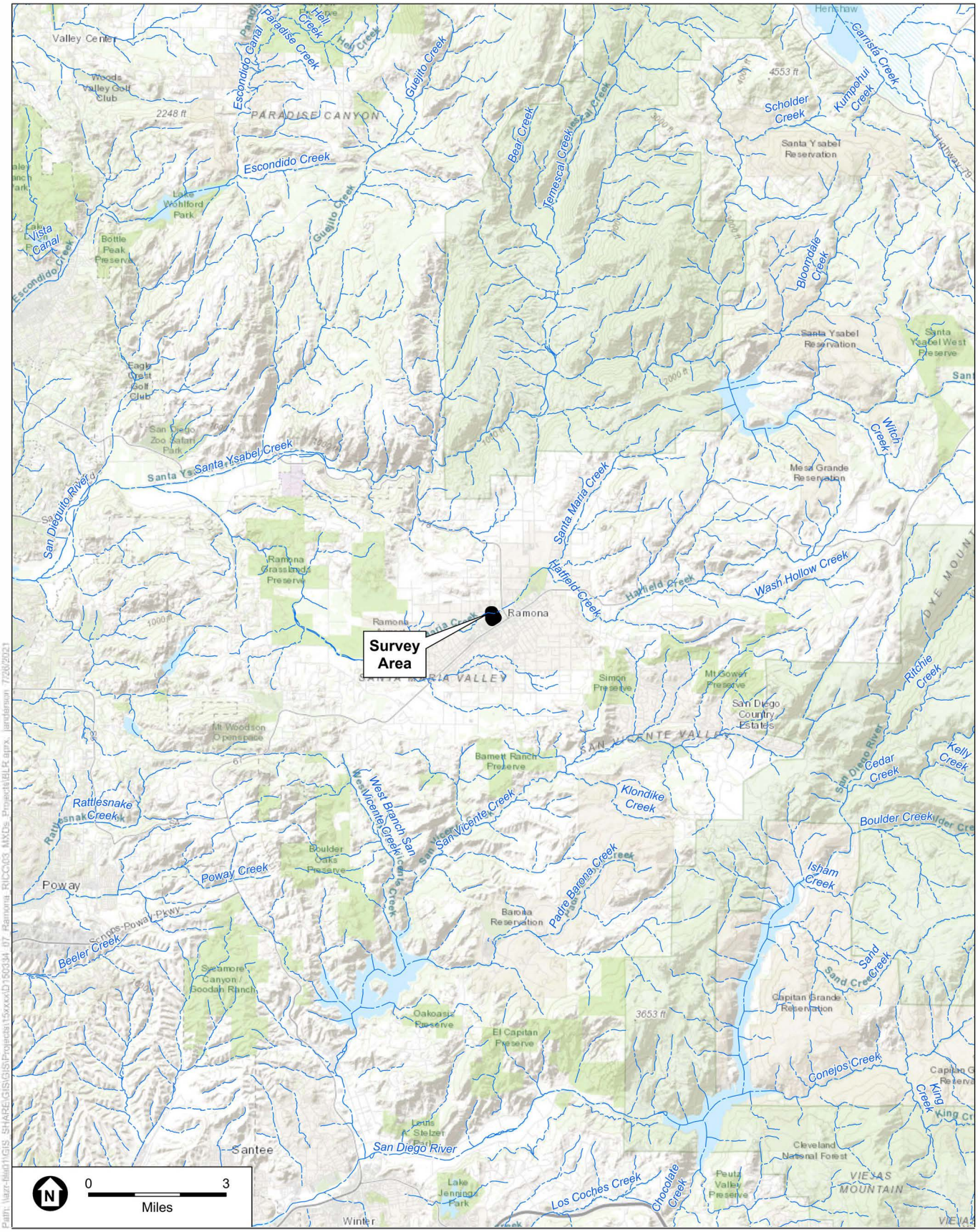
Figure 1: Regional Location
Figure 2: Vicinity Map
Figure 3: Natural Communities and Land Cover Types
Figure 4: 2021 Burrowing Owl Survey Results

Attachment A: Faunal Compendium
Attachment B: CNDDB Forms

Certification Statement

I certify that the information in this survey report and attached exhibits fully and accurately represents my work.

Jaclyn Catino-Davenport
Managing Biologist

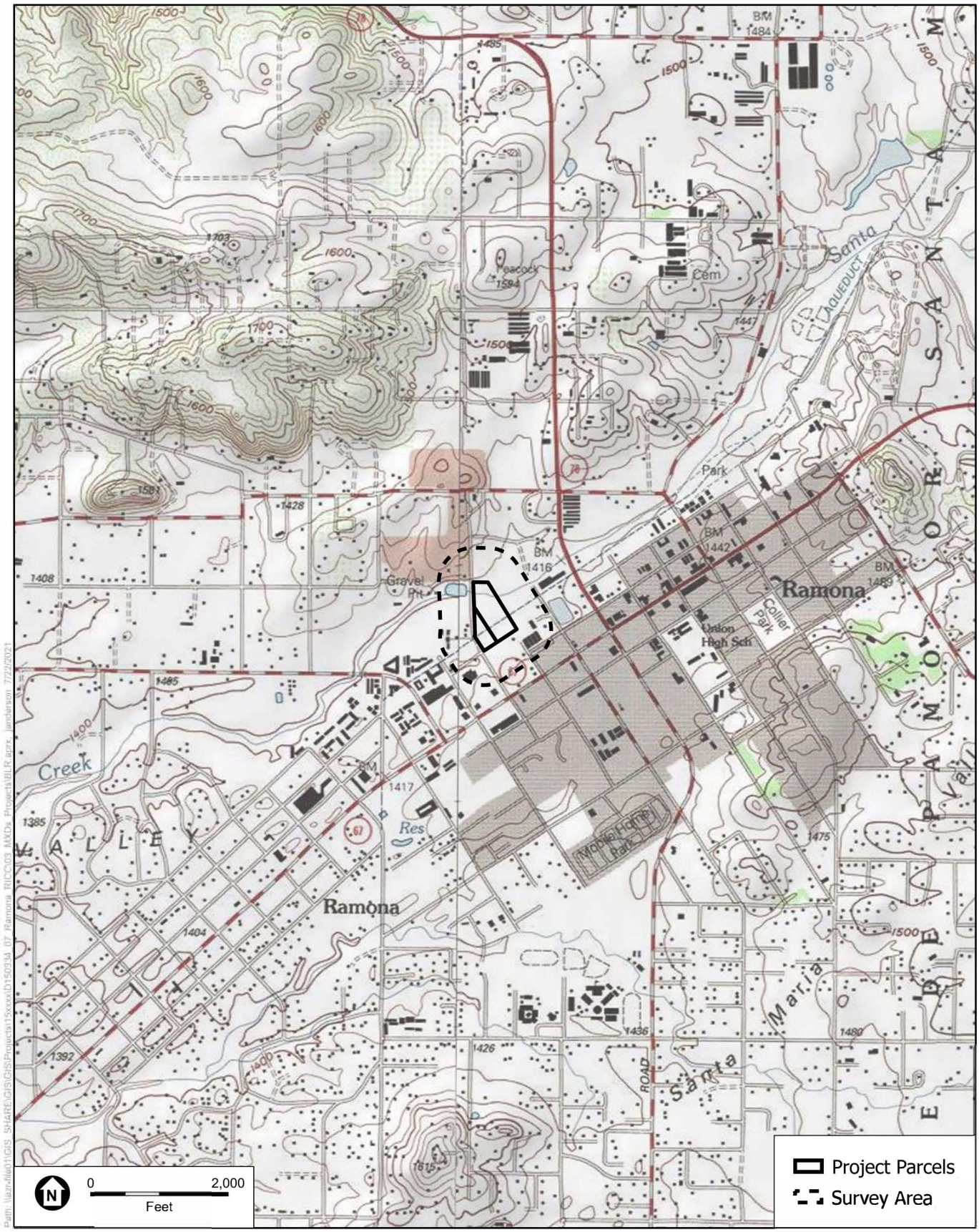


SOURCE: ESRI World Topographic Map.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 1
Regional Location

ESA

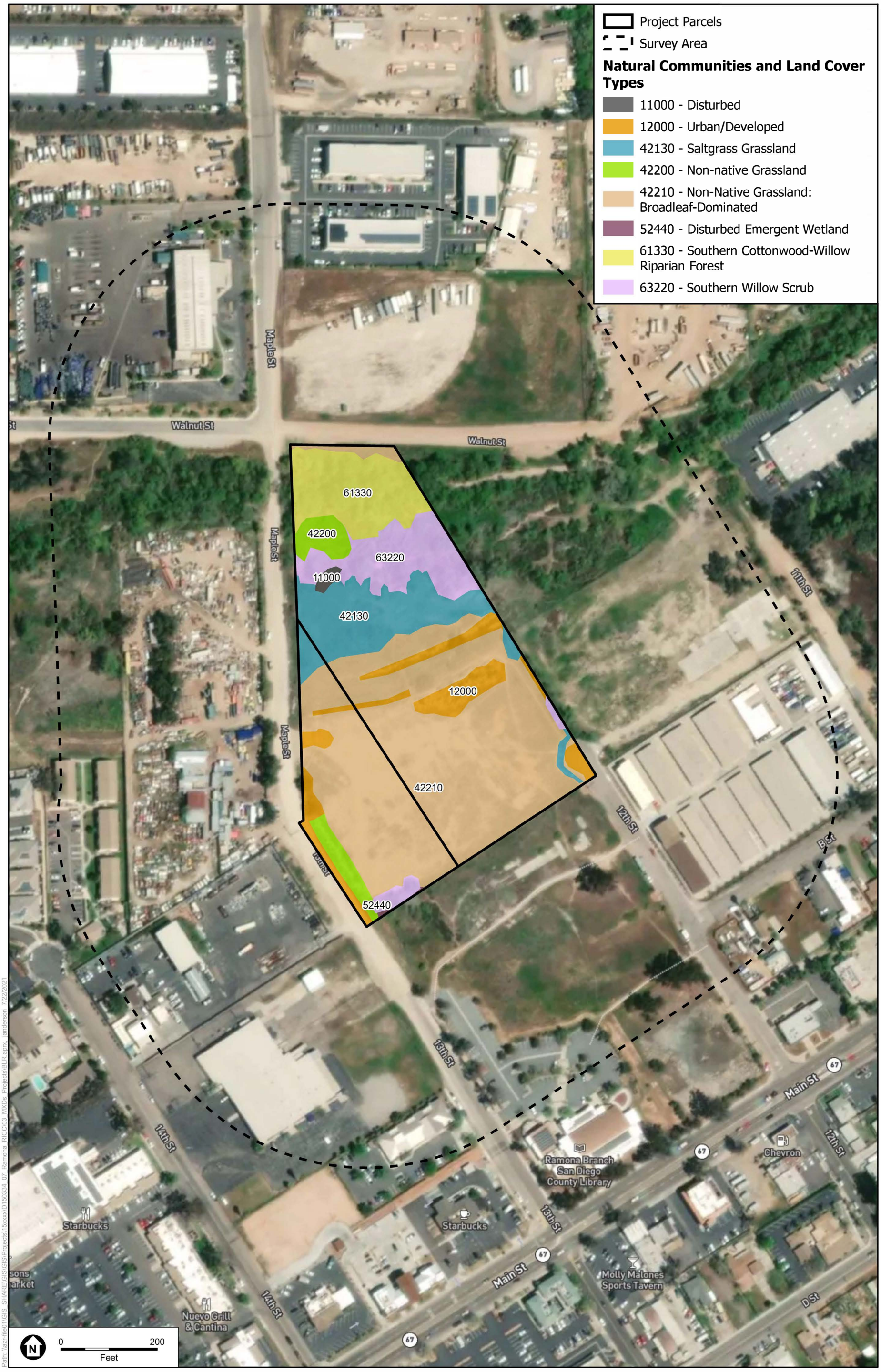


SOURCE: USGS Topographic Series (San Pasqual, Ramona), 2018.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 2
Vicinity Map

ESA



SOURCE: ESA, 2021.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 3

Natural Communities and Land Cover Types

ESA



SOURCE: ESA, 2021.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 4

2021 Burrowing Owl Survey Results

ESA

Attachment A
Faunal Compendium

ESA

FAUNAL COMPENDIUM

INVERTEBRATES

Scientific Name	Common Name	Status (Federal/State/Local)[1]
Insecta (Order Lepidoptera)	**Butterflies and Moths**	
Brephidium exilis	western pygmy blue	None/None/None

REPTILES

Scientific Name	Common Name	Status (Federal/State/Local)[1]
LACERTILIA	**LIZARDS**	
Phrynosomatidae	**Zebratail, Earless, Horned, Spiny, Fringe-Toed Lizards**	
Sceloporus occidentalis	western fence lizard	None/None/None

BIRDS

Scientific Name	Common Name	Status (Federal/State/Local)
GALLIFORMES		
Odontophoridae	**New World Quail**	
Callipepla californica	California quail	None/None/None
COLUMBIFORMES		
Columbidae	**Pigeons and Doves**	
* *Columba livia*	rock pigeon	None/None/None
* *Streptopelia decaocto*	Eurasian collared-dove	None/None/None
Zenaida macroura	mourning dove	None/None/None
CUCULIFORMES		
Cuculidae	**Cuckoos and Roadrunners**	
Geococcyx californianus	greater roadrunner	None/None/None
CAPRIMULGIFORMES		
Trochilidae	**Hummingbirds**	
Calypte anna	Anna's hummingbird	None/None/None
CHARADRIIFORMES		
Charadriidae	**Plovers, Dotterels, and Lapwings**	
Charadrius vociferus	killdeer	None/None/None

BIRDS

Scientific Name	Common Name	Status (Federal/State/Local)
SULIFORMES		
Phalacrocoracidae	**Cormorants and Shags**	
Phalacrocorax auritus	double-crested cormorant	None/WL/Group 2
ACCIPITRIFORMES		
Accipitridae	**Hawks**	
Accipiter cooperii	Cooper's hawk	None/WL/Group 1
Buteo lineatus	red-shouldered hawk	None/None/Group 1
PICIFORMES		
Picidae	**Woodpeckers**	
Picoides nuttallii	Nuttall's woodpecker	None/None/None
PASSERIFORMES		
Tyrannidae	**Tyrant Flycatchers**	
Empidonax difficilis	pacific-sloped flycatcher	None/None/None
Sayornis nigricans	black phoebe	None/None/None
Sayornis saya	Say's phoebe	None/None/None
Tyrannus vociferans	Cassin’s kingbird	None/None/None
Tyrannus verticalis	western kingbird	None/None/None
Corvidae	**Jays and Crows**	
Corvus brachyrhynchos	American crow	None/None/None
Corvus corax	common raven	None/None/None
Hirundinidae	**Swallows and Martins**	
Petrochelidon pyrrhonota	cliff swallow	None/None/None
Aegithalidae	**Bushtits**	
Psaltriparus minimus	bushtit	None/None/None
Troglodytidae	**Wrens**	
Thryomanes bewickii	Bewick's wren	None/None/None
Mimidae	**Thrashers**	
Mimus polyglottos	northern mockingbird	None/None/None
Turdidae	**Thrushes**	
Sialia mexicana	western bluebird	None/None/Group 1
Fringillidae	**Finches**	
Haemorhous mexicanus	house finch	None/None/None
Spinus lawrencei	Lawrence's goldfinch	None/None/None
Spinus psaltria	lesser goldfinch	None/None/None
Passerellidae	**New World Sparrows**	
Zonotrichia leucophry	white-crowned sparrow	None/None/None
Melospiza melodia	song sparrow	None/None/None
Melospiza lincolnii	Lincoln’s sparrow	None/None/None
Melozone crissalis	California towhee	None/None/None
Pipilo maculatus	spotted towhee	None/None/None

BIRDS

Scientific Name	Common Name	Status (Federal/State/Local)
Icteridae	**Orioles, Grackles, and Cowbirds**	
Agelaius phoeniceus	red-winged blackbird	None/None/None
Molothrus ater	brown-headed cowbird	None/None/None
Parulidae	**Wood Warblers**	
Geothlypis trichas	common yellowthroat	None/None/None
Setophaga petechia	yellow warbler	None/SSC/Group 2
Cardellina pusilla	Wilson's warbler	None/None/None
PSITTACIFORMES		
Sturnidae	**Starlings**	
* *Sturnus vulgaris*	European starling	None/None/None
Cardinalidae	**Buntings, Grosbeaks, and Tanagers**	
Pheucticus melanocephalus	black-headed grosbeak	None/None/None

MAMMALS

Scientific Name	Common Name	Status (Federal/State/Local)
Leporidae	**Rabbits and Hares**	
Sylvilagus audubonii	Audubon's cottontail	None/None/None
Sciuridae	**Squirrels, Marmots, and Prairie Dogs**	
Otospermophilus beecheyi	California ground squirrel	None/None/None

[1] FE: Federally Endangered
FT: Federally Threatened
SE: State Endangered
WL: California Department of Fish and Wildlife Watch List
FP: California Department of Fish and Wildlife Fully Protected
SSC: California Department of Fish and Wildlife Species of Special Concern
MSCP: Covered under the Draft North County MSCP
Group 1: Animals of high sensitivity (listed or specific natural history requirements) (County)
Group 2: Animals declining but not in immediate threat of extinction or extirpation (County)
* Non-native species

Attachment B
CNDDB Forms

ESA

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 05/13/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Accipiter cooperii*

Common Name: Cooper's Hawk

Species Found? (●) Yes ( ) No — If not found, why? _____

Total No. Individuals: 1 Subsequent Visit? ( ) Yes (●) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # [X] No [ ] Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information

Phenology:

_____ % vegetative _____ % flowering _____ % fruiting

Animal Information

1 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

[ ] wintering [ ] breeding [ ] nesting [ ] rookery [ ] burrow site [ ] lek [X] other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services

Quad Name: Ramona Elevation: 430

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) Source of Coordinates (GPS, topo. map & type): GPS

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) GPS Make & Model: Android Phone

DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** (●) Horizontal Accuracy: 20 feet meters/feet

Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) (●)

Coordinates: 33.042717, -116.873737

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*
Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Flying through site, unknown if breeding in immediate area

Please fill out separate form for other rare taxa seen at this site.

Site Information

Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor

Immediate AND surrounding land use: Urban (salvage yards, storage units, and libarary) development

Visible disturbances: Homeless encampments and unauthorized trails through habitat

Threats: _____

Comments:

Determination: *(check one or more, and fill in blanks)*

- [ ] Keyed (cite reference): _____
- [ ] Compared with specimen housed at: _____
- [ ] Compared with photo / drawing in: _____
- [ ] By another person (name): _____
- [X] Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	[ ]	[ ]	[ ]
Habitat	[ ]	[ ]	[X]
Diagnostic feature	[ ]	[ ]	[ ]

May we obtain duplicates at our expense? (●) yes ( ) no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 04/15/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Phalacrocorax auritus*

Common Name: Double-crested Cormorant

Species Found? (●) Yes ( ) No _____ If not found, why?

Total No. Individuals: 2 Subsequent Visit? ( ) Yes (●) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # ☒ No ☐ Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information
Phenology:
_____ % vegetative _____ % flowering _____ % fruiting

Animal Information
_____ # adults _____ # juveniles _____ # larvae _____ # egg masses 2 # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ lek ☒ other

Location Description ***(please attach map AND/OR fill out your choice of coordinates, below)***

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services
Quad Name: Ramona Elevation: 430
T___ R___ Sec___, ___¼ of ___¼, Meridian: H ( ) M ( ) S ( ) Source of Coordinates (GPS, topo. map & type): GPS
T___ R___ Sec___, ___¼ of ___¼, Meridian: H ( ) M ( ) S ( ) GPS Make & Model: Android Phone
DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** ( ) Horizontal Accuracy: 20 feet meters/feet
Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) ( )
Coordinates: 33.042361, -116.875042

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*
Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Flying over site

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor
Immediate AND surrounding land use: Urban (salvage yards, storage units, and libarary) development
Visible disturbances: Homeless encampments and unauthorized trails through habitat
Threats: _____
Comments:

Determination: *(check one or more, and fill in blanks)*
☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☒ Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	☐	☐	☐
Habitat	☐	☐	☒
Diagnostic feature	☐	☐	☐

May we obtain duplicates at our expense? (●) yes ( ) no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 05/13/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Setophaga petechia*

Common Name: Yellow Warbler

Species Found? (●) Yes ( ) No — If not found, why? _____

Total No. Individuals: 4 Subsequent Visit? (●) Yes ( ) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # [X] No [ ] Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA 92101
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information

Phenology:

_____ % vegetative _____ % flowering _____ % fruiting

Animal Information

3 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

[ ] wintering [X] breeding [ ] nesting [ ] rookery [ ] burrow site [ ] lek [ ] other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services

Quad Name: Ramona Elevation: 430

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) Source of Coordinates (GPS, topo. map & type): GPS

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) GPS Make & Model: Android Phone

DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** (●) Horizontal Accuracy: 20 feet meters/feet

Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) (●)

Coordinates: 33.043845, -116.873713; 33.042756, -116.871090; 33.043677, -116.873132; 33.043856, -116.872778

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*

Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Foraging on 05/13/2021
Two indviduals heard singing/calling on 06/03/2021
Singing/calling on 06/25/2021

Please fill out separate form for other rare taxa seen at this site.

Site Information

Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor

Immediate AND surrounding land use: Urban (salvage yards, storage units, and libarary) development

Visible disturbances: Homeless encampments and unauthorized trails through habitat

Threats: brown-headed cowbird parasitism

Comments:

Determination: *(check one or more, and fill in blanks)*

- [ ] Keyed (cite reference): _____
- [ ] Compared with specimen housed at: _____
- [ ] Compared with photo / drawing in: _____
- [ ] By another person (name): _____
- [X] Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	[ ]	[ ]	[ ]
Habitat	[ ]	[ ]	[X]
Diagnostic feature	[ ]	[ ]	[ ]

May we obtain duplicates at our expense? (●) yes ( ) no

Appendix C
Least Bell's Vireo Survey Report

ESA

ESA

550 West C Street
Suite 750
San Diego, CA 92101
619.719.4200 phone
619.719.4201 fax

www.esassoc.com

August 2, 2021

Stacey Love
Carlsbad Fish and Wildlife Service Office
2177 Salk Avenue, Suite 250
Carlsbad, California 92008

Subject: Results of 2021 Focused Least Bell's Vireo Surveys for the Ramona Intergenerational Community Campus Affordable Housing Project, Unincorporated Community of Ramona, San Diego County, California

Dear Ms. Love:

This letter report presents the methodology and results of focused surveys conducted for least Bell's vireo (*Vireo bellii pusillus*; LBV) at the proposed Ramona Intergenerational Community Campus Affordable Housing Project (project) located in the unincorporated community of Ramona in northern San Diego County. Environmental Science Associates (ESA) biologist Jaclyn Catino-Davenport conducted the surveys to determine the presence or absence of the species within the project plus a 150-meter (m) buffer (survey area). Surveys were conducted on behalf of the County of San Diego Department of General Services.

Project Description and Location

The proposed project is located in unincorporated community of Ramona in northern San Diego County west of State Route 78 and north of State Route 67 (**Figure 1**). The project is located on private parcels, Assessor Parcel Number (APN) 281-182-17 and 281-182-18 (project site), on the east side of where Maple Street turns into 13th Street. The project site is generally bound by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west. It is within an unsectioned portion of Township 13 South and Range 1 East of the Ramona and San Pasqual, California quadrangle United States Geological Survey (USGS) 7.5-minute topographic quadrangles (**Figure 2**).

The proposed project would include the development of affordable senior residential housing, comprised of 100 residential units, a senior center, and open space uses. The design of the project proposes that the 6,000 square foot senior center be located near the center of the residential units and will include meeting space, a kitchen, private offices, a medical office space/clinic, and other social meeting spaces. Implementation of the proposed project would require the construction of utility services, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas.

Site Description

The survey area contains a total of eight vegetation communities and land cover types: southern cottonwood-willow riparian forest, southern willow scrub, disturbed emergent wetland, saltgrass grassland, non-native grassland, non-native grassland: broadleaf-dominated, disturbed, and urban/developed (**Figure 3**). For the

purposes of the LBV survey, vegetation communities within the Santa Maria Creek and isolated southern willow scrub in the southern and eastern portions of the survey area were surveyed. A description of the vegetation communities with potentially suitable habitat for LBV are presented below.

Southern Cottonwood-Willow Riparian Forest (61330)

Southern cottonwood-willow riparian forest occurs on the northern portion of the survey area, and is associated with the Santa Maria Creek. Trees dominating the canopy cover include black willow (*Salix gooddingii*), arroyo willow (*Salix lasiolepis*), and cottonwood (*Populus fremontii*), while the understory includes mulefat (*Baccharis salicifolia*), herbs such as mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica dioica*), non-native grasses such as smilo grass (*Stipa miliacea*), giant reed (*Arundo donax*), and pockets of non-vegetated riverwash substrate.

Southern Willow Scrub (63320)

Southern willow scrub occurs on the northern portion of the survey area, and is associated with the floodplain of Santa Maria Creek. Species dominating this natural community include arroyo willow, sandbar willow (*Salix exigua*), mulefat, a few black willows, and a single cottonwood. The understory consisted of stinging nettle and saltgrass (*Distichlis spicata*). Additionally, a small patch occurs near the southwest corner of the survey area just west of Maple Street which is associated with a drain that directs water under 13th Street.

Survey Methodology

Surveys for LBV were conducted by ESA biologist Jaclyn Catino-Davenport. Methods employed were in conformance with U.S. Fish and Wildlife Service (USFWS) *Least Bell's Vireo Survey Guidelines* issued January 19, 2001. [1] Eight surveys were conducted between April 15 and July 7, 2021 within all portions of the survey area containing potentially suitable habitat. All vegetation communities within the Santa Maria Creek were surveyed to encompass all potentially suitable nesting habitat and adjacent habitat potentially used for foraging. Surveys were conducted no less than ten days apart between 6:06 AM and 10:35 AM. Weather conditions were suitable for surveys, with overcast to clear skies, winds of 6 miles per hour or less, and temperatures between 53.2 and 79 degrees Fahrenheit.

Survey Results

Survey results are summarized in **Table 1** below and depicted on **Figure 4**. Only one LBV was detected once during the 2021 focused surveys. Brown-headed cowbirds (*Molothrus ater*), which are brood parasites, were also detected within the survey area during protocol LBV surveys as summarized in **Table 2** below.

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1 U.S. Department of the Interior, Fish and Wildlife Service. January 19, 2001. *Least Bell's Vireo Survey Guidelines.* Ecological Services. Carlsbad Fish and Wildlife Office.

TABLE 1
LBV SURVEY RESULTS

Date	Time (start/end)	Wind (mph) (start/end)	Temperature (F) (start-end)	Cloud Cover (start/end)	Results	Surveyors
04/15/21	0935–1035	0/0–3	61°–58°	70–75	0 LBV Detected	Jaclyn Catino-Davenport, Anna Millar
05/03/21	0606–0706	0/0	54°–55°	100–100	0 LBV Detected	Jaclyn Catino-Davenport, Anna Millar
05/13/21	0905–1013	0–4.9/0.1–4.3	57.1°–70.1°	65–0	1 LBV Detected	Jaclyn Catino-Davenport, Brenda McMillan
05/24/21	0607–0711	0–1/0	53.2°–61.3°	0–0	0 LBV Detected	Jaclyn Catino-Davenport, Rachel Le
06/03/21	0817–0948	0–2.2/0–6	75.2°–79°	0–0	0 LBV Detected	Jaclyn Catino-Davenport
06/15/21	0615–0734	0–0.9/0	65.9°–74°	0–0	0 LBV Detected	Jaclyn Catino-Davenport, Brenda McMillan
06/25/21	0718–0824	0/1-4	58°–62°	0–0	0 LBV Detected	Jaclyn Catino-Davenport, Rachel Le
07/07/21	0608–0732	0/1	65.5°–74.4°	15–20	0 LBV Detected	Jaclyn Catino-Davenport, Sonya Vargas

TABLE 2
BROWN-HEADED COWBIRD DETECTIONS

Date	Count	Latitude (Y)1	Longitude (X)[1]
4/15/2021	3	33.043830	-116.873101
5/3/2021	2	33.043900	-116.872789
5/13/2021	1	33.043720	-116.875646
5/24/2021	1	33.044053	-116.873710
5/24/2021	2	33.044191	-116.873078
6/3/2021	1	33.043708	-116.875437
6/3/2021	2	33.043790	-116.873273
6/14/2021	2	33.043905	-116.874631
6/25/2021	2	33.043920	-116.872671
6/25/2021	2	33.044164	-116.875472
7/7/2021	1	33.043701	-116.874986
7/7/2021	1	33.044243	-116.875478

[1] Coordinates are in WGS 84

Incidental Observations

Additional bird species detected during the survey are included in **Attachment A**. Incidentally-observed avian special-status species included the white-tailed kite (*Elanus leucurus*), Cooper's hawk (*Accipiter cooperii*), *and* yellow warbler (*Setophaga petechia*). White-tailed kite is a California Department of Fish and Wildlife (CDFW) fully protected species, Cooper's hawk is a CDFW watch list species, and yellow warbler is a CDFW species of special concern. The Cooper's hawk and yellow warbler species were detected during multiple surveys and the white-tailed kite was only observed during the second survey.

Conclusion

Based on the results of the protocol-level LBV surveys, the survey area contains LBV habitat but was not occupied by a breeding pair during the 2021 breeding season. The one individual heard during the May 13 survey was heard moving east out of the survey area, likely just passing through, and was not heard or seen again. No breeding attempt may have occurred in 2021 due to the current drought in the region, lack of flowing and standing water in the Santa Maria Creek, and high activity of homelessness encampments in the survey area including evidence of vegetation trimming. However, the survey area has been occupied by one breeding pair during the 2018 breeding season[2]. White-tailed kite, Cooper's hawk, and yellow warbler were also observed on-site, as well as brown-headed cowbirds.

If there are any questions regarding this report or the results, please feel free to reach out to Jaclyn Catino-Davenport at 619-719-4211 or jcatino-davenport@esassoc.com.

Sincerely,

Jaclyn Catino-Davenport

Jaclyn Catino-Davenport
Managing Biologist

[2] CalTrans. 2018. *13th Street Bridge Project. Natural Environment Study. Baseline Biological Conditions Report and Jurisdictional Delineation Report, Unincorporated Community of Ramona, San Diego County, California*. District 11-SD. August 2018.

Attachments

Figure 1: Regional Location
Figure 2: Vicinity Map
Figure 3: Natural Communities and Land Cover Types
Figure 4: 2021 Least Bell's Vireo Survey Results

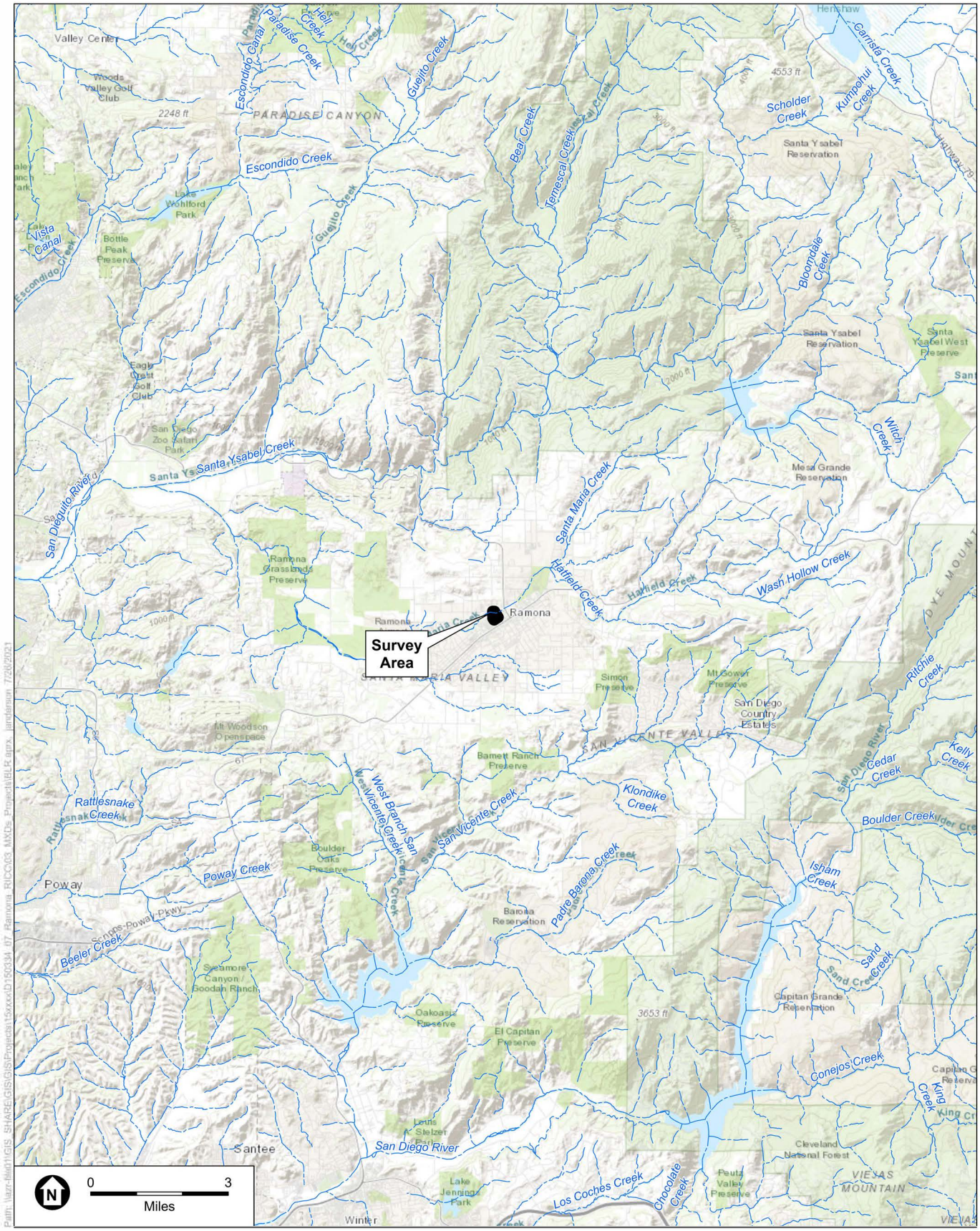
Attachment A: Faunal Compendium
Attachment B: CNDDB Forms

Certification Statement

I certify that the information in this survey report and attached exhibits fully and accurately represents my work.

Jaclyn Catino-Davenport

Jaclyn Catino-Davenport
Managing Biologist

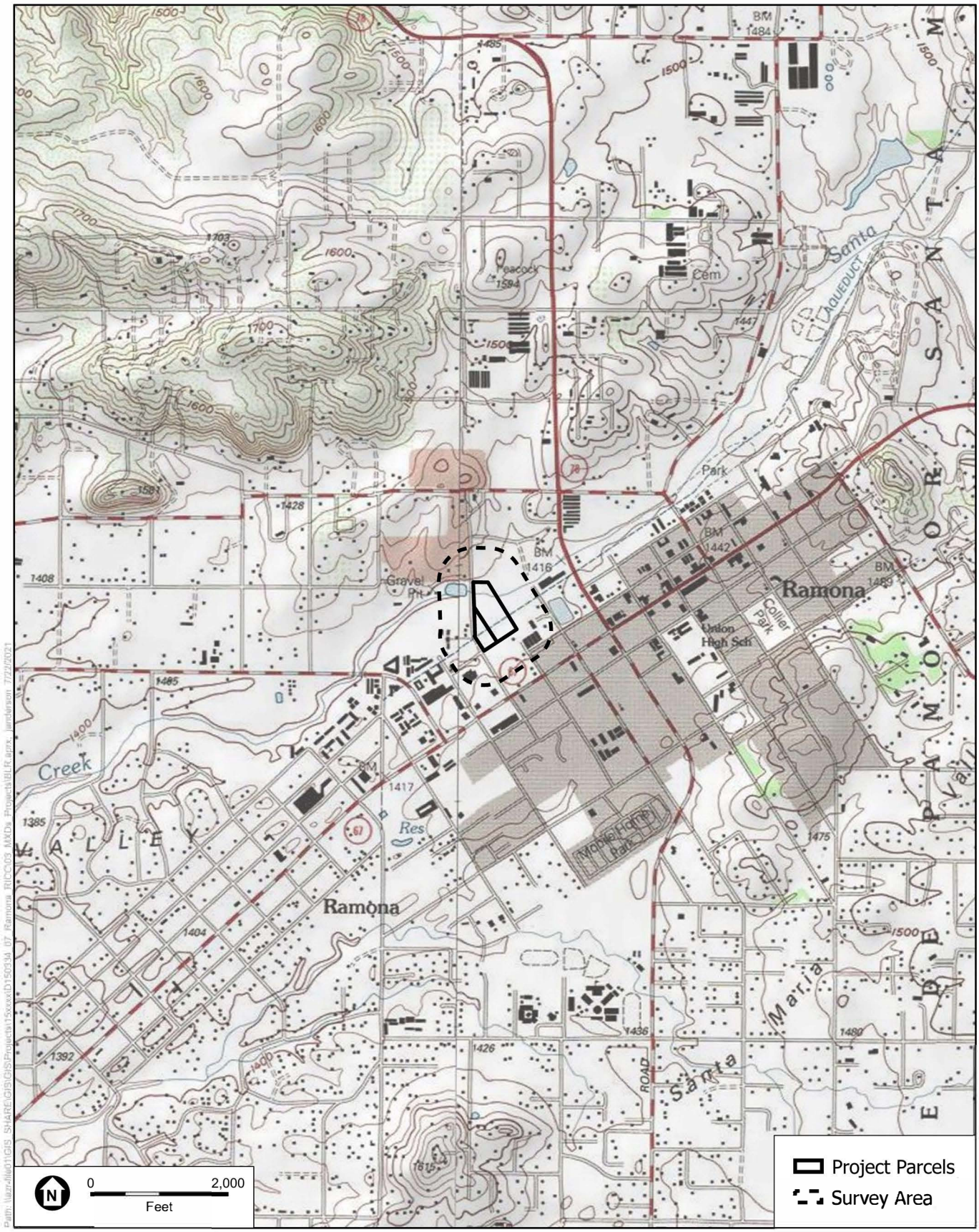


SOURCE: ESRI World Topographic Map.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 1
Regional Location

ESA

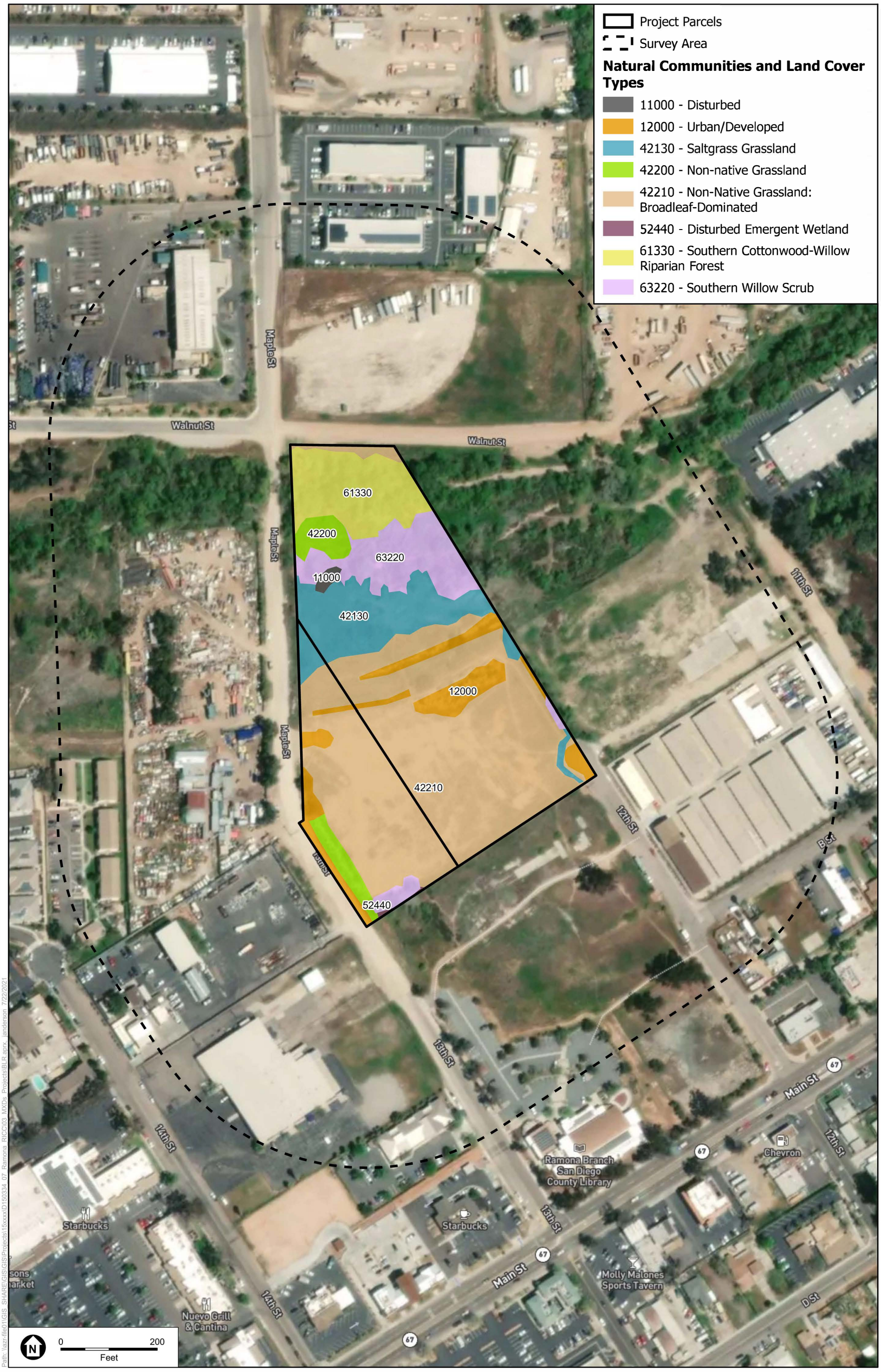


SOURCE: USGS Topographic Series (San Pasqual, Ramona), 2018.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 2
Vicinity Map

ESA



SOURCE: ESA, 2021.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 3

Natural Communities and Land Cover Types

ESA



SOURCE: ESA, 2021.

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 4

2021 Least Bell's Vireo Survey Results

ESA

Attachment A
Faunal Compendium

ESA

FAUNAL COMPENDIUM

REPTILES

Scientific Name	Common Name	Status (Federal/State/Local)
LACERTILIA	**LIZARDS**	
Phrynosomatidae	**Zebratail, Earless, Horned, Spiny, Fringe-Toed Lizards**	
Sceloporus occidentalis	western fence lizard	None/None/None
Uta stansburiana	common side-blotched lizard	None/None/None

BIRDS

Scientific Name	Common Name	Status (Federal/State/Local)
ANSERIFORMES		
Anatidae	**Waterfowl**	
Anas platyrhynchos	mallard	None/None/None
GALLIFORMES		
Odontophoridae	**New World Quail**	
Callipepla californica	California quail	None/None/None
COLUMBIFORMES		
Columbidae	**Pigeons and Doves**	
* *Columba livia*	rock pigeon	None/None/None
* *Streptopelia decaocto*	Eurasian collared-dove	None/None/None
Zenaida macroura	mourning dove	None/None/None
CAPRIMULGIFORMES		
Trochilidae	**Hummingbirds**	
Calypte anna	Anna's hummingbird	None/None/None
Calypte costae	Costa's humminbird	None/None/None
Selasphorus sasin	Allen's hummingbird	None/None/None
CHARADRIIFORMES		
Charadriidae	**Plovers, Dotterels, and Lapwings**	
Charadrius vociferus	killdeer	None/None/None
PELECANIFORMES		
Ardeidae	**Herons and Egrets**	
Bubulcus ibis	cattle egret	None/None/None
CATHARTIFORMES		
Cathartidae	**New World Vultures**	
Cathartes aura	turkey vulture	None/None/Group 1

BIRDS

Scientific Name	Common Name	Status (Federal/State/Local)
ACCIPITRIFORMES		
Accipitridae	**Hawks**	
Elanus leucurus	white-tailed kite	None/FP/Group 1
Accipiter cooperii	Cooper's hawk	None/WL/Group 1
Buteo lineatus	red-shouldered hawk	None/None/Group 1
Buteo jamaicensis	red-tailed hawk	None/None/None
STRIGIFORMES		
Strigidae	**True Owls**	
Bubo virginianus	great horned owl	None/None/None
PICIFORMES		
Picidae	**Woodpeckers**	
Dryobates pubescens	downy woodpecker	None/None/None
Picoides nuttallii	Nuttall's woodpecker	None/None/None
FALCONIFORMES		
Falconidae	**Falcons and Caracaras**	
Falco sparverius	American kestrel	None/None/None
PASSERIFORMES		
Tyrannidae	**Tyrant Flycatchers**	
Contopus sordidulus	western wood-pewee	None/None/None
Empidonax difficilis	pacific-sloped flycatcher	None/None/None
Sayornis nigricans	black phoebe	None/None/None
Sayornis saya	Say’s phoebe	None/None/None
Myiarchus cinerascens	ash-throated flycatcher	None/None/None
Tyrannus vociferans	Cassin’s kingbird	None/None/None
Tyrannus verticalis	western kingbird	None/None/None
Vireonidae	**Vireo**	
Vireo bellii pusillus	least Bell’s vireo	FE/SE/NCMSCP, Group 1
Vireo gilvus	warbling vireo	None/None/None
Vireo huttoni	Hutton’s vireo	None/None/None
Corvidae	**Jays and Crows**	
Aphelocoma californica	California scrub-jay	None/None/None
Corvus brachyrhynchos	American crow	None/None/None
Corvus corax	common raven	None/None/None
Hirundinidae	**Swallows and Martins**	
Petrochelidon pyrrhonota	cliff swallow	None/None/None
Aegithalidae	**Bushtits**	
Psaltriparus minimus	bushtit	None/None/None
Troglodytidae	**Wrens**	
Thryomanes bewickii	Bewick's wren	None/None/None
Troglodytes aedon	house wren	None/None/None

BIRDS

Scientific Name	Common Name	Status (Federal/State/Local)
Sturnidae	**Starlings**	
* *Sturnus vulgaris*	European starling	None/None/None
Mimidae	**Thrashers**	
Toxostoma redivivum	California thrasher	None/None/None
Mimus polyglottos	northern mockingbird	None/None/None
Turdidae	**Thrushes**	
Sialia mexicana	western bluebird	None/None/MSCP, Group 1
Passeridae	**Old World Sparrows**	
* *Passer domesticus*	house sparrow	None/None/None
Fringillidae	**Finches**	
Haemorhous mexicanus	house finch	None/None/None
Spinus pinus	pine siskin	None/None/None
Spinus psaltria	lesser goldfinch	None/None/None
Spinus lawrencei	Lawrence's goldfinch	None/None/None
Passerellidae	**New World Sparrows**	
Melospiza melodia	song sparrow	None/None/None
Melozone crissalis	California towhee	None/None/None
Pipilo maculatus	spotted towhee	None/None/None
Icteridae	**Orioles, Grackles, and Cowbirds**	
Icterus cucullatus	hooded oriole	None/None/None
Molothrus ater	brown-headed cowbird	None/None/None
Parulidae	**Wood Warblers**	
Leiothlypis celata	orange-crowned warbler	None/None/None
Geothlypis trichas	common yellowthroat	None/None/None
Setophaga petechia	yellow warbler	None/SSC/Group 2
Setophaga coronata	yellow-rumped warbler	None/None/None
Setophaga nigrescens	black-throated gray warbler	None/None/None
Cardellina pusilla	Wilson's warbler	None/None/None
Cardinalidae	**Buntings, Grosbeaks, and Tanagers**	
Piranga ludoviciana	western tanager	None/None/None
Pheucticus melanocephalus	black-headed grosbeak	None/None/None
Passerina caerulea	blue grosbeak	None/None/None

MAMMALS

Scientific Name	Common Name	Status (Federal/State/Local)
Leporidae	**Rabbits and Hares**	
Sylvilagus audubonii	Audubon's cottontail	None/None/None
Sciuridae	**Squirrels, Marmots, and Prairie Dogs**	
Otospermophilus beecheyi	California ground squirrel	None/None/None

MAMMALS

Scientific Name	Common Name	Status (Federal/State/Local)
Carnivora	**Carnivores**	
* *Felis cactus*	Feral cat	None/None/None

[1] FE: Federally Endangered
FT: Federally Threatened
SE: State Endangered
WL: California Department of Fish and Wildlife Watch List
FP: California Department of Fish and Wildlife Fully Protected
SSC: California Department of Fish and Wildlife Species of Special Concern
NCMSCP: Covered under the Draft North County MSCP
Group 1: Animals of high sensitivity (listed or specific natural history requirements) (County)
Group 2: Animals declining but not in immediate threat of extinction or extirpation (County)
* Non-native species

Attachment B
CNDDB Forms

ESA

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 05/13/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Accipiter cooperii*

Common Name: Cooper's hawk

Species Found? (●) Yes ( ) No _____ If not found, why?

Total No. Individuals: 6 Subsequent Visit? (●) Yes ( ) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # [X] No [ ] Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information

Phenology:

_____ % vegetative _____ % flowering _____ % fruiting

Animal Information

5 # adults 1 # juveniles _____ # larvae _____ # egg masses _____ # unknown

[ ] wintering [ ] breeding [ ] nesting [ ] rookery [ ] burrow site [ ] lek [X] other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services

Quad Name: Ramona Elevation: 430 m

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) Source of Coordinates (GPS, topo. map & type): GPS

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) GPS Make & Model: Android Phone

DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** (●) Horizontal Accuracy: 20 feet meters/feet

Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) (●)

Coordinates: 33.043955, -116.873578; 33.043799, -116.875649; 33.043753, -116.876800; 33.043837, -116.873768

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*
Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Two adults flying through site on 05/13/2021
Subadult perched on 05/24/2021
One adult and one juvenile flying through site on 05/24/21
Adult flying through site on 06/14/2021

Please fill out separate form for other rare taxa seen at this site.

Site Information

Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor

Immediate AND surrounding land use: Urban (salvage yards, storage units, library) development

Visible disturbances: Homelessness encampments and unauthorized trails through habitat

Threats: _____

Comments:

Determination: *(check one or more, and fill in blanks)*

[ ] Keyed (cite reference): _____
[ ] Compared with specimen housed at: _____
[ ] Compared with photo / drawing in: _____
[ ] By another person (name): _____
[X] Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	[ ]	[ ]	[ ]
Habitat	[ ]	[ ]	[X]
Diagnostic feature	[ ]	[ ]	[ ]

May we obtain duplicates at our expense? (●) yes ( ) no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 05/13/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Vireo bellii pusillus*

Common Name: Least Bell's Vireo

Species Found? (●) Yes ( ) No _____ If not found, why?

Total No. Individuals: 1 Subsequent Visit? ( ) Yes (●) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # [X] No [ ] Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information
Phenology:
_____ % vegetative _____ % flowering _____ % fruiting

Animal Information
1 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown
[ ] wintering [X] breeding [ ] nesting [ ] rookery [ ] burrow site [ ] lek [ ] other

Location Description ***(please attach map AND/OR fill out your choice of coordinates, below)***

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services
Quad Name: San Pasqual Elevation: 430 m
T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) Source of Coordinates (GPS, topo. map & type): GPS
T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) GPS Make & Model: Android Phone
DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** (●) Horizontal Accuracy: 20 feet meters/feet
Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) (●)
Coordinates: 33.043722, -116.875418

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*
Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Singing/calling

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor
Immediate AND surrounding land use: Urban (salvage yards, storage units, library) development
Visible disturbances: Homelessness encampments and unauthorized trails through habitat
Threats: brown-headed cowbird parasitism
Comments:

Determination: *(check one or more, and fill in blanks)*
[ ] Keyed (cite reference): _____
[ ] Compared with specimen housed at: _____
[ ] Compared with photo / drawing in: _____
[ ] By another person (name): _____
[X] Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	[ ]	[ ]	[ ]
Habitat	[ ]	[ ]	[X]
Diagnostic feature	[ ]	[ ]	[ ]

May we obtain duplicates at our expense? (●) yes ( ) no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 05/03/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Elanus leucurus*

Common Name: White-tailed Kite

Species Found? (●) Yes ( ) No _____ If not found, why?

Total No. Individuals: 1 Subsequent Visit? ( ) Yes (●) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # [X] No [ ] Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information

Phenology:

_____ % vegetative _____ % flowering _____ % fruiting

Animal Information

1 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

[ ] wintering [ ] breeding [ ] nesting [ ] rookery [ ] burrow site [ ] lek [X] other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services

Quad Name: Ramona Elevation: 430 m

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) Source of Coordinates (GPS, topo. map & type): GPS

T___ R___ Sec___, ___¼ of ___¼, Meridian: H( ) M( ) S( ) GPS Make & Model: Android Phone

DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** (●) Horizontal Accuracy: 20 feet meters/feet

Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) (●)

Coordinates: 33.043047, -116.874586

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*

Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Flying through site

Please fill out separate form for other rare taxa seen at this site.

Site Information

Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor

Immediate AND surrounding land use: Urban (salvage yards, storage units, library) development

Visible disturbances: Homelessness encampments and unauthorized trails through habitat

Threats: _____

Comments:

Determination: *(check one or more, and fill in blanks)*

- [ ] Keyed (cite reference): _____
- [ ] Compared with specimen housed at: _____
- [ ] Compared with photo / drawing in: _____
- [ ] By another person (name): _____
- [X] Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	[ ]	[ ]	[ ]
Habitat	[ ]	[ ]	[X]
Diagnostic feature	[ ]	[ ]	[ ]

May we obtain duplicates at our expense? (●) yes ( ) no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDB@wildlife.ca.gov

For Office Use Only
Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 05/03/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Setophaga petechia*

Common Name: Yellow Warbler

Species Found? (●) Yes ( ) No _____ If not found, why?

Total No. Individuals: 8 Subsequent Visit? (●) Yes ( ) No

Is this an existing NDDB occurrence? _____ Yes, Occ. # [X] No [ ] Unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Jaclyn Catino-Davenport
Address: 550 West C Street Suite 750, San Diego CA
E-mail Address: jcatino-davenport@esassoc.com
Phone: 619-719-4211

Plant Information

Phenology:

_____ % vegetative _____ % flowering _____ % fruiting

Animal Information

7 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

[ ] wintering [X] breeding [ ] nesting [ ] rookery [ ] burrow site [ ] lek [ ] other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr: County of San Diego, Department of General Services

Quad Name: Ramona; San Pasqual Elevation: 430 m

T___ R___ Sec___, ___¼ of ___ ¼, Meridian: H( ) M( ) S( ) Source of Coordinates (GPS, topo. map & type): GPS

T___ R___ Sec___, ___¼ of ___ ¼, Meridian: H( ) M( ) S( ) GPS Make & Model: Android Phone

DATUM: **NAD27** ( ) **NAD83** ( ) **WGS84** (●) Horizontal Accuracy: 20 feet meters/feet

Coordinate System: UTM Zone 10 ( ) UTM Zone 11 ( ) ***OR*** Geographic (Latitude & Longitude) (●)

Coordinates: 33.043802, -116.874145; 33.043526, -116.875579; 33.043787, -116.875763; 33.043738, -116.875432; 33.043734, -116.875375; 33.043465, -116.872869; 33.043902, -116.872994

Habitat Description (plants & animals) *plant communities, dominants, associates, substrates/soils, aspects/slope:*

Animal Behavior *(Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):*

Adult foraging on 05/03/2021; Adult singing/calling on 05/13/2021; Adult singing/calling on 05/24/2021; Pair foraging, singing/calling on 06/03/2021;Adult singing/calling on 06/14/2021; Adult singing/calling on 06/25/2021; Adult singing/calling on 7/7/2021

Please fill out separate form for other rare taxa seen at this site.

Site Information

Overall site/occurrence quality/viability (site + population): ( ) Excellent (●) Good ( ) Fair ( ) Poor

Immediate AND surrounding land use: Urban (salvage yards, storage units, library) development

Visible disturbances: Homelessness encampments and unauthorized trails through habitat

Threats: brown-headed cowbird parasitism

Comments:

Determination: *(check one or more, and fill in blanks)*

[ ] Keyed (cite reference): _____
[ ] Compared with specimen housed at: _____
[ ] Compared with photo / drawing in: _____
[ ] By another person (name): _____
[X] Other: Confirmed by qualified, experienced biologist

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	[ ]	[ ]	[ ]
Habitat	[ ]	[ ]	[X]
Diagnostic feature	[ ]	[ ]	[ ]

May we obtain duplicates at our expense? (●) yes ( ) no

Appendix D

USFWS 90-Day Report of 2023 Wet and Dry Season Fairy Shrimp Surveys

ESA

BLACKHAWK Environmental

1720 Midvale Drive
San Diego, CA, 92105
Phone: 619.972.7932
Phone: 619.972.8714
www.blackhawkenv.com

September 13, 2023

Ms. Stacey Love
Recovery Permit Coordinator
U.S. Fish and Wildlife Service – Carlsbad Fish and Wildlife Office
2177 Salk Ave, Suite 250
Carlsbad, CA 92008
Email: stacey_love@fws.gov
Office: (760) 431-9440 x 263

Re: USFWS 90-Day Report of 2023 Wet and Dry Season Fairy Shrimp Surveys for the Paseo Norte Senior Affordable Housing Project, Community of Ramona, San Diego County, California

Dear Ms. Love:

The County of San Diego Department of General Services (DGS) contracted Environmental Science Associates (ESA), with Blackhawk Environmental (Blackhawk) as a sub-consultant, to conduct one round of United States Fish & Wildlife Service (USFWS) protocol wet season surveys for the federally endangered San Diego fairy shrimp (*Branchinecta sandiegonensis:* BRSA) and/or the federally endangered Riverside fairy shrimp (*Streptocephalus woottoni*; STWO) within the Paseo Norte Senior Affordable Housing Project (Project) during the wet season of early 2023. Dry season fairy shrimp surveys were conducted by Alden Environmental, Inc. (Alden) during the dry season of 2023 (Attachment C). The survey area included the proposed Project development footprint, plus 100 feet around the footprint (**Figure 1**).

Initial survey efforts focused on identifying the locations of all vernal pools, basins, depressions, creeks and road ruts (collectively called "basins" for this report) within the survey area that could provide suitable fairy shrimp habitat and mapping each feature to submetric accuracy. This yielded a total of 54 basins that were mapped within the survey area and sampled during the wet season surveys. The second phase of the survey effort included inundation surveys following significant rain events (generally considered greater than 0.25 inch of rainfall within a 24-hour period) and wet season surveys approximately every seven days following initial inundation until the basins dried. Inundation and wet season surveys were reinitiated as necessary following rain events until the end of the wet season. The wet season surveys provided BRSA/STWO/non-listed fairy shrimp presence/absence statuses for all 54 basins within the survey area. The third phase of the survey effort included dry season soil collection and sampling to determine BRSA/STWO/non-listed fairy shrimp presence/absence status that the wet season surveys may not have yielded. A total of 40 of the 54 mapped basins were able to be sampled during the dry season surveys; 14 basins could not be sampled due to loss from road grading activities during the wet season surveys (basins 4, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 20, 26 and 53). The overall effort was done in the attempt to satisfy one full season of USFWS protocol fairy shrimp surveys for the survey area.

The early 2023 wet season resulted in very high precipitation levels in southern California, and enough rain events occurred to inundate all 54 sampled basins at least once during the wet season sampling period. However, not all the basins retained surface water seven days after the rain events, resulting in a subset of basins that were sampled on any given survey. That subset further decreased when wet season surveys occurred approximately every seven days afterwards until all the basins dried. Regardless, many basins persisted long enough to facilitate fairy shrimp life history functions from hatching through death. Therefore, wet season surveys were not able to be conducted consistently in all 54 basins, but data was able to be collected from the pools that retained water long enough to support fairy shrimp during the early 2023 wet season to result in useful data. In addition, dry season results yielded additional presence/absence data (see Attachment C for the full report). This report includes sections on project location and description, survey methods, survey results, discussion, conclusion, surveyor certification and references sections. Attachments include: A) Project Figures, B) Wildnote Survey Forms and Data Sheets and C) Dry Season Fairy Shrimp Sampling Results.

Project Location and Description

The proposed Project is located in unincorporated community of Ramona in northern San Diego County west of State Route 78 and north of State Route 67. The Project is located on private parcels, Assessor Parcel Number (APN) 281-182-17 and 281-182-18 (Project site), on the east side of where Maple Street turns into 13th Street. The Project site is generally bound by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west. It is within an unsectioned portion of Township 13 South and Range 1 East of the Ramona and San Pasqual, California quadrangle United States Geological Survey (USGS) 7.5-minute topographic quadrangles.

The proposed Project would include the development of affordable senior residential housing, comprised of 100 residential units, a senior center, a Program for All-Inclusive Care for the Elderly (PACE) Wellness Center, open space uses, and associated parking. The approximately 1,800 square foot (sf) senior center would be located within the two-story residential building. The approximately 5,000 sf single-story PACE Wellness Center would be located west of the residential building. The PACE Wellness Center would include a lobby with reception area, exam rooms, physical therapy area, staff lounge and locker rooms, storage and service spaces, and restrooms. Implementation of the proposed Project would require the construction of utility services and relocation (or undergrounding) of utility lines, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas. The proposed Project would include a public park located north of the residential and PACE Wellness Center uses, extending to the Santa Maria Creek. The public park area would be vegetated with shade trees and grasses and would include pickleball courts and playground. In addition, a looped multipurpose trail would span the perimeter of the southern portion of the public park area, with multiple shade structures and picnic benches located at various points along the trail.

Survey Methods

USFWS protocol-level surveys included one round of wet season surveys and one round of dry season surveys according to USFWS Pacific Southwest Region Survey Guidelines for the Listed Large Branchiopods (dated November 13, 2017). A survey notification from USFWS-permitted fairy shrimp Blackhawk biologist Kris Alberts (USFWS permit TE039640-5) to the USFWS was sent via email on February 6, 2023. Following this notification, wet season protocol fairy shrimp surveys were conducted within the survey area by USFWS-permitted fairy shrimp biologists and data assistants during the early 2023 wet

season. Wet season surveys typically occur between October and May. Wet season surveys included inundation surveys of the 54 basins to determine if they supported more than 3 centimeters of standing water within 24 hours after a rain event. Following initial inundation of basins, surveys were scheduled at approximate 7-day intervals and continued until the basins dried.

Following the USFWS survey notification, significant rain events at the Ramona Airport National Oceanic and Atmospheric Administration (NOAA) weather station were noted from February 12 to 14, 2023 (0.50 inches across three consecutive days with precipitation); February 21 to 28, 2023 (2.54 inches across eight consecutive days with precipitation); March 14 to 15, 2023 (1.77 inches across two consecutive days with precipitation); March 19 to 23, 2023 (2.32 inches across five consecutive days with precipitation); March 29 and 30, 2023 (0.84 inches across two consecutive days with precipitation); and May 1 to 5, 2023 (0.36 inches across five consecutive days with precipitation). Any basins with 3 centimeters or more of water during the inundation surveys were sampled approximately seven days later (if water was still present), with subsequent surveys scheduled approximately seven days apart until the basins dried up; any basins found dry during the inundation surveys were not sampled during the wet season surveys.

The wet season surveys occurred on February 8, 15 and 21; March 2, 9, 16, 24 and 31; April 7, 14 and 21; and May 12, 2023 (Table 1). Inundation surveys were conducted between periods of drying primarily within 24 hours of significant rain events that preceded the wet season surveys to document which basins contained 3 centimeters or more of water following the rain events; inundation surveys were conducted on February 15 and March 2, 2023 by Blackhawk biologists Kris Alberts and Lorena Bernal; March 16, 2023 by Blackhawk biologists Lorena Bernal and Katie Quint; March 24, 2023 by Blackhawk biologists Kris Alberts, Lorena Bernal, Andy Steyers and Desiree Johnson; March 31, 2023 by Blackhawk biologists Kris Alberts and Lauren Marshall; and May 11 by Blackhawk biologist Hayley Milner. Inundation surveys were combined with wet season surveys when timing allowed.

The permitted biologist utilized mesh nets, pipettes and/or measuring cups to collect live fairy shrimp and/or co-occurring aquatic invertebrates for viewing under 10X to 30X hand lenses. Adult fairy shrimp were to be identified to the *Branchinecta* species level in this manner by the diagnostic morphology of the distal ends of adult male antennas and the paired or non-paired dorsolateral processes of adult females. Data was collected on USFWS-approved standardized data forms or via a modified USFWS form using the Wildnote application. Initial inundation surveys were conducted following any subsequent significant rain event after partial or total drying of the pools. If rainfall and/or temperatures were not favorable for surveying, a slightly altered survey schedule was followed. Co-occurring aquatic invertebrate species were identified to the Family level and documented on the Wildnote survey forms and data sheets. Except for fairy shrimp voucher specimens, all collected animals were released back into the basin from which they were observed following identification and documentation.

In addition to species identification methods, each basin was measured for its average and maximum depths, approximate present surface area (length X width, or circular area calculation) and water temperature at the time of sampling. Maximum surface area dimensions were mapped to submetric accuracy during the February and March inundation surveys by Blackhawk biologists Kris Alberts and Lorena Bernal (Table 2). Habitat conditions and any other pertinent notes were also documented following USFWS protocol. Finally, digital photographs of each basin that contained water during sampling were collected and included with the Wildnote survey forms (Attachment B).

Wet season survey conditions are presented in Table 1.

Table 1. Wet Season Survey Conditions

Date	Personnel	Time	Weather Conditions
2/8/2023	KA	1000-1115	62°-68°, calm winds, clear skies, no precipitation
2/15/2023	KA, LB	1043-1236	50°-55°, windy, clear skies, no precipitation
2/21/2023	KA	1000-1050	59°-61°, calm winds, sunny, no precipitation
3/2/2023	KA, LB	0930-1245	52°-61°, calm winds, sunny, no precipitation
3/9/2023	LB, KQ	0941-1125	64°-68°, calm winds, sunny, no precipitation
3/16/2023	LB, KQ	0940-1310	52°-56°, calm winds, overcast to clear, no precipitation
3/24/2023	LB, DJ, KA, AS	0930-1440	52°-62°, calm winds, mostly cloudy, no precipitation
3/31/2023	KA, LM	0850-1415	50°-66°, calm winds, mostly sunny, no precipitation
4/7/2023	KA, DJ	0900-1020	58°-61°, calm winds, mostly sunny, no precipitation
4/14/2023	KA, MA	0945-1115	57°-60°, calm winds, overcast, no precipitation
4/21/2023	KA	0920-0950	74°-77°, calm winds, sunny, no precipitation
5/12/2023	KA	0915-1000	58°-59°, calm winds, overcast, no precipitation

Conditions: °F = degrees Fahrenheit. mph = miles per hour.
Biologists: KA = Kris Alberts, LB = Lorena Bernal, TG = Tawni Gotbaum, SR = Seth Reimers, HM = Hayley Milner, DJ = Desiree Johnson, KQ = Katie Quint, AS = Andy Steyers, RQ = Ryan Quilley, LM = Lauren Marshall, MA = Mustafa Abou El Ella

Dry season methods are provided in Attachment C.

Results

Wet season surveys were conducted at all basins with 3 centimeters or more of standing water following 24 hours of significant rain events or within one week of a wet season survey (**Figure 3-1** through **3-5**). At no point during the wet season surveys were all 54 basins inundated with water at the same time; therefore, each wet season survey included a subset of the 54 basins. In addition, in the intervening days between the inundation surveys and the follow-up wet season surveys, some basins dried up, resulting in an even smaller subset of basins that could be sampled for aquatic invertebrates and fairy shrimp.

No listed fairy shrimp species were found present in the survey area during the wet season survey; however, two individual versatile fairy shrimp (*Branchinecta lindahli*) were found present in basin #2 on April 14, 2023, and less than 100 were found again in basin #2 on May 12, 2023. Basin #2 is on a dirt road that was regularly driven through, and it is possible that the fairy shrimp may have occurred there due to deposition by a vehicle's tires from another location. A voucher of three females and three males was collected from basin #2 on the May 12, 2023 survey and was deposited at the Natural History Museum of Los Angeles County on August 25, 2023. All wet season survey results and photographs are included in Attachment B.

Dry season results yielded *Branchinecta* cysts from basins #1 (one cyst), #2 (15 cysts) and #3 (three cysts). Subsequent hatching of these cysts from basins #2 and #3 revealed that the cysts were of versatile fairy shrimp; only one cyst was collected from basin #1, but it was not able to be hatched (Attachment C). Since all observed fairy shrimp from nearby basins # 2 and 3 were versatile fairy shrimp,

it is assumed that the cyst from basin #1 was likely also versatile fairy shrimp.

Combining the wet season and dry season results, no San Diego fairy shrimp or Riverside fairy shrimp were detected on the Project site.

Table 2 lists the surveyed basins and their corresponding maximum surface areas.

Table 2. Maximum Surface Area

Basin ID	Surface Area	Basin ID	Surface Area	Basin ID	Surface Area	Basin ID	Surface Area
01	10,890 ft.^{2}	19	112 ft.^{2}	37	948 ft.^{2}	55	N/A*
02	707 ft.^{2}	20	112.4 ft.^{2}	38	37 ft.^{2}	56	N/A*
03	5,830 ft.^{2}	21	2,232 ft.^{2}	39	24 ft.^{2}	57	N/A*
04	128 ft.^{2}	22	374 ft.^{2}	40	229 ft.^{2}	58	N/A*
05	161 ft.^{2}	23	242 ft.^{2}	41	502 ft.^{2}	59	265 ft.^{2}
06	11 ft.^{2}	24	73 ft.^{2}	42	208 ft.^{2}		
07	206 ft.^{2}	25	80 ft.^{2}	43	988 ft.^{2}		
08	192 ft.^{2}	26	282 ft.^{2}	44	302 ft.^{2}		
09	97 ft.^{2}	27	133 ft.^{2}	45	22 ft.^{2}		
10	97 ft.^{2}	28	1,280 ft.^{2}	46	620 ft.^{2}		
11	554 ft.^{2}	29	182 ft.^{2}	47	34 ft.^{2}		
12	1,311 ft.^{2}	30	688 ft.^{2}	48	6 ft.^{2}		
13	479 ft.^{2}	31	13 ft.^{2}	49	328 ft.^{2}		
14	277 ft.^{2}	32	18 ft.^{2}	50	23 ft.^{2}		
15	109 ft.^{2}	33	341 ft.^{2}	51	17 ft.^{2}		
16	89 ft.^{2}	34	288 ft.^{2}	52	103 ft.^{2}		
17	5 ft.^{2}	35	878 ft.^{2}	53	151 ft.^{2}		
18	94 ft.^{2}	36	22 ft.^{2}	54	N/A*		

*Outside of the survey area boundary

Conclusion

During the early 2023 wet season survey and the 2023 dry season survey, none of the 54 basins in the survey area were documented with listed fairy shrimp present, and only two basins (#2 and #3) had the non-listed versatile fairy shrimp present. The absence of listed fairy shrimp species suggests that the 54 basins within the survey area are currently devoid of listed fairy shrimp species.

If you have any questions regarding this report, please feel free to call me at 619-972-8714 or e-mail me at kris@blackhawkenv.com, and I will address all questions and concerns.

Sincerely,



Kris Alberts
Principal Biologist
USFWS Permit TE 039640-5

ATTACHMENTS

A: Project Figures

B: Wildnote Survey Forms and Data Sheets

C: Dry Season Fairy Shrimp Sampling Results

SURVEYOR CERTIFICATION

I certify that the information in this survey report and attached exhibits fully and accurately represents my work.



Kris Alberts (USFWS Permit TE 039640-5)



Lorena Bernal (USFWS Permit TE 14749C-2)

REFERENCES

California Department of Fish and Wildlife (CDFW). 2023 (January). Natural Diversity Database. Special Animals List. 136 pp.

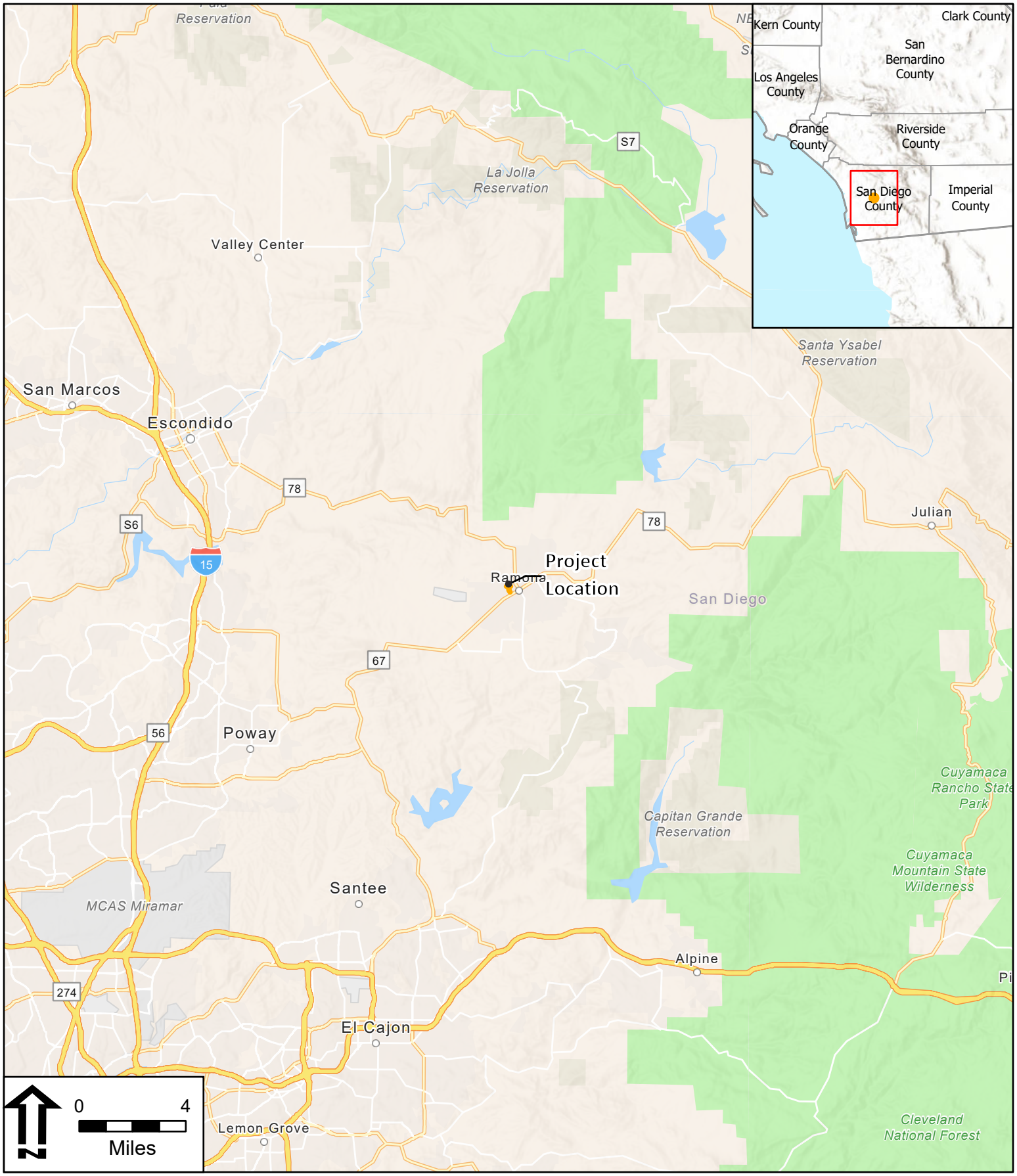
County of San Diego. 1998. *Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game, County of San Diego*. County of San Diego Multiple Species Conservation Program. March 17.

US Fish & Wildlife Service (USFWS). 2017. USFWS Pacific Southwest Region Survey Guidelines for the Listed Large Branchiopods. November 13, 2017.

US Geological Service. 1975. 7.5-minute quadrangles: *Ramona*, California. Original Print 1967. Photo revised 1975.

ATTACHMENT A

Project Figures



Path: C:\Users\Sean\OneDrive - Blackhawk Environmental Inc\Documents\ArcGIS\Projects\p184 Paseo Norte Fairy Shrimp Surveys\p184 Paseo Norte Fairy Shrimp Surveys.aprx

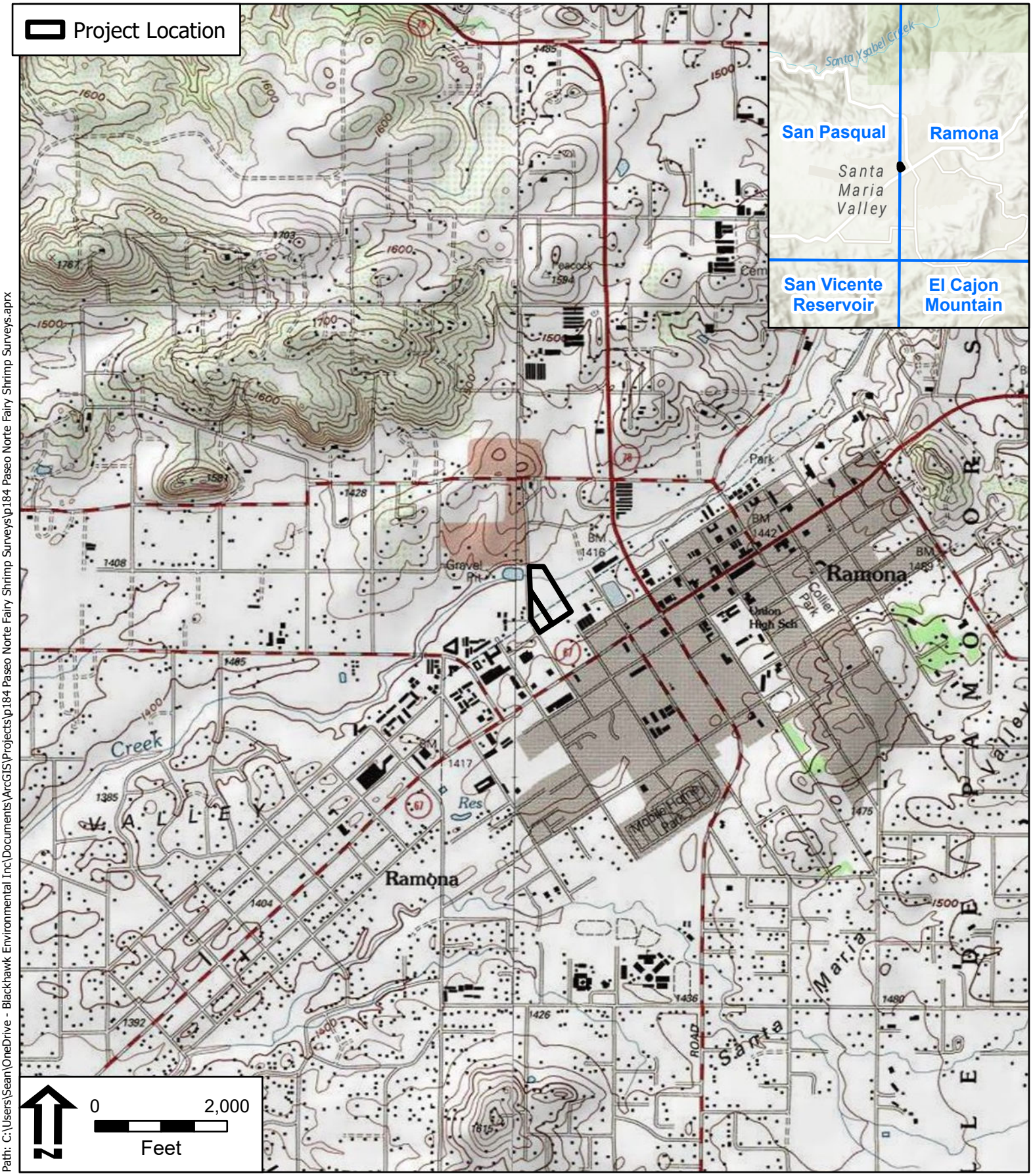
Source: ESRI, 2023; Blackhawk Environmental, 2023

Paseo Norte Fairy Shrimp Surveys

Blackhawk Environmental

Figure 1

Regional Location



Path: C:\Users\Sean\OneDrive - Blackhawk Environmental Inc\Documents\ArcGIS\Projects\p184 Paseo Norte Fairy Shrimp Surveys\p184 Paseo Norte Fairy Shrimp Surveys.aprx

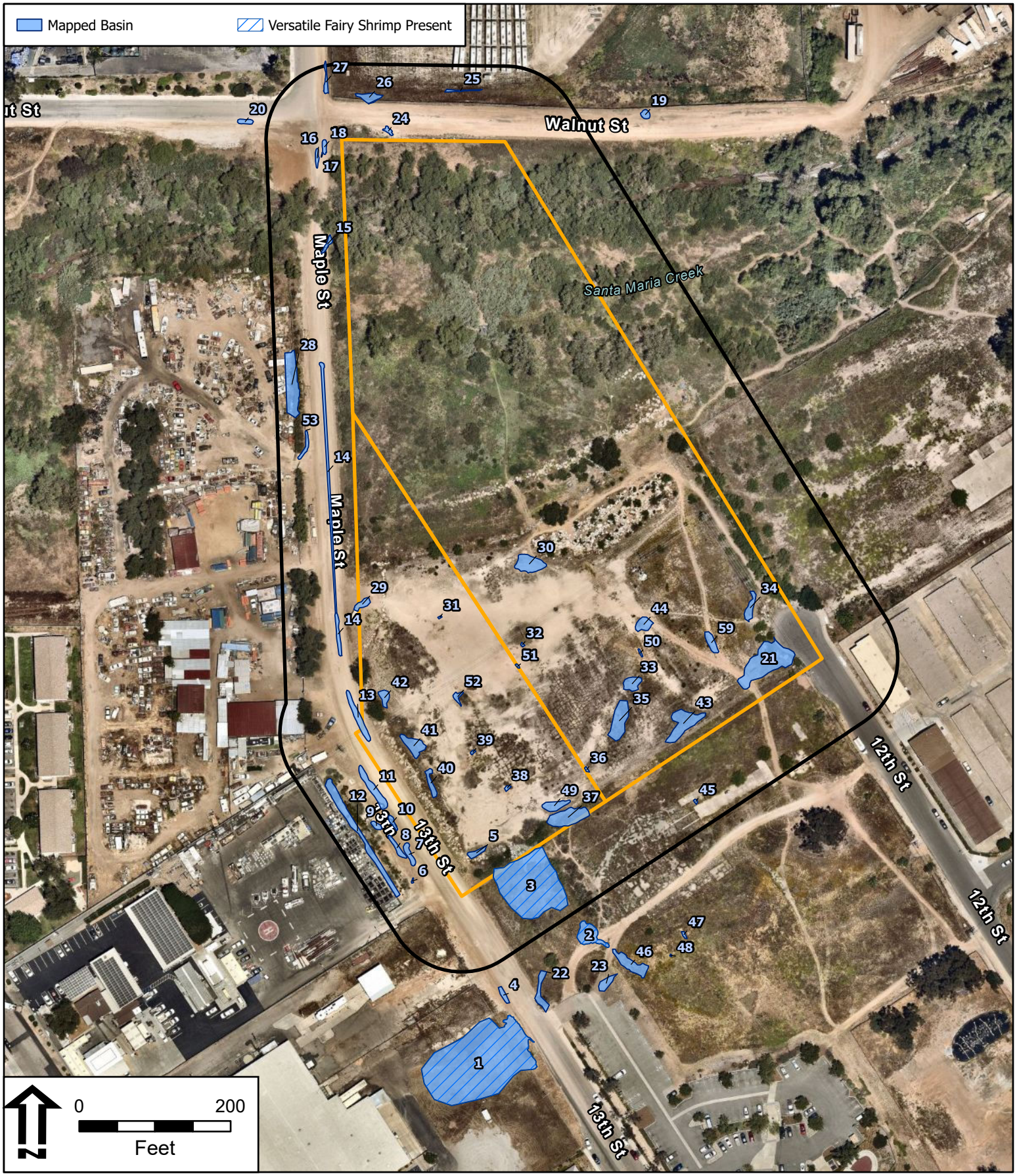
Source: ESRI, 2023; Blackhawk Environmental, 2023;
San Pasqual, Romona, San Vicente Reservoir,
El Cajon Mountain 7.5 minute U.S. Geological Survey Topoquads

Paseo Norte Fairy Shrimp Surveys

Blackhawk Environmental

Figure 2

Project Vicinity



Path: C:\Users\Sean\OneDrive - Blackhawk Environmental Inc\Documents\ArcGIS\Projects\p184 Paseo Norte Fairy Shrimp Surveys\p184 Paseo Norte Fairy Shrimp Surveys.aprx

Source: ESRI, 2023; Nearmap, 2023; Blackhawk Environmental, 2023;

Paseo Norte Fairy Shrimp Surveys

Figure 3

Fairy Shrimp Survey Results

ATTACHMENT B

Wildnote Survey Forms and Data Sheets

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	314401
Survey Date	02/08/2023
User	Kris Alberts
Project Name	Paseo Norte Fairy Shrimp Surveys
County	San Diego County
Surveyors	Kris Alberts
Permit #	TE-039640-5
Time (Start-End)	1000-1115
Weather Conditions (Start-End)	Sunny-Sunny
Temperature (Start-End; °F)	62-68
VP Survey Data 1	
Feature ID #	1
Air Temp (°F)	62
Water Temp (°F)	53.5
Depth Average (cm)	5
Depth Est. Max. (cm)	16
Surface Area Present	120
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	true
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	true
Insects-DIPTERA CULICIDAE (Mosquitoes)	true
Platyhelminths (flatworms)	false
Notes	Also contains roundworms, crayfish

Habitat Condition	DT
Photo	



Pool 1 looking south

VP Survey Data 2	
Feature ID #	2
Air Temp (°F)	64
Water Temp (°F)	56.5
Depth Average (cm)	14
Depth Est. Max. (cm)	20
Surface Area Present	28
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	On dirt road
Habitat Condition	DT
Photo	



Pool 2 looking northeast.

VP Survey Data 3	
Feature ID #	3
Air Temp (°F)	65
Water Temp (°F)	55.3
Depth Average (cm)	14
Depth Est. Max. (cm)	22
Surface Area Present	380
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	true
Platyhelminths (flatworms)	false
Notes	Baja California tree frog tadpoles present.
Habitat Condition	CP, AB
Photo	

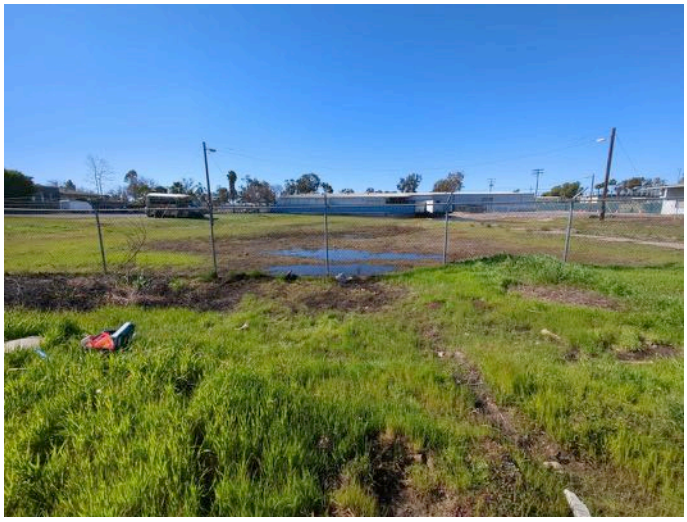


Pool 3, looking north

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	316044
Survey Date	02/15/2023
User	Lorena Bernal
Project Name	Ramona Grasslands Fairy Shrimp Surveys
County	San Diego County
Surveyors	Kris Alberts, Lorena Bernal
Permit #	TE-039640-5, TE-14749C-3
Time (Start-End)	1043-1236
Weather Conditions (Start-End)	Sunny, no clouds, no precipitation, windy
Temperature (Start-End; °F)	50-55
VP Survey Data 1	
Feature ID #	1
Air Temp (°F)	50
Water Temp (°F)	49.2
Depth Average (cm)	1
Depth Est. Max. (cm)	2
Surface Area Present	45
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	true
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Could not sample beyond fence (west)

Habitat Condition	DT
Photo	

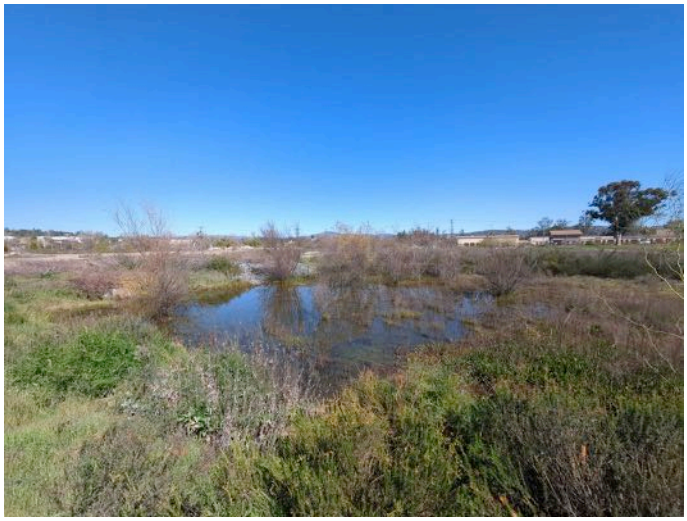


VP Survey Data 2	
Feature ID #	2
Air Temp (°F)	50
Water Temp (°F)	50
Depth Average (cm)	14
Depth Est. Max. (cm)	25
Surface Area Present	66
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	DTT
Photo	





VP Survey Data 3	
Feature ID #	3
Air Temp (°F)	50
Water Temp (°F)	51.6
Depth Average (cm)	15
Depth Est. Max. (cm)	24
Surface Area Present	542
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Unidentified beetle larvae, and Baja California Chorus frog tadpoles (Pseudacris hypochondriaca hypochondriaca)
Habitat Condition	CP, AB
Photo	



BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	317116
Survey Date	02/21/2023
User	Kris Alberts
Project Name	Paseo Norte fairy shrimp surveys
County	San Diego County
Surveyors	Kris Alberts
Permit #	TE-039640-5
Time (Start-End)	1000-1050
Weather Conditions (Start-End)	Sunny-sunny
Temperature (Start-End; °F)	59-61
VP Survey Data 1	
Feature ID #	2
Air Temp (°F)	59
Water Temp (°F)	60
Depth Average (cm)	12
Depth Est. Max. (cm)	19
Surface Area Present	38
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Turbid

Habitat Condition	DTT
Photo	



Pool 2, looking

VP Survey Data 2	
Feature ID #	3
Air Temp (°F)	60
Water Temp (°F)	64.2
Depth Average (cm)	12
Depth Est. Max. (cm)	19
Surface Area Present	270
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	true
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	All other pools were dry. Nematodes, small fly larvae, Baja California treefrog tadpoles
Habitat Condition	CP
Photo	



Pool 3, looking N

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

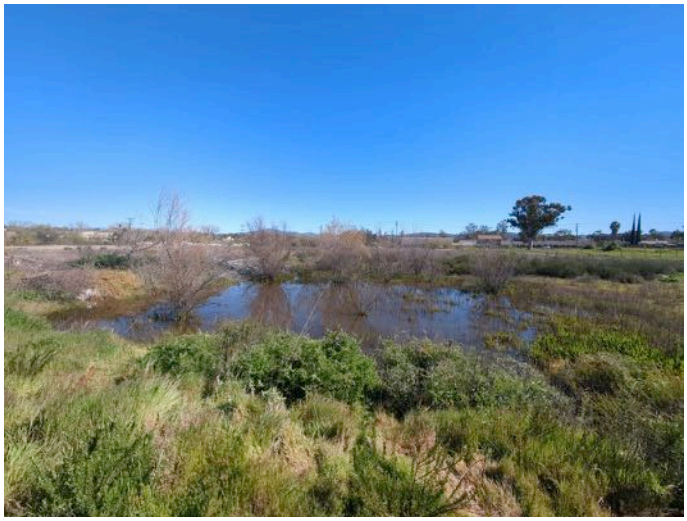
Project	Paseo Norte Senior Affordable Housing Project
ID	319240
Survey Date	03/02/2023
User	Lorena Bernal
Project Name	Ramona Grasslands Fairy Shrimp Surveys
County	San Diego County
Surveyors	Lorena Bernal, Kris Alberts
Permit #	TE-14749C-3, TE-039640-5
Time (Start-End)	0930-1230
Weather Conditions (Start-End)	Sunny, no clouds, no precipitation, light winds
Temperature (Start-End; °F)	52-54
VP Survey Data 1	
Feature ID #	Vernal Pool #2
Air Temp (°F)	52
Water Temp (°F)	53.4
Depth Average (cm)	17
Depth Est. Max. (cm)	28
Surface Area Present	78
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Roundworms, Baja California tree frog tadpoles

Habitat Condition	DTT
Photo	



Facing NW

VP Survey Data 2	
Feature ID #	Vernal Pool #3
Air Temp (°F)	52
Water Temp (°F)	51.9
Depth Average (cm)	18
Depth Est. Max. (cm)	28
Surface Area Present	542
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Baja California tree frog tadpoles
Habitat Condition	CP
Photo	



Facing NE

VP Survey Data 3	
Feature ID #	Vernal Pool #1
Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	No collection this week, as was dry last week. Inundated this week, therefore will collect next week. updated size of pool
Habitat Condition	
Photo	None

VP Survey Data 4	
Feature ID #	all other vernal pools

Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Vernal Pools 15/14 were not updated for mapping as there was water flow connected to Santa Maria Creek and was actively flowing at the time of the survey. no discernable pools of standing (not flowing) water. Only standing water /pooled areas were assessed.
Habitat Condition	
Photo	None

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	321400
Survey Date	03/09/2023
User	Katie Quint
Project Name	Paseo Norte Senior Affordable Housing Project
County	San Diego County
Surveyors	L. Bernal, K. Quint
Permit #	TE-14749C-3
Time (Start-End)	09:41-11:25
Weather Conditions (Start-End)	Sunny, light wind
Temperature (Start-End; °F)	64-68
VP Survey Data 1	
Feature ID #	VP1
Air Temp (°F)	64
Water Temp (°F)	43.2
Depth Average (cm)	8
Depth Est. Max. (cm)	18
Surface Area Present	700
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Tadpole- Baja California tree frog; didn't sample west of chainlink fence

Habitat Condition	DT, AB
Photo	



SW view of VP1

VP Survey Data 2	
Feature ID #	VP#2
Air Temp (°F)	65
Water Temp (°F)	61
Depth Average (cm)	7
Depth Est. Max. (cm)	22
Surface Area Present	60
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	true
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	true
Platyhelminths (flatworms)	false
Notes	Odonata (damselfly larvae), turbid
Habitat Condition	DTT, AB
Photo	



E view of VP#2

VP Survey Data 3	
Feature ID #	VP#3
Air Temp (°F)	65
Water Temp (°F)	62
Depth Average (cm)	12
Depth Est. Max. (cm)	15
Surface Area Present	530
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Tadpoles and eggs
Habitat Condition	CP, AB
Photo	



NE view of VP#3

VP Survey Data 4	
Feature ID #	VP# 4, 22, 46, 23, 47, 45, 37, 43, 21, 34, 44, 33, 35, 36, 38, 5, 40, 38, 39, 41, 42, 32, 30, 31, 29, 14, 28, 16, 17, 18, 27, 26, 24, 25, 19, 20, 14, 13, 12, 9, 11, 10, 8, 7, 6
Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Dry
Habitat Condition	
Photo	None

VP Survey Data 5	
Feature ID #	VP#15

Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	First survey with standing water (last week was flowing)
Habitat Condition	
Photo	None

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	323484
Survey Date	03/16/2023
User	Katie Quint
Project Name	Paseo Fairy Shrimp Surveys
County	San Diego County
Surveyors	L. Bernal, K. Quint
Permit #	TE-14749C-3
Time (Start-End)	09:40am-13:10pm
Weather Conditions (Start-End)	3-5mph wind, overcast / 2-4mph wind, sunny and partly cloudy
Temperature (Start-End; °F)	52-56
VP Survey Data 1	
Feature ID #	VP3
Air Temp (°F)	55
Water Temp (°F)	48
Depth Average (cm)	15
Depth Est. Max. (cm)	22
Surface Area Present	560
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Baja California tree frog tadpoles. Connected to VP2 and VP 2 is connected to VP46

Habitat Condition	CP, AB
Photo	



east view of vp3

VP Survey Data 2	
Feature ID #	VP1
Air Temp (°F)	55
Water Temp (°F)	54
Depth Average (cm)	15
Depth Est. Max. (cm)	22.5
Surface Area Present	1030
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Unknown beetle larvae with two joined tails. Did not survey west of chainlink fence
Habitat Condition	DT, AB
Photo	



downward facing view of trash present on edge of pool



downward facing view of trash (glove) in pool



SW-facing view of VP1

VP Survey Data 3	
Feature ID #	VP2
Air Temp (°F)	55
Water Temp (°F)	56
Depth Average (cm)	8
Depth Est. Max. (cm)	13
Surface Area Present	70
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	

Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Baja California tree frog. Connected to VP3 and VP46
Habitat Condition	DTT, AB
Photo	



east-facing view of VP2

VP Survey Data 4	
Feature ID #	VPs 23, 46, 47, 37, 45, 36, 43, 21, 34, 33, 44, 43, 30, 32, 38, 39, 40, 41, 42, 29, 31, 28, 16, 17, 18, 27, 26, 24, 25, 19, 20 l, 11, 12, 9, 7, 8, 10, 4
Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false

Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Inundated >3cm; 4, 7, 8, 9 have been disturbed/altered by non-project H&M construction
Habitat Condition	
Photo	None

VP Survey Data 5	
Feature ID #	VP48
Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	New pool w/ >3cm, burrow below surface
Habitat Condition	
Photo	



East-facing view of new VP 48

VP Survey Data 6	
Feature ID #	VP49
Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	New pool with 3cm+
Habitat Condition	
Photo	



SW view of VP49

VP Survey Data 7	
Feature ID #	VPs 35, 14, 6, 13, 5
Air Temp (°F)	
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Dry/<3cm/flowing; 13 and 5 connected and flowing
Habitat Condition	
Photo	None

VP Survey Data 8	
Feature ID #	VP50, 51, 52, 53, 54, 55, 56, 57, 58
Air Temp (°F)	

Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	New pool w/ 3cm+, shallow excavation
Habitat Condition	
Photo	None

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	325645
Survey Date	03/24/2023
User	Desiree Johnson
Project Name	Paseo Norte
County	San Diego County
Surveyors	Lorena Bernal and Desiree Johnson
Permit #	TE-14749C-3
Time (Start-End)	9:30am-2:40pm
Weather Conditions (Start-End)	1-4, 60-40%
Temperature (Start-End; °F)	52-62
VP Survey Data 1	
Feature ID #	22
Air Temp (°F)	52
Water Temp (°F)	52.9
Depth Average (cm)	8
Depth Est. Max. (cm)	13.5
Surface Area Present	35
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	true
Platyhelminths (flatworms)	false
Notes	Overflow from road

Habitat Condition	CP, DTT, DT
Photo	



VP Survey Data 2	
Feature ID #	2
Air Temp (°F)	52
Water Temp (°F)	56.1
Depth Average (cm)	10
Depth Est. Max. (cm)	23
Surface Area Present	66
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Some connectivity to Pools 3 and 46. Baja California tree frog tadpoles. Alder fly nymph
Habitat Condition	DTT, AB
Photo	



VP Survey Data 3	
Feature ID #	46
Air Temp (°F)	52
Water Temp (°F)	59.5
Depth Average (cm)	3
Depth Est. Max. (cm)	8
Surface Area Present	58
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Connected to Pool 2.
Habitat Condition	NP, DT, AB
Photo	





VP Survey Data 4	
Feature ID #	48
Air Temp (°F)	52
Water Temp (°F)	51.6
Depth Average (cm)	11
Depth Est. Max. (cm)	12.5
Surface Area Present	.5
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Oil sheen and foam present on surface.
Habitat Condition	NP, AB
Photo	



VP Survey Data 5	
Feature ID #	49
Air Temp (°F)	52
Water Temp (°F)	60.3
Depth Average (cm)	1
Depth Est. Max. (cm)	4
Surface Area Present	30
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Gravel fill graded pad
Habitat Condition	CP, AB
Photo	



VP Survey Data 6	
Feature ID #	5
Air Temp (°F)	52
Water Temp (°F)	58.1
Depth Average (cm)	8
Depth Est. Max. (cm)	22
Surface Area Present	12
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Overflow into road connecting to pool 13
Habitat Condition	CP, DT
Photo	



VP Survey Data 7	
Feature ID #	35
Air Temp (°F)	52
Water Temp (°F)	62.5
Depth Average (cm)	1.5
Depth Est. Max. (cm)	3
Surface Area Present	82
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	CP, AB
Photo	



VP Survey Data 8	
Feature ID #	33
Air Temp (°F)	52
Water Temp (°F)	63
Depth Average (cm)	3
Depth Est. Max. (cm)	5
Surface Area Present	50
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	CP, DT, AB
Photo	



VP Survey Data 9	
Feature ID #	50
Air Temp (°F)	52
Water Temp (°F)	54.1
Depth Average (cm)	20
Depth Est. Max. (cm)	30
Surface Area Present	2
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Super high turbidity
Habitat Condition	CP
Photo	



VP Survey Data 10	
Feature ID #	44
Air Temp (°F)	52
Water Temp (°F)	62.8
Depth Average (cm)	2
Depth Est. Max. (cm)	3
Surface Area Present	28
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	CP, DTT, AB
Photo	



VP Survey Data 11	
Feature ID #	30
Air Temp (°F)	52
Water Temp (°F)	59.9
Depth Average (cm)	3
Depth Est. Max. (cm)	8
Surface Area Present	80
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	CP, DT, AB
Photo	



VP Survey Data 12	
Feature ID #	4
Air Temp (°F)	53
Water Temp (°F)	63
Depth Average (cm)	5
Depth Est. Max. (cm)	9
Surface Area Present	6
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	
Platyhelminths (flatworms)	false
Notes	Very high turbidity
Habitat Condition	DTT
Photo	



VP Survey Data 13	
Feature ID #	40
Air Temp (°F)	52
Water Temp (°F)	64
Depth Average (cm)	2
Depth Est. Max. (cm)	3
Surface Area Present	2
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	CP, DT, AB
Photo	



VP Survey Data 14	
Feature ID #	41
Air Temp (°F)	53
Water Temp (°F)	66.9
Depth Average (cm)	2
Depth Est. Max. (cm)	3
Surface Area Present	7
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Small white earthworms
Habitat Condition	DT, AB
Photo	



VP Survey Data 15	
Feature ID #	42
Air Temp (°F)	53
Water Temp (°F)	72
Depth Average (cm)	1
Depth Est. Max. (cm)	1
Surface Area Present	1
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	DTT
Photo	



VP Survey Data 16	
Feature ID #	27
Air Temp (°F)	62
Water Temp (°F)	63
Depth Average (cm)	7
Depth Est. Max. (cm)	22
Surface Area Present	12
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	
Habitat Condition	DTT, DT, AB
Photo	



VP Survey Data 17	
Feature ID #	17
Air Temp (°F)	62
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Heavy grading activity. Pool is no longer here
Habitat Condition	
Photo	None

VP Survey Data 18	
Feature ID #	18
Air Temp (°F)	62
Water Temp (°F)	67

Depth Average (cm)	8
Depth Est. Max. (cm)	22
Surface Area Present	3
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	High turbidity
Habitat Condition	DTT, DT, AB
Photo	



VP Survey Data 19	
Feature ID #	16
Air Temp (°F)	62
Water Temp (°F)	69.3
Depth Average (cm)	1
Depth Est. Max. (cm)	2
Surface Area Present	.5
Crustaceans-ANOSTRACANS	

(Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Partially filled in by grading
Habitat Condition	DTT, AB
Photo	



VP Survey Data 20	
Feature ID #	54
Air Temp (°F)	62
Water Temp (°F)	69.4
Depth Average (cm)	4
Depth Est. Max. (cm)	7
Surface Area Present	1.5
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false

Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	High turbidity and in a parking shoulder
Habitat Condition	DTT
Photo	



VP Survey Data 21	
Feature ID #	55
Air Temp (°F)	62
Water Temp (°F)	54
Depth Average (cm)	2
Depth Est. Max. (cm)	3
Surface Area Present	1
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA	false

(Aquatic Beetles)	
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	High turbidity and in a parking shoulder
Habitat Condition	DTT
Photo	



VP Survey Data 22	
Feature ID #	56
Air Temp (°F)	
Water Temp (°F)	70
Depth Average (cm)	4
Depth Est. Max. (cm)	6
Surface Area Present	6
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges &	false

Others)	
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	High turbidity and in a parking shoulder
Habitat Condition	DTT, DT, AB
Photo	



VP Survey Data 23	
Feature ID #	57
Air Temp (°F)	62
Water Temp (°F)	66.9
Depth Average (cm)	4
Depth Est. Max. (cm)	8
Surface Area Present	1.5
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false

Notes	High turbidity and in a parking shoulder
Habitat Condition	DTT, AB
Photo	



VP Survey Data 24	
Feature ID #	58
Air Temp (°F)	62
Water Temp (°F)	61.2
Depth Average (cm)	2
Depth Est. Max. (cm)	3
Surface Area Present	1
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	High turbidity and in a parking shoulder
Habitat Condition	DTT, AB
Photo	



VP Survey Data 25	
Feature ID #	15, 14, and 13
Air Temp (°F)	62
Water Temp (°F)	
Depth Average (cm)	
Depth Est. Max. (cm)	
Surface Area Present	
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Connected. Overflow from Santa Maria Creek runs through them. Actively flowing
Habitat Condition	DTT
Photo	





VP Survey Data 26	
Feature ID #	53
Air Temp (°F)	62
Water Temp (°F)	65
Depth Average (cm)	2
Depth Est. Max. (cm)	4
Surface Area Present	2
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	false
Crustaceans-CLADOCERA (Water Fleas)	false
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	High turbidity
Habitat Condition	DTT
Photo	



VP Survey Data 27	
Feature ID #	28
Air Temp (°F)	62
Water Temp (°F)	51.4
Depth Average (cm)	6
Depth Est. Max. (cm)	12
Surface Area Present	40
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Larval white earthworms
Habitat Condition	CP, DT, AB
Photo	







1109137

Appendix 1. U.S. Fish and Wildlife Service – Data Sheet for Wet Season Surveys For Listed Large Branchiopods

Site or Project Name: Pasto Norte | **County:** San Diego | **Quad:** Ramona | **Township:** — | **Range:** — | **Section:** —

SURVEYOR / Permit Number: Kris Alberts (TE 039640-5), Lauren Marshall

Date: 3-31-23 | **Time:** 0850 | **Weather Conditions:** Mostly sunny, calm

Feature ID #	UTM (Northing, Easting, Datum)	Temp (°C)		Depth (cm)		Surface Area (m x m)		Crustaceans					Insects				Platyhelminths (flatworms)	Habitat Condition	Notes / Voucher information
		Air	Water	Average	Est. Max.	Present	Est. Max.	Anostracans	Notostracans	Copepods	Ostracods	Cladocera	Coleoptera	Hemiptera	Diptera Culicidae	Diptera Chironomidae			
1		50	52.1	18	30		41			✓	✓	✓						DT/DT	Tree frog tadpoles
22		51	56.2	8	16					✓		✓						DT/DT	
23		51	58.7	3	5													DT	
~~48~~ 46		52	57	4	6						✓	✓	✓					NP/T/AB	
48		57	54.4	12	22					✓		✓	✓					NPP	
47		58	59.7	3	6					✓			✓					NP	Flowing
21		58	56.4	9	25						✓		✓					DT/DT	water mites, Tadpoles
43		58	61.5	3	6						✓							DT/CP	
36		58	62.1	6	8								✓					DT/DT/CP	
49		58	64.7	3	4					✓								<P DT	
37		58	57	9	18		(12)			✓		✓						AB/DT	Larva of some type
45		59	60.9	2	4													DT/AB	heard treefrogs upon arrival
38		59	60.6	3	6													CP/AB	water mites
		~~58~~ 59	54.1	18	28						✓	✓		✓				CP	Tree Frog ?? large

Notes: Fill in abbreviated names of Anostracans and Notostracans, for all others indicate presence with a check mark. Anostracan and Notostracan Abbreviations: Use first two letters of genus and species name (e.g., LIOC = *Linderiella occidentalis*, BRLI = *Branchinecta lindahli)*.
For habitat conditions use two letter abbreviation as follows: NP = Natural Pool, CP = Constructed Pool; UD = undisturbed, D = disturbed: with TT = tire tracks, T = trash, P = plowed; G = grazed, UG = ungrazed by: C = cattle, H = horses, S = sheep; AB = Algal blooms present.
(Estimate grazing regime by height of grasses and forbs and density of hoof prints) LG = light grazing, MG = moderate grazing, HG = heavy grazing.

5 (not sampled / flowing)

No photos taken all pools @ Max ca?

Ramona

Appendix 1. U.S. Fish and Wildlife Service – Data Sheet for Wet Season Surveys For Listed Large Branchiopods

Site or Project Name: Paseo Norte	County: San Diego	Quad: Ramona	Township:	Range:	Section:

SURVEYOR / Permit Number: Kris Alberts (TE 039640-5) Lauren Marshall

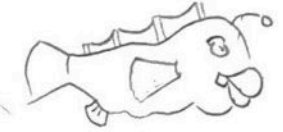
Date: 3/31/23 Time: 10:28 Weather Conditions: Mostly sunny/ calm

Feature ID #	UTM (Northing, Easting, Datum)	Temp (°C)		Depth (cm)		Surface Area (m x m)		Crustaceans					Insects				Platyhelminths (flatworms)	Habitat Condition	Notes / Voucher information
		Air	Water	Average	Est. Max.	Present	Est. Max.	Anostracans	Notostracans	Copepods	Ostracods	Cladocera	Coleoptera	Hemiptera	Diptera Culicidae	Diptera Chironomidae			
40		60	66.2	3	9													CP/AB	
41		60	61.2	2	5							✓						CP/ABI DT	larvae
42		60	67.3	3	4													CP/DTT	
52		60	68.3	2	3													CP/DTT AB	
39		60	60.2	10	19													CP/DTT	larvae
35		61	69.6	2	3													CP/DT	
33		61	65	2	4													CP	
50		61	58.8	11	17													CP/DTT	
44		60	68.9	2	5													CP/DTT	
59		60	66.4	3	5													CP/DTT	larvae
34		60	70.5	3	8						✓							AB/DT CP/DTT	
30		63	67	4	8						✓							CP/DDT	AB
32		63	66.3	10	16													CP	
51		61	66.8	6	10													CP	larvae

Notes: Fill in abbreviated names of Anostracans and Notostracans, for all others indicate presence with a check mark. Anostracan and Notostracan Abbreviations: Use first two letters of genus and species name (e.g., LIOC = *Linderiella occidentalis*, BRLI = *Branchinecta lindahli*).
For habitat conditions use two letter abbreviation as follows: NP = Natural Pool, CP = Constructed Pool; UD = undisturbed, D = disturbed: with TT = tire tracks, T = trash, P = plowed; G = grazed, UG = ungrazed by: C = cattle, H = horses, S = sheep; AB = Algal blooms present.
(Estimate grazing regime by height of grasses and forbs and density of hoof prints) LG = light grazing, MG = moderate grazing, HG = heavy grazing.

31		61	61.6	6	11													CP	larva
#27		61	74.2	3	6													CP, DTT, AB	
4		60	76	1	2													DTT	grade larvae
2		60	68	12	25						✓	✓						DTT	Treefrog tad + larva

Continuation...



Appendix 2. U.S. Fish and Wildlife Service – Data Sheet for Dry Season Sample Analysis for Listed Large Branchiopods

Project Information

Project Name: _____ Quad: _____
USFWS Project Number: _____ Township: _____
County: _____ Range: _____
Lat: _____ Section: _____
Long: _____

Biologist Information

Name of Person(2) Who Conducted the Following Tasks and Permit Number(s):
Soil Collection: _____
Soil Processing: _____
Soil Analysis/Cysts ID: _____
Soil Collection Date: _____

Pool/ Habitat/ Basin No.	Invertebrates Present (X)																
	Insect Exo-Skeletons	Micro-Turbellaria Cysts	Cladocera Ephippia	Ostracods Live/Cysts/ Carapaces	Copepods Live/Cysts	Number of Large Branchiopod Cysts: *Branchinecta* sp.	*Lepidurus packardi*	*Streptocephalus wootoni*	*Linderiella occidentalis*	*Lynceus brachyurus*	*Cyzicus californicus*	Hydracarina Live	Nematoda	Collembola	Other Species	Comments
Feature ID		Air °	Water °	Ave depth	Max Depth	Surface Area			copep.	ostra.	clado.	cole.	Hem.		Hab. Condition	
19		64	79	5	8										DTT, CP	
25		65	74	4	6										DT, ~~CR~~ CP	larva
24		65	79.2	4	6										DTT, AB, CP	grand worm
26		64	80.4	3	5										DTT, AB, CP	
27		64	69.8	9	25										DTT AB, CP	
20		64	76.5	2	4	(1)									DTT, CP	
17/18		64	66.7	12	17										DTT, CP	conjoined, larva,
16		64	76.8	3	6										CP, DTT	
28		64	58.4	12	17					✓	✓				CP	
53		63	79	3	5					✓					CP, DTT	
12		63	76	17	28										CP	
11		63	77.5	2	4										CP, DTT	
9				2	4										DTT, CP	larva
8		63	77.4	1	3	(1)									DTT / CP	
6		63	77.3	2	4										DTT / CP	

56, 57, 58, 55, 54 out of bounds

We are not marking flowing pools

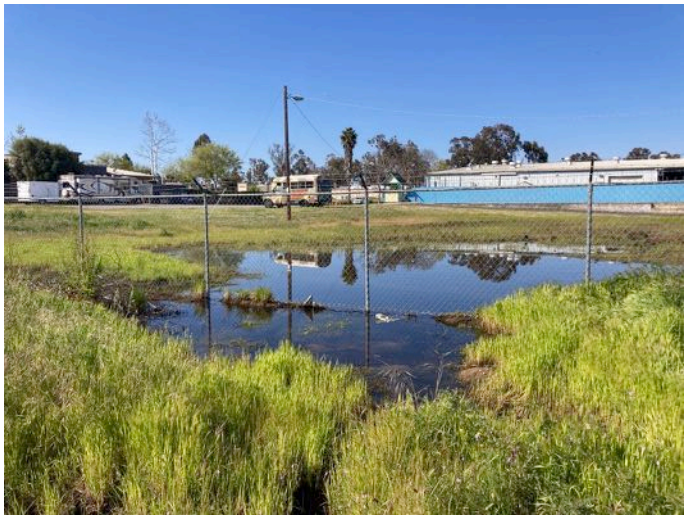
#10, 7 is gone (grazed)

Appe
Site or Pr
SURVEY
Date: 4/

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3

Project	Paseo Norte Senior Affordable Housing Project
ID	328955
Survey Date	04/07/2023
User	Desiree Johnson
Project Name	Paseo Norte Fairy Shrimp Surveys
County	San Diego County
Surveyors	Kris Alberts and Desiree Johnson
Permit #	TE-039640-5
Time (Start-End)	0900-1020
Weather Conditions (Start-End)	40-10%, 1-3
Temperature (Start-End; °F)	58-61
VP Survey Data 1	
Feature ID #	1
Air Temp (°F)	58
Water Temp (°F)	58.5
Depth Average (cm)	9
Depth Est. Max. (cm)	23
Surface Area Present	432
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	true
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	true
Platyhelminths (flatworms)	false
Notes	Alderfly nymph and Baja CA tree frog tadpoles

Habitat Condition	NP, DTT, DT
Photo	



VP Survey Data 2	
Feature ID #	2
Air Temp (°F)	58
Water Temp (°F)	59.3
Depth Average (cm)	9
Depth Est. Max. (cm)	16
Surface Area Present	42
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	true
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	spadefoot Tadpoles, unknown larvae, Water mites
Habitat Condition	DTT
Photo	



VP Survey Data 3	
Feature ID #	3
Air Temp (°F)	60
Water Temp (°F)	58.1
Depth Average (cm)	10
Depth Est. Max. (cm)	18
Surface Area Present	400
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	false
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	true
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	Tadpoles, aquatic vegetation abundant
Habitat Condition	NP
Photo	



VP Survey Data 4	
Feature ID #	5
Air Temp (°F)	60
Water Temp (°F)	54.5
Depth Average (cm)	5
Depth Est. Max. (cm)	8
Surface Area Present	15
Crustaceans-ANOSTRACANS (Fairy Shrimp)	
Crustaceans-NOTOSTRACANS (Tadpole Shrimp)	
Crustaceans-COPEPODS	true
Crustaceans-OSTRACODS (Seed Shrimp)	true
Crustaceans-CLADOCERA (Water Fleas)	true
Insects-COLEOPTERA (Aquatic Beetles)	false
Insects-HEMIPTERA (Water Boatman, Backswimmers)	false
Insects-DIPTERA CHIRONOMIDAE (Midges & Others)	false
Insects-DIPTERA CULICIDAE (Mosquitoes)	false
Platyhelminths (flatworms)	false
Notes	All other pools dry except pool 15 which is still connected to the flowing creek.
Habitat Condition	CP, DT
Photo	



Appendix 1. U.S. Fish and Wildlife Service – Data Sheet for Wet Season Surveys For Listed Large Branchiopods

Site or Project Name: Paseo Norte	County: San Diego	Quad:	Township:	Range:	Section:

SURVEYOR / Permit Number: Kris Albests TE039640-5

Date: 4/14-23 | Time: 0945 | Weather Conditions: Overcast

Feature ID #	UTM (Northing, Easting, Datum)	Temp (°C) (°F)		Depth (cm)		Surface Area (m x m)		Crustaceans					Insects				Platyhelminths (flatworms)	Habitat Condition	Notes / Voucher information
		Air	Water	Average	Est. Max.	Present	Est. Max.	Anostracans	Notostracans	Copepods	Ostracods	Cladocera	Coleoptera	Hemiptera	Diptera Culicidae	Diptera Chironomida			No voucher
2		57°	61.1°	5	9	9		BRLI 1♂, 1♀		✓		✓	✓	✓		✓		DTT	Sporadic tad[illegible] and rare[illegible] aquatic veg.
3		58°	60°	8	16	340					✓	✓	✓	✓	✓	✓		CP, AB, DT	Insects, neonate, aquatic veg., larvae, trapping [illegible]

Notes: Fill in abbreviated names of Anostracans and Notostracans, for all others indicate presence with a check mark. Anostracan and Notostracan Abbreviations: Use first two letters of genus and species name (e.g., LIOC = *Linderiella occidentalis*, BRLI = *Branchinecta lindahli*).
For habitat conditions use two letter abbreviation as follows: NP = Natural Pool, CP = Constructed Pool; UD = undisturbed, D = disturbed: with TT = tire tracks, T = trash, P = plowed; G = grazed, UG = ungrazed by: C = cattle, H = horses, S = sheep; AB = Algal blooms present.
(Estimate grazing regime by height of grasses and forbs and density of hoof prints) LG = light grazing, MG = moderate grazing, HG = heavy grazing.

Appendix 1. U.S. Fish and Wildlife Service – Data Sheet for Wet Season Surveys For Listed Large Branchiopods

Site or Project Name: Paseo Norte	County:	Quad:	Township:	Range:	Section:

SURVEYOR / Permit Number: Kris Alberts, TE039640-5

Date: 4-21-23 | Time: 0920 | Weather Conditions: Sunny, hot

Feature ID #	UTM (Northing, Easting, Datum)	Temp ~~(°C)~~ °F		Depth (cm)		Surface Area (m x m)		Crustaceans					Insects				Platyhelminths (flatworms)	Habitat Condition	Notes / Voucher information
		Air	Water	Average	Est. Max.	Present	Est. Max.	Anostracans	Notostracans	Copepods	Ostracods	Cladocera	Coleoptera	Hemiptera	Diptera Culicidae	Diptera Chironomida			
3		74°	66.4	5	8	20					X		X	X				CP	tree frog tadpoles

Notes: Fill in abbreviated names of Anostracans and Notostracans, for all others indicate presence with a check mark. Anostracan and Notostracan Abbreviations: Use first two letters of genus and species name (e.g., LIOC = *Linderiella occidentalis*, BRLI = *Branchinecta lindahli*).
For habitat conditions use two letter abbreviation as follows: NP = Natural Pool, CP = Constructed Pool; UD = undisturbed, D = disturbed: with TT = tire tracks, T = trash, P = plowed; G = grazed, UG = ungrazed by: C = cattle, H = horses, S = sheep; AB = Algal blooms present.
(Estimate grazing regime by height of grasses and forbs and density of hoof prints) LG = light grazing, MG = moderate grazing, HG = heavy grazing.

BIO-13 U.S. Fish and Wildlife Service - Data Sheet for Wet Season Surveys for Listed Large Branchiopods v3 Photo Sheet



Date	05/12/2023
User	Kris Alberts
Coordinates	33.04102384, -116.8740919
Heading	N (-1 degrees)
Accuracy	5 m
Description	Pool 2.



Date	05/12/2023
User	Kris Alberts
Coordinates	33.04102145, -116.87407692
Heading	W (289 degrees)
Accuracy	5 m
Description	Fairy shrimp and other aquatic micro-organisms.

ATTACHMENT C

Dry Season Fairy Shrimp Survey Results

ALDEN ENVIRONMENTAL, INC
3245 University Ave, #1188 | San Diego, CA 92104 | **Phone/Fax:** 619.284.3815

August 23, 2023

Mr. Kris Alberts
Blackhawk Environmental
1720 Midvale Drive
San Diego, CA 92105

Subject: Dry Season Fairy Shrimp Sampling Results

Dear Mr. Alberts:

This letter presents the results of dry season fairy shrimp sampling (cyst identification and rearing) conducted for the Paseo Norte samples.

Methods

Cyst Identification

On July 5, 2023, Alden received soil samples collected from 41 basins on the project site. The soil was provided in bags labeled with the basin number. The collected soil from each basin was divided into subsamples, based on the area of the pool and the amount of soil collected. Each sample was then hydrated and processed through a series of sieves to separate out fairy shrimp cysts that may be present. The sieves used were of 710-, 355-, and 212-µm pore size screens. The final sieve pore size is smaller than the target fairy shrimp genera (*Branchinecta* and *Streptocephalus*) average cyst diameter and therefore would retain cysts. The material remaining on the final sieve was next placed in a brine solution to help separate organic from inorganic material. The organic portion was then filtered through a standard coffee filter and allowed to dry. The dried material on the filters was then examined under a stereo dissecting scope to determine if cysts were present. Cyst surface characteristics were then used to identify cysts to genus, if present.

Hatching/Rearing

The collected *Branchinecta* fairy shrimp cysts were hydrated by placing them into plastic containers filled with approximately 525 ml of filtered, non-chlorinated drinking water. The coffee filters (from the soil sieving effort) with the collected cysts were slowly opened over the containers and gently shaken to allow the material to fall into the water. The sides of the filters were then rubbed against one another to release any additional material. Finally, a squirt bottle filled with filtered drinking water was used to spray any additional material from the filters into the containers.

The containers were given sample identification numbers and placed on a table in a climate controlled room. Lighting in the room was provided by indirect sunlight as well as an overhead light (full spectrum bulb) that was kept on approximately 12 hours a day to help emulate spring season lighting conditions. An overhead fan also was kept on at a low level to provide for some air movement across the water surface in the sample containers.

The samples were checked daily to see if any fairy shrimp had emerged. Once nauplii were observed, feeding began. The hatched shrimp were fed 2-4 drops of prepared food on a daily basis until they were collected. The food used was a mix of active brewer's yeast, sugar, powdered fish food, and water.

The hatched shrimp were allowed to continue under these conditions until they had reached maturity, as determined by reaching full size, antennal development (males) and brood pouch development (females). Once mature, the fairy shrimp were collected for identification by pouring the material in the container through a small strainer. Collected shrimp were then placed into a dish of carbonated (soda) water to slowly asphyxiate the shrimp. Once dead, the collected shrimp were placed in a 27 x 57 mm (5 dram) clear glass vial, filled with 70% ethyl alcohol. The collected shrimp were then identified to the species level with the aid of a stereo dissecting scope.

Results

Cyst Identification

Cysts of the genus *Branchinecta* were found in 3 of the sampled basins (Table 1). No cysts of the genus *Streptocephalus* were found in any of the sampled basins.

Table 1
Number of Recovered Cysts[1]

Basin	Number of Subsamples	*Branchinecta*	*Streptocephalus*
1	10	1	-
2	25	15	-
3	50	3	-

[1]Only basins with positive results shown

ALDEN ENVIRONMENTAL, INC
3245 University Ave, #1188 | San Diego, CA 92104 | **Phone/Fax:** 619.284.3815

Hatching/Rearing

Hydration and hatching of the samples with recovered cysts was conducted, resulting in the collection and identification of the non-sensitive versatile fairy shrimp (*B. lindahli*) from all but one (Basin 1) of the basins with fairy shrimp cysts present (Table 2). No other fairy shrimp species were identified.

Table 2
Fairy Shrimp Hatching Results

Basin	***Branchinecta lindahli***		
	Male	**Female**	**Total**
1	-	-	-
2	3	2	5
3	1	1	2
Total	4	**3**	**7**

The above text presents the final results of the dry season fairy shrimp cyst identification and hatching effort for the project. The non-listed versatile fairy shrimp was the only shrimp species to be reared from the recovered cysts. If you have any questions or need additional information please call.
Sincerely,



Greg Mason
Principal/Senior Biologist

Appendix E

Cultural Resources Assessment Report

Public Version

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Cultural Resources Assessment Report

Prepared for
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

September 2023

ESA



Public Version

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Cultural Resources Assessment Report

September 2023

Prepared for:
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Prepared by:
ESA
550 West C Street, Suite 750
San Diego, CA 92101

Project Director:
Monica Strauss, M.A., RPA

Project Manager:
Michael Vader, B.A.

Report Authors:
Michael Vader, B.A.
Fatima Clark, B.A.

Project Location:
Ramona and San Pasqual, (CA) USGS 7.5-minute Topographic Quads; Township 13 South, Range 1 East, Unsectioned

Acreage: Approx. 7.86 acres

Assessor Parcel Numbers: 281-182-17, 281-182-18

2355 Northside Drive
Suite 100
San Diego, CA 92108
619.719.4200
esassoc.com

Atlanta	Palm Beach County	San Diego
Bend	Pasadena	San Francisco
Irvine	Pensacola	San Jose
Los Angeles	Petaluma	Sarasota
Mobile	Portland	Seattle
Oakland	Rancho Cucamonga	Tampa
Orlando	Sacramento	Thousand Oaks

D150334.07

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EXECUTIVE SUMMARY

Paseo Norte Senior Affordable Housing Project Cultural Resources Assessment Report

Environmental Science Associates (ESA) has been retained by the County of San Diego (County) Department of General Services to prepare a cultural resources assessment for the Paseo Norte Senior Affordable Housing Project (Project) in support of a Subsequent Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA). The Project would include the construction of a mixed-use development consisting of affordable senior residential housing, a senior center, a Program for All-Inclusive Care for the Elderly (PACE) Wellness Center, trail connectivity, and public park uses. The County is the lead agency pursuant to CEQA.

A records search for the Project was conducted on April 16, 2021, by staff at the California Historical Resources Information System (CHRIS) South Coastal Information Center (SCIC) housed at San Diego State University. The records search included a review of all recorded archaeological resources and historic architectural resources, and previous studies within the Project area and a 0.5-mile radius. The records search results indicate that 31 cultural resources studies have been conducted within a 0.5-mile radius of the Project area. Of the 31 previous studies, three (SD-10997, -11504, and -18569) have included approximately 75 percent of the Project area and yielded negative results. Although not on file at the SCIC, an additional study (Dorler et al., 2015) was identified and includes the entirety of the Project area.

The records search results indicate that 29 cultural resources have been previously recorded within a 0.5-mile radius of the Project area. Of the 29 cultural resources, one is a prehistoric archaeological site consisting of bedrock milling features and midden soil (P-37-013179), one is a historic district (P-37-012268 [Ramona Historic District]), and 27 are historic architectural resources largely consisting of single-family residences. None of these previously recorded resources are located within or immediately adjacent to (within 100 feet of) the Project area. Although not on file at the SCIC, one resource was documented as part of Dorler et al.'s (2015) study. This resource known as RICC-Temp-01 is a historic-period archaeological site located in close proximity to the Project area. This resource has been previously evaluated and recommended ineligible for listing in the California Register of Historical Resources (California Register) or local register, and, therefore, does not quality as a historical resource.

The California Native American Heritage Commission (NAHC) maintains the confidential Sacred Lands File (SLF), which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on April 14, 2021, to request a search of the SLF. The NAHC responded to the request in a letter dated April 29, 2021. The results of the

SLF search conducted by the NAHC were positive. The NAHC did not provide additional details regarding the positive results of the search but recommended the San Pasqual Band of Diegueno Mission Indians be contacted.

A desktop review was undertaken to assess the potential for buried archaeological deposits within the Project area. Available materials reviewed include geological maps and the Natural Resources Conservation Service (NRCS). Based on geologic mapping, the Project is predominantly underlain by the Cretaceous-age Japatul Valley Tonalite, with late Holocene age river wash deposits being mapped along the Project's northern portion, which overlaps the Santa Maria Creek channel. The Japatul Valley Tonalite is a bedrock unit that has no potential to contain subsurface archaeological resources. Furthermore, the portion of the Project area where this unit is mapped has been previously subject to grading, which would have likely destroyed any surface manifestations of archaeological resources. The portion of the Project within the Santa Maria Creek Channel is quite active having been subject to reworking and deposition as a result of seasonal flooding. Depending on the severity of flooding, rates of erosion and deposition would vary over time; however, given the active nature of the creek's landform, subsurface archaeological deposits are unlikely to have been preserved in this portion of the Project.

A cultural resources survey of the Project area was conducted on April 30, 2021, by ESA staff. The survey was aimed at identifying cultural resources within or immediately adjacent to the Project. Areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 15 meters (approximately 50 feet) apart. Heavily vegetated areas with limited ground surface visibility or poor accessibility were subject to opportunistic survey wherein trails, clearings, and rodent burrows were subject to intensive inspection for the presence of cultural resources. No cultural resources were identified as a result of the survey.

As a result of the archival research and cultural resources survey conducted for the Project, no cultural resources were identified within the Project area. One historic-period archaeological site consisting of the remnants of a single-family residence (RICC-Temp-001) documented in 2015 is located in close proximity to the Project area. The site, which was previously recommended ineligible for listing in the California Register or local register, does not extend into the Project area. The likelihood for encountering subsurface archaeological deposits within the Project area during construction is low. Much of the Project's construction would occur within the Project area's southern half, which has been previously subject to grading and is located within a geologic unit that has low potential for subsurface archaeological deposits. The Project area's northern half is largely comprised of the Santa Maria Creek corridor, which is characterized by river wash deposits that are not conducive for the preservation of subsurface archaeological deposits given the active environment of the floodplain. However, the proposed project is required to comply with the County's Grading and Clearing Ordinance. In order to ensure compliance with the Grading ordinance, an archaeological and Native American monitoring program would be required as outlined by **MM-CUL-1** provided in the 2017 IS/MND prepared for the Project. Therefore, impacts to cultural resources would remain less than significant.

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Cultural Resources Assessment Report

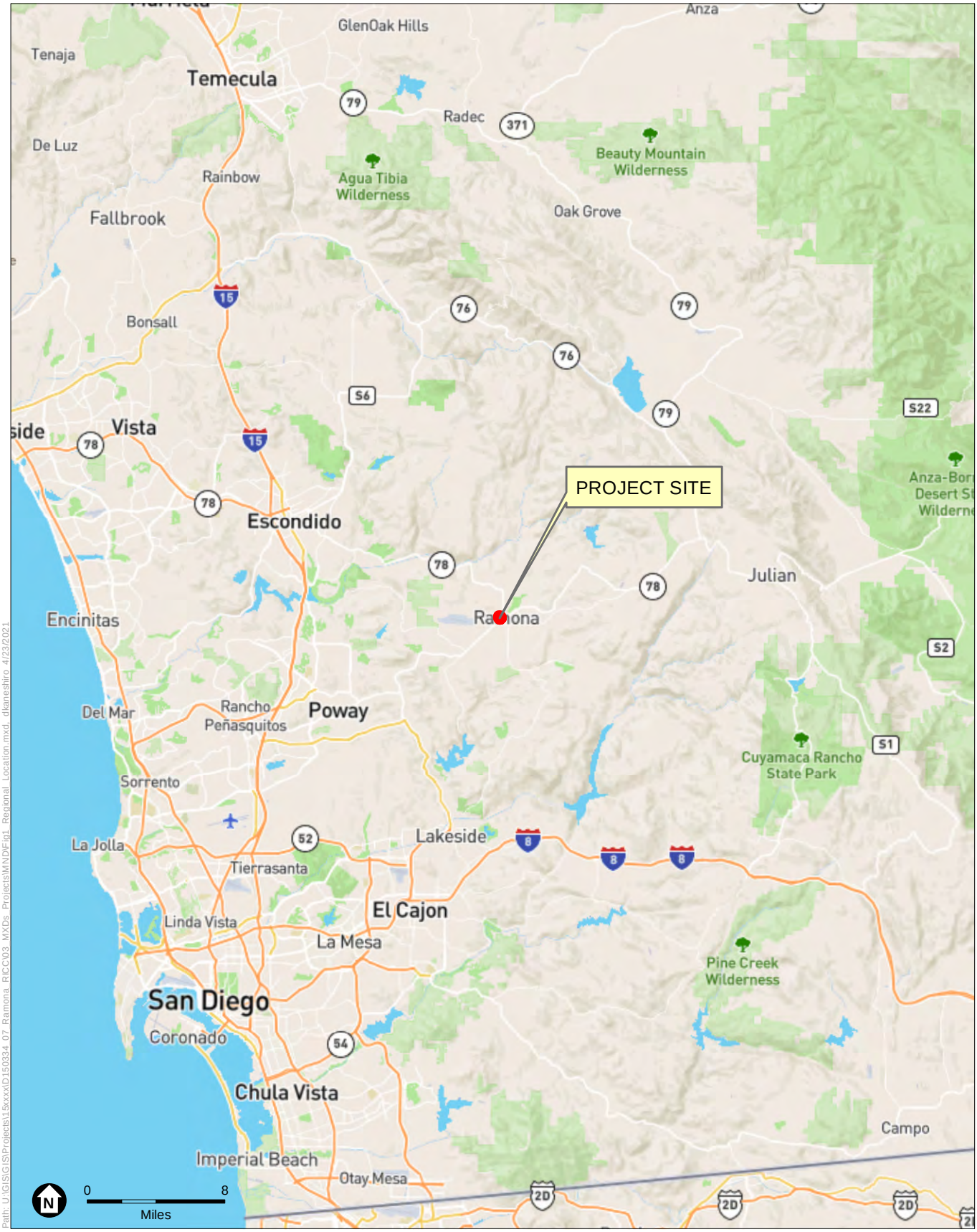
Introduction

Environmental Science Associates (ESA) has been retained by the County of San Diego (County) Department of General Services to prepare a cultural resources assessment for the Paseo Norte Senior Affordable Housing Project (Project) in support of a Subsequent Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA). The Project would include the construction of a mixed-use development, consisting of affordable senior residential housing, a senior center, a Program for All-Inclusive Care for the Elderly (PACE) Wellness Center, trail connectivity, and public park uses. The County is the lead agency pursuant to CEQA.

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., RPA., Principal Investigator; Michael Vader, B.A., report author and surveyor; Fatima Clark, B.A., report contributor; and Miranda Rodriguez, B.A., surveyor. Resumes of key personnel are included in **Appendix A**.

Project Location

The Project area is located within the unincorporated community of Ramona in northeastern San Diego County (**Figure 1**). The 7.86-acre Project area encompasses Assessor Parcel Numbers (APNs) 281-182-17 and 281-182-18 and is bounded by Walnut Street and Santa Maria Creek to the north; vacant land with multiple degraded concrete pads to the south; the terminus of 12th Street and vacant parcels to the east; and Maple Street/13th Street and a salvage yard to the west (**Figure 2**). Specifically, the Project area is located within an unsectioned portion of Township 13 South, Range 1 East on the Ramona and San Pasqual, CA U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles (**Figure 3**).



SOURCE: OpenStreet Map, 2021

Paseo Norte Senior Affordable Housing Project

Figure 1
Regional Location

ESA

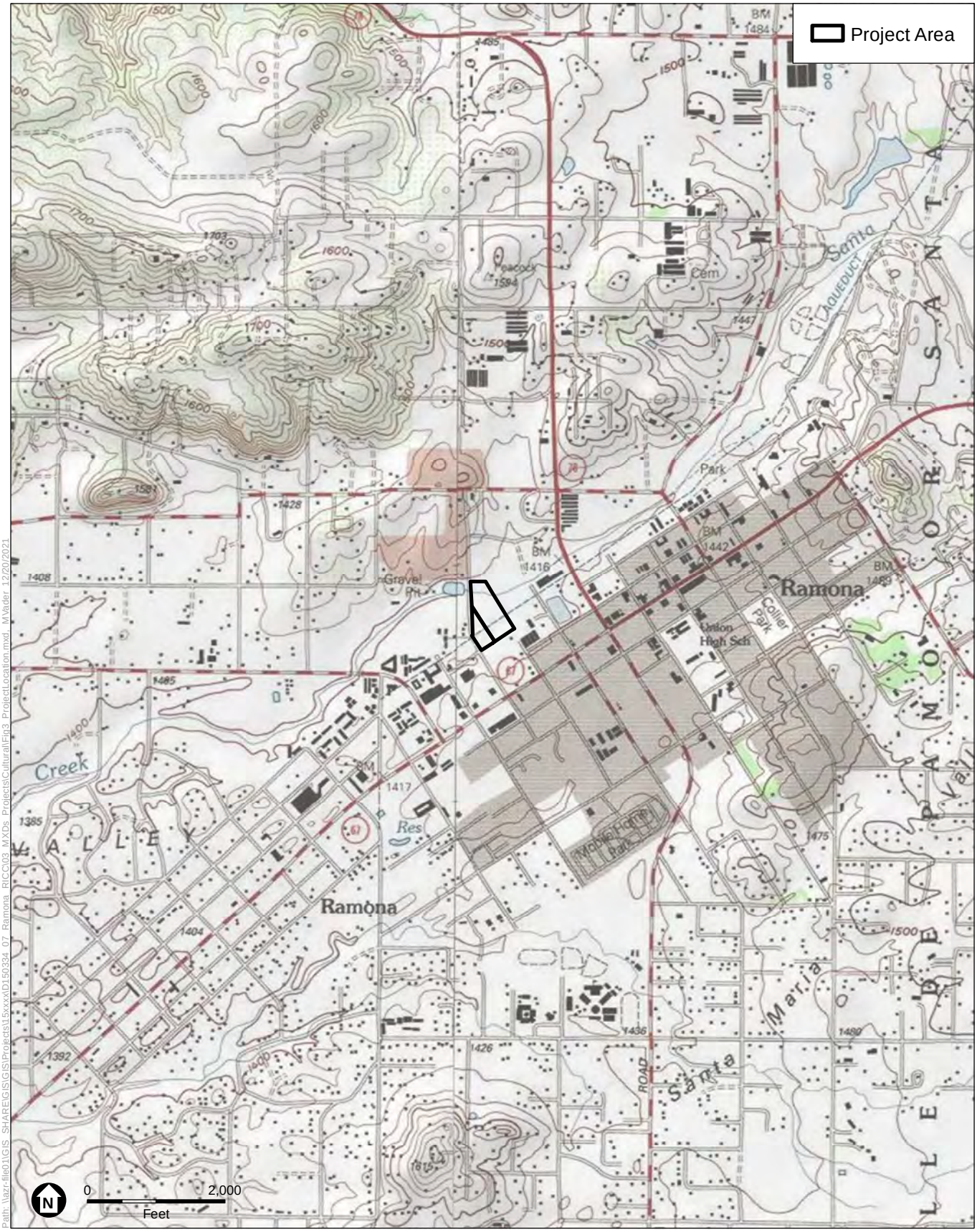


SOURCE: ESRI

Paseo Norte Senior Affordable Housing Project

Figure 2
Project Site and Vicinity

ESA



Path: \\azr-file01\GIS_SHARE\GIS\Projects\15xxxx\D150334_07_Ramona_RICC\03_MXDs_Projects\Cultural\Fig3_ProjectLocation.mxd_MVader_12/20/2021

TOPO QUADS: Ramona and San Pasqual, CA 7.5-minute

Paseo Norte Affordable Senior Housing Project

Figure 3
Project Location

ESA

Project Background

Since October 1999, the community of Ramona has been pursuing the concept of a multi-purpose community campus to accommodate affordable senior housing, a family resource center, a library, senior center, and other community facilities with connectivity to the proposed Santa Maria Creek Greenway Trail. In furtherance of that concept, the County acquired land in 2009 on State Route 67 (Main Street) between 12th Street to the east, 13th Street to the west, and Santa Maria Creek to the north, in the community of Ramona. In 2014, the County approved and constructed the Ramona Branch Library at the intersection of 13th Street and Main Street. In 2017, an IS/MND was adopted for the Ramona Intergenerational Community Campus (RICC) Project, which included a senior center, adult day care center, community gymnasium and teen café, family resource center, community support center, child care center, and outdoor recreational amenities. While approved, construction of the 2017 Project never commenced. Since approval of the 2017 Project, state and county priorities have shifted towards affordable housing projects to help alleviate the existing housing crisis.

Project Description

The current Project includes a Minor Use Permit (ZAP), Boundary Adjustment, and a Density Bonus application to authorize a mixed-use development, consisting of affordable residential housing for low-income seniors, a senior center, PACE Wellness Center, trail connectivity and public park uses (**Figure 4**). While the proposed Project includes the addition of affordable housing, it also includes elements of the 2017 Project, including the senior center, adult day care facility (now referred to as the PACE Wellness Center), trail connectivity, and public park uses adjacent to the Santa Maria Creek, as well as parking and various infrastructure improvements.

Senior Residential Housing, Senior Center, and Program for All-Inclusive Care for the Elderly Wellness Center

The Project proposes the construction of approximately 100 affordable senior residential units, which would include 85 one-bedroom units and 15 two-bedroom units. Residential units would be located within an approximately 77,500-square-foot (sf) two-story building arranged around a courtyard near the southeastern portion of the project site. The ground floor of the residential building would include a lobby, lounge, senior center, a common kitchen, two laundry rooms, and 42 one-bedroom units and 8 two-bedroom units. The ground floor would also include an outdoor terrace with a fire feature adjacent to the lobby and lounge. The senior center would be approximately 1,800 sf and would include a lobby, multiuse room, kitchen, dining area, and restrooms. The residential building's second floor would include two laundry rooms, 43 one-bedroom units, and 7 two-bedroom units. The residential building's interior courtyard would include a barbeque area, bocce ball court, and community gardens. The two-story residential building would be neutral-toned in design, featuring stone cladding, wood details, lap siding, and stucco materials.



D150334.00 - County of San Diego General Services As-Needed\02 Active Tasks\D150334.07 - Ramona RICC\05 Graphics-GIS-Modeling

SOURCE: Wakeland, 2022

Paseo Norte Senior Affordable Housing Project

Figure 4
Site Plan

ESA

An approximately 5,000 sf single-story PACE Wellness Center would be located west of the residential building. The PACE Wellness Center would include a lobby with reception area, exam rooms, physical therapy area, staff lounge and locker rooms, storage and service spaces, and restrooms. Similar to the residential building, the PACE Wellness Center would include lap siding and wood details with a stone cladded outdoor fire feature and chimney.

Implementation of the residential building (which would include the senior center) and PACE Wellness Center would require the construction of utility services and relocation (or undergrounding) of utility lines, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas, per coordination with the utility company. The Project would be constructed to achieve GreenPoint Rated certification. In addition, shielded security and landscaping lighting would be placed outdoors in public areas.

Public Park

The proposed Project would include a public park located north of the residential and PACE Wellness Center uses, extending to Santa Maria Creek. The public park area would be vegetated with shade trees and grasses. In addition, a looped multipurpose trail would span the perimeter of the southern portion of the public park area with multiple shade structures and picnic benches located at various points along the trail. In the northern portion of the proposed public park area, south of Santa Maria Creek, the multipurpose trail would connect to a proposed extension of the Santa Maria Creek Greenway Trail, which would cross the Project area in an east to west direction. This portion of the trail would allow for equestrian uses. The walking path would be composed of decomposed granite pavement. The public park area would also include two pickleball courts and a tot lot, located adjacent to and within the multipurpose trail loop. The public park would be constructed by the affordable housing developer. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego, Department of Parks and Recreation (DPR). DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Parking and Circulation

The Project would include two parking lots: senior center and PACE Wellness Center parking to the north of the PACE Wellness Center, and senior residential parking to the north of the residential building. The two parking lots would have egress and ingress via the terminus of 12th Street and via 13th street. The Project would include approximately 98 parking spaces total. The senior residential parking lot would include approximately 73 parking spaces, and the western lot serving the senior center and PACE Wellness Center would include 25 spaces. The project would require 147 parking spaces pursuant to Section 6750 of the ZO but a reduction in parking spaces would be allowed pursuant to Density Bonus Section 6350 of the ZO.

Roadway improvements to 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH# 2021100070], by the County Department of Public Works (DPW). The current project frontage along 13th Street/Maple Street is an existing dirt road, which would be improved to County Road Standards as part of the 13th Street Bridge Project. The 13th Street Bridge

Project would provide a new vehicular bridge spanning the Santa Maria Creek, and roadway and pathway improvements to 13th Street and Willow Road. As noted above, this project would construct a curb cut to provide ingress and egress to the project site from 13th Street.

Pedestrian improvements would include construction of periphery sidewalks along 12th street (sidewalk pedestrian improvements along 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH # 2021100070]). Additionally, pedestrian paths landscaped with shrubs and shade trees would be located throughout the site, including along the exterior perimeter of the buildings. A paseo would be located between the proposed residential building/senior center and PACE Wellness Center, which would expand from the public park area through the parking lot, to the southern Project boundary, for future connection to the Ramona Branch Library and any future RICC expansion. All pedestrian improvements would include American's with Disabilities (ADA) accessible walkways, ramps, and entrances.

Construction

Construction of the Project would occur in five phases. Construction would occur 6 days per week, consistent with Section 36.408 of the County Code of Ordinances, over a total of 23 months starting in the winter of 2025. A maximum of 500 cubic yards of soils would be excavated and a maximum of 5,500 cubic yards of fill would be imported. Maximum ground disturbance depths are expected to reach depths of up to 5 feet below ground surface. Construction would occur within permitted working hours, in compliance with the San Diego County Code of Regulatory Ordinances. Staging for the project would occur on-site.

Operation

The proposed Project site is currently owned by the County of San Diego, where the affordable housing developer would acquire the entirety of both APNs (281-182-17 and 281-182-18) from the County. Upon acquisition, the site would be developed as outlined above. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego DPR. DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Both the proposed senior center and the PACE Wellness Center would provide services to the residents living within the project site, as well as the surrounding community, enhancing the level of senior services available and allowing for an aging in place opportunity. These services would include care management and care coordination, medical care, physical and occupational therapies, home based outreach and services, assistance with activities of daily living, behavioral health services, recreational activities, nutritional meals, and transportation.

The senior center and PACE Wellness Center would operate between 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday. The senior center would be staffed by approximately three full time employees. There would also be eight full time employees staffed for the senior housing units and a maximum of 24 employees at the PACE Wellness Center.

Setting

Natural Setting

The Project is located along the Santa Maria Creek corridor and includes riparian vegetation consisting of willow scrub and sycamore trees along the Project's northern margin, and seasonal non-native grasses in the Project's north-central portion. The Project area's southern half is comprised of a graded area consisting of sand and gravel soils and sparse vegetation.

Prehistoric Setting

The chronology of coastal southern California is typically divided into three general time periods: the Early Holocene (11,000 to 8,000 Before Present [B.P.]), the Middle Holocene (8,000 to 4,000 B.P.), and the Late Holocene (4,000 B.P. to A.D. 1769). Within this timeframe, the archaeology of southern California is generally described in terms of cultural "complexes". A complex is a specific archaeological manifestation of a general mode of life, characterized archaeologically by particular technologies, artifacts, economic systems, trade relationships, burial practices, and other aspects of culture.

Early Holocene (11,000 to 8,000 B.P.)

While it is not certain when humans first came to California, their presence in southern California by about 11,000 B.P. has been well documented. At Daisy Cave, on San Miguel Island, cultural materials have been radiocarbon dated to between 11,100 and 10,950 years B.P. (Byrd and Raab, 2007). On the mainland, radiocarbon evidence confirms occupation of the Orange County and San Diego County coast by about 9,000 B.P., primarily in lagoon and river valley locations (Gallegos, 2002). In western Riverside County, few Early Holocene sites are known to exist. One exception is site CA-RIV-2798, which contains deposits dating to as early as 8,580 cal. B.P. (Grenda, 1997). During the Early Holocene, the climate of southern California became warmer and more arid and the human population, residing mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

The primary Early Holocene cultural complex in the coastal and mountain regions of southern California was the San Dieguito Complex, occurring between approximately 10,000 and 8,000 B.P. The people of the San Dieguito Complex inhabited the chaparral zones of southwestern California, exploiting the plant and animal resources of these ecological zones (Warren, 1967). Leaf-shaped and large-stemmed projectile points, scraping tools, and crescentics are typical of San Dieguito Complex material culture.

Middle Holocene (8,000 to 4,000 B.P.)

During the Middle Holocene, there is evidence for the processing of acorns for food and a shift toward a more generalized economy in coastal and inland southern California. The processing of plant foods, particularly acorns, increased, a wider variety of animals were hunted, and trade with neighboring regions intensified (Byrd and Raab, 2007).

The Middle Holocene La Jolla Complex (8,000–4,000 B.P.) is essentially a continuation of the San Dieguito Complex. La Jolla groups lived in chaparral zones or along the coast, often migrating between the two. Coastal settlement focused around the bays and estuaries of coastal Orange and San Diego Counties. La Jolla peoples produced large, coarse stone tools, but also produced well-made projectile points and milling slabs. The La Jolla Complex represents a period of population growth and increasing social complexity, and it was also during this time period that the first evidence of the exploitation of marine resources and the grinding of seeds for flour, as indicated by the abundance of millingstones in the archaeological record, appears (Byrd and Raab, 2007; Horne and McDougall, 2003).

Contemporary with the La Jolla Complex, the Pauma Complex has been defined at inland sites in San Diego and Riverside Counties (True, 1958). The Pauma Complex is similar in technology to the La Jolla Complex; however, evidence of coastal subsistence is absent from the Pauma Complex sites (Moratto, 1984). The Pauma and La Jolla Complexes may either be indicative of separate inland and coastal groups with similar subsistence and technological adaptations, or, alternatively, may represent inland and coastal phases of one group's seasonal rounds. The latter hypothesis is supported by the lack of hidden and deeply buried artifacts at Pauma sites, indicating that these sites may have been temporary camps for resource gathering and processing.

Late Holocene (4,000 B.P. to A.D. 1769)

During the Late Holocene, native populations of southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering camps (Byrd and Raab, 2007). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007).

Around 1,000 B.P., an episode of sustained drought, known as the Medieval Climatic Anomaly (MCA), occurred. While the effects of this environmental change on prehistoric populations are still being debated, it did likely lead to changes in subsistence strategies in order to deal with the substantial stress on resources (Jones and Schwitalla, 2008). In coastal southern California, beginning before the MCA but possibly accelerated by it, conditions became drier and many lagoons had been transformed into saltwater marshes. Because of this, populations abandoned coastal mesa and ridge tops to settle nearer to permanent freshwater resources (Gallegos, 2002).

Although the intensity of trade had already been increasing, it reached its zenith in the Late Holocene, with asphaltum (tar), seashells and steatite being traded from southern California to the Great Basin. Major technological changes appeared as well, particularly with the advent of the bow and arrow, which largely replaced the use of the dart and atlatl (Byrd and Raab, 2007). Small projectile points, ceramics, including Tizon brownware pottery, and obsidian from Obsidian Butte (Imperial County), are all representative artifacts of the Late Holocene.

Ethnographic Setting

The greater San Diego area was inhabited by a group of people known generally as the Kumeyaay. The Kumeyaay are one of many local Native groups collectively referred to as the Diegueño, specifically representing populations occupying an area that encompassed roughly southern present-day San Diego County, southern Imperial County, and northern Baja California (Kroeber, 1925). The Kumeyaay language belonged to the Yuman language family, Hokan stock (Luomala, 1978). Subsistence strategy for the Kumeyaay involved small-game hunting and resource gathering, with a noted reliance upon marine resources near San Diego Bay and along the Pacific Coast. Inland Kumeyaay populations relied primarily upon the exploitation of small game animals including insects, fish, birds, dove, rabbits, and squirrels, as well as abundantly available vegetal resources such as many varieties of seeds, principally the acorn, cacti, and herbaceous plants. Studies indicate that the Kumeyaay divided their seasonal subsistence between the mountain and the desert ecological zones. With the seasons, the Kumeyaay moved in small bands from one productive area to another to ensure a near constant food supply (Luomala, 1978).

In 1769, the Mission San Diego de Alcalá was founded and Kumeyaay were missionized and eventually moved onto reservations (Luomala 1978). Today, Kumeyaay tribal members within the United States are divided into twelve federally recognized bands: Barona, Campo, Ewiiaapaayp, Inaja-Cosmit, Jamul, La Posta, Manzanita, Mesa Grande, San Pasqual, Santa Ysabel, Sycuan, and Viejas. An additional San Diego County band, the Kwaaymii Laguna Band of Indians, is not currently federally recognized. Several more Kumeyaay communities are present in Mexico.

Historic Setting

Spanish Period (A.D. 1769-1821)

Although Spanish explorers made brief visits the region in 1542 and 1602, sustained contact with Europeans did not commence until the onset of the Spanish Period. In 1769 Gaspar de Portola led an expedition from San Diego to the San Francisco Bay (McCawley, 1996). This was followed in 1776 by the expedition of Father Francisco Garcés (Johnson and Earle, 1990). In the late 18th century, the Spanish began establishing missions in California and forcibly relocating and converting native peoples. The nearest mission to the Project area was Mission San Diego de Alcalá, founded in 1769 by Father Junipero Serra. The San Diego Presidio, established just prior to the mission, is located approximately 25 miles southwest of the Project area

With the establishment of Mission San Diego de Alcalá, the Spanish began forcibly relocating and converting the regional Kumeyaay population. Throughout California, the Mission system took a toll on the native populations through disease and hard labor; by 1900, the Native Californian population had declined by over 90 percent (Cook, 1978). Furthermore, native economies were disrupted, trade routes were interrupted, and native ways of life were significantly altered by the Mission system.

In an effort to promote Spanish settlement of Alta California, Spain granted several large land concessions from 1784 to 1821. At this time, unless certain requirements were met, Spain retained title to the land (State Lands Commission, 1982)

Mexican Period (A.D. 1821-1848)

The Mexican Period began when Mexico won its independence from Spain in 1821. Mexico continued to promote settlement of California with the issuance of land grants. In 1833, Mexico began the process of secularizing the missions, reclaiming the majority of mission lands and redistributing them as land grants. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands would be returned to the Native populations, but this did not always occur (Milliken et al., 2009).

Many ranchos continued to be used for cattle grazing by settlers during the Mexican Period. Hides and tallow from cattle became a major export for Californios (native Hispanic Californians), many of whom became wealthy and prominent members of society. San Diego became a major depot for the hide and tallow trade (Mills, 1967). Ships from Boston brought guns, powder, hardware, toilet articles, woolens, cotton goods, boots, shoes and other manufactured items to trade for the valuable hides.

American Period (A.D. 1848-present)

In 1846, the Mexican-American War broke out. Mexican forces were eventually defeated in 1847 and Mexico ceded California to the United States as part of the Treaty of Guadalupe Hildalgo in 1848. California officially became one of the United States in 1850. While the treaty recognized the right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy, and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, a huge influx of people from other parts of North America flooded into California. The increased population provided an additional outlet for the Californios' cattle. As demand increased, the price of beef skyrocketed and Californios reaped the benefits. However, a devastating flood in 1861, followed by droughts in 1862 and 1864, led to a rapid decline of the cattle industry; over 70 percent of cattle perished during these droughts (McWilliams, 1946; Dinkelspiel, 2008). This event, coupled with the burden of proving ownership of their lands, caused many Californios to lose their lands during this period (McWilliams, 1946). Former ranchos were subsequently subdivided and sold for agriculture and residential settlement.

The first transcontinental railroad was completed in 1869, connecting San Francisco with the eastern United States. Newcomers poured into northern California. Southern California experienced a trickle-down effect, as many of these newcomers made their way south. The Southern Pacific Railroad extended this line from San Francisco to Los Angeles in 1876. The second transcontinental line, the Santa Fe, was completed in 1886 and caused a fare war, driving fares to an unprecedented low. In 1880, construction began on the California Southern Railroad,

which would eventually connect San Diego with the Santa Fe railroad line through the Cajon Pass, by way of Temecula (Brigandi, 2012). Settlers flooded into the region and the demand for real estate skyrocketed. The subdivision of the large ranchos took place during this time (Meyer, 1981; McWilliams, 1946).

Brief History of the Project area

The community of Ramona is located within the 17,700- acre Santa Maria Land Grant which was granted to Joaquin Ortega and his son-in-law, Adolpho Stokes, in 1843 (County of San Diego, 2010). Ortega and Stokes settled on the eastern margin of the ranch and grazed sheep, cattle, and horses. In 1869, gold was discovered in Julian approximately 15 miles east of Ramona, and what would become Ramona started as a stopping point for miners on their way to the mines (County of San Diego, 2010). In 1884, Amos Verlaque purchased 2.5 acres of land along the route to the Julian mines and opened up a general store. In 1886 Milton Santee purchased 3,855 acres of adjacent land and established the town site that would become Ramona by 1895. By the early 1900s the community of Ramona consisted of Verlaque's store, a hotel established by Santee, a pharmacy, a newspaper, a blacksmith shop, a school building, and the Friend's Church.

The Santa Maria Valley within which Ramona is located included prime farmland and friendly climate and, following Ramona's establishment, agricultural development began to occur with dairies, poultry, sheep, and cattle ranching becoming the primary ventures. By the 1920s, one of the primary agricultural endeavors was turkey raising and Ramona became known as the turkey capital of the world (County of San Diego, 2010). Presently Ramona has held on to its agricultural roots and is an unincorporated town of 35,000 persons is serviced by Highway 78, which runs through the center of town.

Regulatory Framework

State

California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at *Public Resources Code (PRC) Section 21000 et seq.* CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (Section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The *CEQA Guidelines* (Title 14 California Code of Regulations [CCR] Section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social,

political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA and Section 15064.5 of the *CEQA Guidelines* apply. If an archaeological site does not meet the criteria for a historical resource contained in the *CEQA Guidelines*, then the site may be treated in accordance with the provisions of Section 21083, which is as a unique archaeological resource. As defined in Section 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or,
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological site meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site is to be treated in accordance with the provisions of Section 21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (Section 21083.1(a)). If preservation in place is not feasible, mitigation measures shall be required. The *CEQA Guidelines* note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (*CEQA Guidelines* Section 15064.5(c)(4)).

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" (*CEQA Guidelines* Section 15064.5(b)(1)). According to *CEQA Guidelines* Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the

public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) (Grimmer, 2017) is considered to have mitigated its impacts to historical resources to a less-than-significant level (CEQA Guidelines Section 15064.5(b)(3)).

California Register of Historical Resources

The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,

- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the California Native American Heritage Commission (NAHC) within 24 hours to relinquish jurisdiction.

California Public Resources Code Section 5097.98

California PRC Section 5097.98, as amended, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. The MLD has 48 hours from the time of being granted access to the site by the landowner to inspect the discovery and provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

California Government Code Sections 6254(r) and 6254.10

These sections of the California Public Records Act were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to "Native American graves, cemeteries, and sacred places maintained by the Native American Heritage Commission." Section 6254.10 specifically exempts from disclosure requests for "records that relate to archaeological

site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the Native American Heritage Commission, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency."

Assembly Bill 52 and Related Public Resources Code Sections

Assembly Bill (AB) 52 was approved by California State Governor Edmund Gerald Brown, Jr. on September 25, 2014. The act amended California PRC Section 5097.94, and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (MND) will be filed on or after July 1, 2015. The primary intent of AB 52 was to include California Native American Tribes early in the environmental review process and to establish a new category of resources related to Native Americans that require consideration under CEQA, known as tribal cultural resources. PRC Section 21074(a)(1) and (2) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources, or a resource that is determined to be a tribal cultural resource by a lead agency, in its discretion and supported by substantial evidence. On July 30, 2016, the California Natural Resources Agency adopted the final text for tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016.

PRC Section 21080.3.1 requires that within 14 days of a lead agency determining that an application for a project is complete, or a decision by a public agency to undertake a project, the lead agency provide formal notification to the designated contact, or a tribal representative, of California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project (as defined in PRC Section 21073) and who have requested in writing to be informed by the lead agency (PRC Section 21080.3.1(b)). Tribes interested in consultation must respond in writing within 30 days from receipt of the lead agency's formal notification and the lead agency must begin consultation within 30 days of receiving the tribe's request for consultation (PRC Sections 21080.3.1(d) and 21080.3.1(e)).

PRC Section 21080.3.2(a) identifies the following as potential consultation discussion topics: the type of environmental review necessary; the significance of tribal cultural resources; the significance of the project's impacts on the tribal cultural resources; project alternatives or appropriate measures for preservation; and mitigation measures. Consultation is considered concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Section 21080.3.2(b)).

If a California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage in the

consultation process, or if the lead agency has complied with Section 21080.3.1(d) and the California Native American tribe has failed to request consultation within 30 days, the lead agency may certify an EIR or adopt an MND (PRC Section 21082.3(d)(2) and (3)).

PRC Section 21082.3(c)(1) states that any information, including, but not limited to, the location, description, and use of the tribal cultural resources, that is submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.

Local

Ramona Community Plan

The Conservation and Open Space Element of the Ramona Community Plan (2011) includes the following goal and policies relevant to historic architectural and archaeological resources:

Goal COS 1.3 The protection of the Historic Resources that are important to the planning area.

Policy COS 1.3.1 Promote the landmark designation by the Historic Site Board of significant historic buildings and routes in the Planning Area and encourage public and private agencies and individuals to consider the reuse of historic structures.

Policy COS 1.3.2 Encourage alternative methods of making historic structures safe for occupancy when they fail to meet standard codes.

Policy COS 1.3.3 Incorporate significant archaeological and historical sites into public projects wherever feasible.

Policy COS 1.3.4 Encourage public agencies and private property owners to preserve archaeological and historical resources.

County of San Diego General Plan

The Conservation and Open Space Element of the County of San Diego General Plan (2011) includes the following goals and policies relevant to cultural resources:

GOAL COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.

Policy COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.

The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in

the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation.

Policy COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.

Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes.

Policy COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.

The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.

Policy COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.

Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.

Policy COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits,

this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.

Policy COS-7.6 Cultural Resource Data Management. Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego.

This database should be accessible to all qualified individuals while maintaining the confidentiality of the location and nature of sensitive cultural resources, such as archaeological sites. The County maintains a partnership with the local repository of the database, the South Coastal Information Center at San Diego State University, which provides direct access by qualified County personnel to the database so that the information it contains may be used to design development projects to avoid cultural resources at an early point in the process.

GOAL COS-8 Protection and Conservation of the Historical Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.

Policy COS-8.1 Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.

Historic buildings, objects, trails, landscapes and districts are important parts of the multi-cultural heritage of San Diego County and should be preserved for the future enjoyment and education of the County's diverse populations. Preservation and adaptive reuse of these resources should be encouraged during the planning process and an emphasis should be placed on incentives for preservation, such as the Mills Act property tax program, in addition to restrictions on development, where appropriate.

Policy COS-8.2 Education and Interpretation. Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego.

The County should continue to develop educational and interpretive programs that focus on the history of San Diego County, including but not limited to the important historical resources located on County parks, such as the Adobe at Rancho Peñasquitos and Rancho Guajome. Such programs should be for residents and visitors of all ages from all communities and should include docent and self-guided tours, interpretive signage, kiosks, informational pamphlets, books and other audio-visual materials.

Archival Research

SCIC Records Search

A records search for the Project was conducted on April 16, 2021 by staff at the California Historical Resources Information System (CHRIS) South Coastal Information Center (SCIC) housed at San Diego State University. The records search included a review of all recorded

archaeological resources and historic architectural resources, and previous studies within the Project area and a 0.5-mile radius.

Previous Cultural Resources Investigations

The records search results indicate that 31 cultural resources studies have been conducted within a 0.5-mile radius of the Project area (**Table 1**). Approximately 15 percent of the 0.5-mile records search radius has been included in previous cultural studies that included some form fieldwork such as survey, excavation or monitoring. Of the 31 previous studies, three (SD-10997, -11504, and -18569) have included approximately 75 percent of the Project area and yielded negative results. Although not on file at the SCIC, an additional study (Dorler et al., 2015) was identified and includes the entirety of the Project area. This study is described in detail following the table.

TABLE 1
PREVIOUS CULTURAL RESOURCES STUDIES

Author	SCIC No. (SD-)	Title	Date
Beddow, Donna	04789	*Negative Cultural Resources Survey Report for One Stop Rental & Landscape Supply Center STP02-064; Log No. 02-09-018; APN 281-122-21 & 22*	2002
Bonner, Wayne	13238	*Cultural Resource Records Search and Site Visit Results for T-MOBILE USA Candidate SD06284 (PACBELL Ramona) 325 10th Street, Ramona, San Diego County, California*	2011
Caltrans	05249	*Historic Property Survey Report 11-SD-78 PM 35.5-37.3*	1997
Caltrans and Martin Rosen	08279	*Landscaping and Streetscape Improvements for the Ramona Downtown Business Historic District, Ramona, San Diego County, CA*	2001
Carrico, Richard L., Theodore G. Cooley, and Laura J. Barri	10997*	*Final Archaeological Overview for the Cleveland National Forest California*	2003
Carrico, Susan H. and S. Kathleen Flannigan	11504*	*Ramona Historic Resources Inventory*	1991
Cooley, Theodore G.	17370	*Letter Report: ETS 35928 - Cultural Resources Monitoring Report for Vegetation Management SDWP Intrusive Inspections, San Diego County, California - IO 29109*	2018
Cooley, Theodore G.	17507	*Letter Report: SDG&E ETS # 35928 - Cultural Resource Survey for Intrusive Inspection Program, Anza Borrego Desert State Park, San Diego County, California - IO 29109*	2018
Corum, Joyce	05771	*Negative Archaeological Survey Report 11-SD-67 P.M.23.6/24.4*	1983
Corum, Joyce	05775	*Historic Property Survey Report - Negative Findings 11-SD-67 P.M. 23.6/24.4*	1983
Dorler, Adriane, Samantha Murray, and Adam Giacinto	-*	*Cultural Resources Report for the Ramona Intergenerational Community Campus Project, San Diego County, California*	2015
Elling, C. Michael	00668	*Ramona Cross-Town Pipeline Cultural Resources Technical Report*	1988
Foglia, Alberto B.	18236	*ETS 34618.05: Cultural Resources Monitoring Report for 82 Poles of the 2019 Wood Pole Inspections Project*	2019
Hunt, Kevin and Alex Wesson	10176	*Cultural Resources Study for the 16th Street Parcel 430 16th Street, Community of Ramona, San Diego County, California*	2005

Author	SCIC No. (SD-)	Title	Date
Kwiatowski, Heather	12147	*Negative Cultural Resources Survey Report for Walnut Street TPM 20990, Log No. 06-09-002 APN 281-093-10*	2009
Kyle, Carolyn	09522	*Cultural Resource Survey for the Ramona Intergenerational Community Campus Located in the City of Ramona San Diego County, California*	2005
Laylander, Don	01157	*Proposed Project to Replace Highway 78 Bridge Across Santa Maria Creek.*	1985
Laylander, Don	06528	*Negative Archaeological Survey Replacement of Bridge Highway 78*	1985
McGinnis, Patrick	12508	*Cultural Resources Survey Report for the Elliot Pond Project, Ramona, San Diego County, California, TM 5302*	2009
McGinnis, Patrick and Michael Baksch	08810	*Cultural Resource Survey of the North County Bus Stops Replacement Project, San Diego County, California*	2003
Perez, Don C.	18260	*Cultural Resources Survey, Ramona Downtown / SD0473 / 10148075, 516 Maple Street, Ramona, San Diego County, California 92065, EBI Project No. 6118000387, TCNS No. 166252*	2018
Ramos-Ponciano, Marcos	17730	*Cultural Resources Survey Report for Panda Express Grading: PDS2018-LDGRMJ-30195 APN: 281-190-14 Negative Findings*	2019
Smith, Brian F.	11548	*Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75*	2008
Valasik, Molly, Victoria Harvey, and Sherri M. Gust	18569*	*Archaeological Survey Report 13th Street Bridge, Ramona, San Diego County, California*	2013
Wade, Sue	13822	*Herold Tentative Parcel Map (TPM 20514): Historical Evaluation*	2000
Wade, Sue	14326	*Ramona Main Street Eucalyptus Colonnade*	2009
Wayne H. Bonner and Sarah A. Williams	15857	*Cultural Resource Records Search and Site Visit Results for AT&T MOBILITY, LLC Candidate SD0473 (Ramona Downtown) 538 Maple Street, Ramona, San Diego County, California*	2013
Willhite, Brenton E.	18435	*Archaeological Monitoring for Ramona Substation RA1 & RA2 Upgrade in Ramona, San Diego County, California (SDG&E ETS # 42169, PANGIS Project # 1401.132)*	2019
Willhite, Brenton E.	18649	*ETS 45025: Cultural Resources Monitoring Report for the CMP Pole Replacement, P13110, Ramona Project*	2020
Williams, Sarah and Wayne H. Bonner	13020	*Cultural Resource Records Search and Site Visit Results for T-MOBILE USA Candidate SD06284 (PACBELL Ramona), 325 10th Street, Ramona, San Diego County, California*	2011
Wright, Gail	08789	*Cultural Resources Survey Report for STP 03-079, Log No. 03-09-032, Olive Street Storage APN 281-065-19 Negative Findings*	2003
Wright, Gail	08823	*Negative Cultural Resources Survey Report for TM 5347, Log No. 03-09-034, Nickel Creek APN- 281-100-29, 34, Negative Findings*	2004

* Indicates study overlaps the project area

Dorler et al., 2015

In 2015, Dudek prepared a cultural resources assessment for the 2017 Project that included a records search conducted at the SCIC, a Sacred Lands File (SLF) search conducted by the NAHC, Native American outreach, and a pedestrian cultural resources survey. As a result of the cultural resources study, one cultural resource (RICC-Temp-01) was identified in close proximity to the Project. The resource is a historic-period archaeological site consisting of the remnants of a

single-family residence constructed sometime in the 1940s or 1950s and demolished sometime between 2006 and 2009. When the residence was still present, it was evaluated and recommended ineligible for listing in the California Register or local register, and Dudek concurred with the previous evaluation in that they found the remnants of the residence California Register and local register ineligible.

Previously Recorded Cultural Resources

The records search results indicate that 29 cultural resources have been previously recorded within a 0.5-mile radius of the Project area (**Table 2**). Of the 29 cultural resources, one is a prehistoric archaeological site consisting of bedrock milling features and midden soil (P-37-013179), one is a historic district (P-37-012268 [Ramona Historic District]), and 27 are historic architectural resources largely consisting of single-family residences. None of these previously recorded resources are located within or immediately adjacent to (within 100 feet of) the Project area.

Although not on file at the SCIC, RICC-Temp-01, the historic-period archaeological site identified during the 2015 cultural resources study discussed above, is located in close proximity to the Project area. This resource has been previously recommended ineligible for listing in the California Register or local register, and, therefore, does not quality as a historical resource.

TABLE 2
PREVIOUSLY RECORDED CULTURAL RESOURCES

Primary No. (P-37-)	Permanent Trinomial (CA-SDI-)	Other Designation	Description	Date Recorded	California Register Eligibility	Distance from Project
012042	12042	-	Historic-period built resource: residence	1990	Unknown	0.40 miles
012044	12044	-	Historic-period built resource: residence	1990	Unknown	0.40 miles
012211	12211	-	Historic-period built resource: residence	1991	Unknown	0.45 miles
012268	12268	-	Historic district: Ramona Historic District	1991	Unknown	0.30 miles
013179	13179	-	Prehistoric site: bedrock milling features with associated artifact scatter and midden deposits	1993	Unknown	0.40 miles
029239	-	836 B Street	Historic-period built resource: residence	1991	Eligible	0.38 miles
029240	-	839 B Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
029241	-	847 B Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
029242	-	931 B Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029246	-	931 D Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
029247	-	947 D Street	Historic-period built resource: residence	1991	Eligible	0.30 miles

Primary No. (P-37-)	Permanent Trinomial (CA-SDI-)	Other Designation	Description	Date Recorded	California Register Eligibility	Distance from Project
029251	-	1144 D Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029252	12214	1138 D Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029253	-	1036 D Street	Historic-period built resource: residence	1991	Eligible	0.30 miles
029254	-	1020 D Street	Historic-period built resource: residence	1991	Eligible	0.30 miles
029265	-	404 Eighth Street	Historic-period built resource: First Congregational Church	1991	Eligible	0.50 miles
029266	-	415 Eighth Street	Historic-period built resource: Ramona Elementary School	1991	Eligible	0.45 miles
029268	-	319 Ninth Street	Historic-period built resource: Santa Maria Masonic Building	1991	Eligible	0.40 miles
029272	-	509 Tenth Avenue	Historic-period built resource: residence	1991	Eligible	0.40 miles
029273	-	325 Eleventh Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029274	-	606 Eleventh Street	Historic-period built resource: schoolhouse, now used as a residence	1991	Eligible	0.40 miles
029275	-	634 Eleventh Street	Historic-period built resource: residence	1991	Eligible	0.45 miles
029277	-	503 Twelfth Street	Historic-period built resource: residence	1991	Eligible	0.30 miles
029279	-	521 Sixteenth Street	Historic-period built resource: residence	1991	Eligible	0.50 miles
029280	-	605 Sixteenth Street	Historic-period built resource: residence	1991	Eligible	0.50 miles
029283	-	828 A Street	Historic-period built resource: residence	1991	Eligible	0.40 miles
029284	-	843 A Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
031136	-	Elliott Ranch Complex	Historic-period built resource: five buildings, one pond, workshops, and barn	2009	Unknown	0.50 miles
-	-	RICC-Temp-01	Historic-period archaeological site: building remnants	2015	Recommended ineligible	70 feet

Sacred Lands File Search

The NAHC maintains the confidential SLF, which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on April 14, 2021, to request a search of the SLF. The NAHC responded to the request in a letter dated April 29, 2021. The results of the SLF search conducted by the NAHC were positive. The NAHC did not provide additional details regarding the positive results of the search but recommended the San Pasqual Band of Diegueno Mission Indians be contacted (**Appendix B**).

Historic Maps and Aerial Photographs

Historic maps and aerial photographs were examined to provide information about the historic land uses of the Project site and to contribute to an assessment of the Project area's archaeological sensitivity. Available topographic maps include the 1903 Ramona 30-minute quadrangle, and the 1942 and 1947 Ramona 15-minute quadrangles. Historic aerial photographs were available for the years 1953, 1964, 1971, 1981, 1991, 2000, 2010, and 2016 (historicaerials.com, 2021).

Review of the 1903, 1942, and 1947 topographic maps shows the Project area bounding the southern margin of Santa Maria Creek and located to the west of a street grid consisting of northwest-southeast and northeast-southwest trending streets depicting the Ramona town center; however, no development is depicting in the Project area. Similarly, the 1953 aerial photograph shows the Project area as undeveloped, but structures are depicted immediately south and outside of the Project area. The 1964 photograph shows the eastern and southern portions of the Project area are graded and an unpaved segment of Walnut Street is depicted immediately north of the Project area. The 1971, 1981, and 1991 photographs shows the Project area remains undeveloped, but the 2000 historic aerial photograph shows the southern portion of the Project area has been graded and three rectangular earthen pads are present in the Project's southern portion. The 2010 and 2016 photographs show the earthen pads are no longer present.

In sum, the historic map and aerial photograph review indicates the Project area has remained largely undeveloped aside from periodic grading, which occurred sometime in the 1960s and late 1990s or early 2000s. As such, the Project area has been subject to a degree of past disturbance associated with the grading.

Subsurface Archaeological Sensitivity Assessment

A desktop review was undertaken to assess the potential for buried archaeological deposits within the Project area. Available materials reviewed include geological maps and the Natural Resources Conservation Service (NRCS).

Review of geologic maps indicates the Project area is located at the interface of two geologic units including late Holocene (4,200 years ago to present) wash deposits (map unit Qw) and the Cretaceous-age (145 to 66 million years ago) Japatul Valley Tonalite (map unit Kjv-w) (Todd et al., 2006). The wash deposits geologic unit is mapped at the Project's northern margin along Santa Maria Creek and consists of unconsolidated sand and gravel deposited in active washes and is subject to localized reworking and new sediment deposition during winter storms. The Japatul Valley Tonalite is mapped in the central and southern portions of the Project and consists of a bedrock unit comprised of horneblend-biotite tonalite, is mapped at surface in the proposed Project area.

Soils mapped within the Project include the Visalia sandy loam (VaA), Placentia sandy loam (Pec), and Riverwash (Rm) (NRCS, 2021). The Visalia sandy loam soil type is mapped in the central portion of the Project and is comprised of alluvial fan deposits derived from granite that forms on toe slopes, and extend to depths of 40-60 inches before contacting bedrock. The Placentia sandy loam soil type is mapped along the Project area's southern margin and is alluvial

fans derived from granitoid that forms on toe slopes, and extends to depths of 53 to 63 inches below the ground surface. The Riverwash is located along the Project area's northern margin and consists of sandy, gravelly, or cobbly alluvium derived from mixed sources that form within drainage ways and extends to depths of 6 to 60 inches below the ground surface.

Based on geologic mapping, the Project is predominantly underlain by the Cretaceous-age Japatul Valley Tonalite, with late Holocene age river wash deposits being mapped along the Project's northern portion, which overlaps the Santa Maria Creek channel. The Japatul Valley Tonalite is a bedrock unit that has no potential to contain subsurface archaeological resources. Furthermore, the portion of the Project area where this unit is mapped has been previously subject to grading, which would have likely destroyed any surface manifestations of archaeological resources. The portion of the Project within the Santa Maria Creek Channel is quite active having been subject to reworking and deposition as a result of seasonal flooding. Depending on the severity of flooding, rates of erosion and deposition would vary over time; however, given the active nature of the creek's landform, subsurface archaeological deposits are unlikely to have been preserved in this portion of the Project.

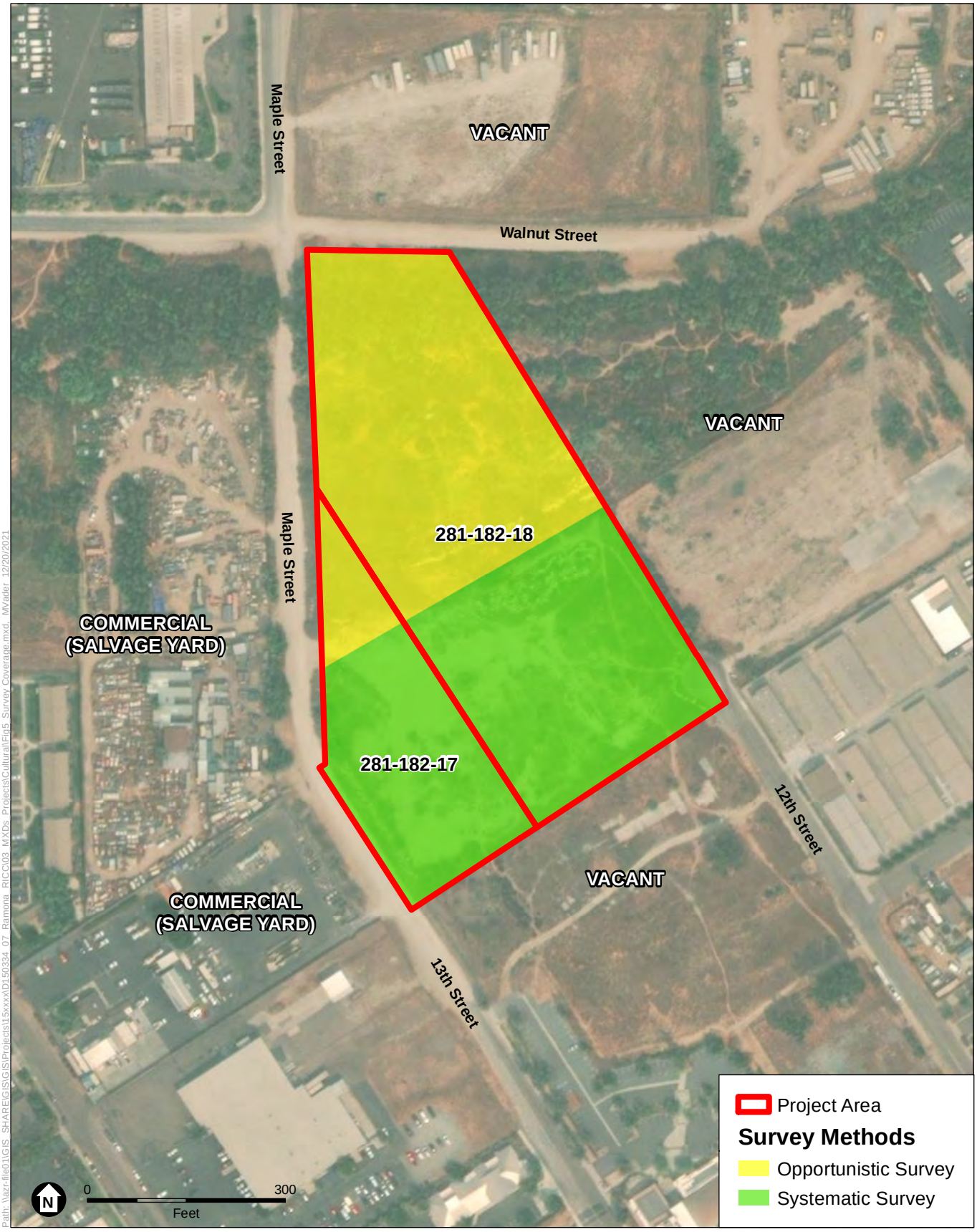
Cultural Resources Survey

Methods

A cultural resources survey of the Project area was conducted on April 30, 2021 by ESA staff Michael Vader, B.A., and Miranda Rodriguez, B.A. The survey was aimed at identifying cultural resources within or immediately adjacent to the Project. Areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 15 meters (approximately 50 feet) apart. Heavily vegetated areas with limited ground surface visibility or poor accessibility were subject to opportunistic survey wherein trails, clearings, and rodent burrows were subject to intensive inspection for the presence of cultural resources. Survey coverage is depicted in **Figure 5.**

Results

The Project area's southern half consists of a graded area covered in sparse vegetation, had ground surface visibly of 90-100 percent, and was subject to systematic survey (**Figure 6**). Modern trash was noted throughout this portion as were stockpiles of fragmented concrete. Soils were comprised of sand and gravels, with large quartzite and rhyolitic cobbles noted in areas that appear to have been subject to geotechnical borings (Figure 6). The northern portion half of the Project area is located within the Santa Maria Creek corridor and contains vegetation that includes ankle to knee high seasonal grasses, which reduced ground surface visibility to 0-10 percent, along the southern portion of the corridor, and riparian vegetation including dense willow scrub and sycamore trees that prohibited access and reduced visibility to 0 percent along the Project's northern margin (**Figure 7**). Due to poor ground surface visibility and accessibility these areas were subject to opportunistic survey. No cultural resources were identified as a result of the survey.



SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project

Figure 5
Survey Coverage

ESA



Overview of Project area's southern half (view to NE)



Possible geotechnical borehole (view to south)

SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project

Figure 6
Survey Photos



Overview of seasonal grasses in the Project area's northern half (view to NE)



Overview of thick riparian vegetation along the Project area's northern margin (view to north)

SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project

Figure 7
Survey Photos

Conclusions and Recommendations

As a result of the archival research and cultural resources survey conducted for the Project, no cultural resources have been identified within the Project area. One historic-period archaeological site consisting of the remnants of a single-family residence (RICC-Temp-001) documented in 2015 is located within close proximity to the Project area. The site, which was previously recommended ineligible for listing in the California Register or local register, does not extend into the Project area. The likelihood for encountering subsurface archaeological deposits within the Project area during construction is also low. Much of the Project's construction would occur within the Project area's southern half, which has been previously subject to grading and is located within a geologic unit that has low to no potential for subsurface archaeological deposits. The Project area's northern half is largely comprised of the Santa Maria Creek corridor, which is characterized by river wash deposits that are not conducive for the preservation of subsurface archaeological deposits given the active environment of the floodplain. However, the proposed project is required to comply with the County's Grading and Clearing Ordinance. In order to ensure compliance with the Grading ordinance, an archaeological and Native American monitoring program would be required as outlined by **MM-CUL-1** (presented below) provided in the 2017 IS/MND prepared for the Project. Therefore, impacts to cultural resources would remain less than significant.

> **MM-CUL-1:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the project applicant shall retain a County Approved Principal Investigator (PI) known as the "Project Archaeologist to implement an Archaeological Monitoring Program and potential Data Recovery Program pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA. The details of the archaeological monitoring program are provided below:
>
> - Pre-Construction
>   - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
> - Construction
>   - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.
>   - Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area. Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic checks of the fencing to confirm that it remains in good repair.

- If cultural resources are identified:
  - Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of discovery.
  - The Project Archaeologist shall contact the County Archaeologist.
  - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
  - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
  - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native American origin) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
  - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
  - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of remains.
  - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  - Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
  - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
- Final Grading
  - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
  - Disposition of Cultural Material.
    - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe.
    - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

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Appendix A
Personnel



Monica Strauss, RPA

Director, Southern California Cultural Resources Group

EDUCATION

MA, Archaeology, California State University, Northridge

BA, Anthropology, California State University, Northridge

AA, Humanities, Los Angeles Pierce College

24 YEARS OF EXPERIENCE

SPECIALIZED EXPERIENCE

Treatment of Historic and Prehistoric Human Remains

Archaeological Monitoring

Complex Shell Midden Sites

Groundstone Analysis

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists (RPA), #12805

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

QUALIFICATIONS

Exceeds Secretary of Interior's Qualifications Standards for Archaeology

Meets Caltrans PQS for Principal Investigator

CA State BLM Permitted

NV State BLM Permitted (specific geographies)

Monica provides senior oversight to a multi-disciplinary team of cultural resources specialists throughout Southern California, including archaeologists, architectural historians, historians, and paleontologists. During her 24 years of practice, she has successfully directed hundreds of cultural resources projects meeting local, state, and/or federal regulatory requirements. Monica's strength lies in assisting clients in navigating complex cultural resources issues in the contexts of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA). Monica's experience ranges from large infrastructure projects that are controversial and multi-jurisdictional to smaller development projects that are important to local agencies and stakeholders. She has excellent experience working with agencies to develop creative mitigation to address challenging cultural resources impacts. She directs a staff who conduct Phase I archaeological/paleontological and historic architectural surveys, construction monitoring, Native American outreach, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. She is expert in the area of Assembly Bill 52 and routinely provides training to her clients as well as being a workshop content author and session presenter for the Association of Environmental Professionals on the topic.

Relevant Experience

Helix Water District (HWD), El Monte Valley, San Diego County, CA. *Cultural Resources Principal Investigator*. ESA provided professional Environmental Consulting services in support of the HWD's El Monte Mining, Reclamation, and Groundwater Recharge Project. The project includes mining of approximately 10 million tons of aggregate from the El Monte Valley in San Diego County. Monica directed the cultural resources component of this project to ensure it complies with CEQA, Section 106 and the County of San Diego, Guidelines for Determining Significance. Duties involved providing oversight to the management team and coordination with the client on key issues including Section 106 requirements and Native American issues.

Metro Airpark LLC, Metropolitan Air Park, San Diego, CA. *Cultural Resources Principal Investigator*. ESA is preparing a master development plan, EIR, and EA for Metropolitan Air Park at Brown Field Airport in the City of San Diego. The project involves a 50-year land lease from the City of San Diego for a 400-acre portion of the airport property to be developed into airport and non-airport related land uses. The project requires the approval of the City of San Diego and the Federal Aviation Administration, and is being processed as Master Planned Development Permit Project. Monica is currently directing the cultural resources component of this project. Her duties involve coordination with the City of San

Diego to ensure compliance with the City of San Diego Historical Resources Guidelines and oversight of survey and identification methods and resource evaluations.

Sweetwater Reservoir, Water Main Replacement, San Diego County, CA. *Cultural Resources Principal Investigator.* ESA was retained by Sweetwater Authority to prepare an IS/MND for the replacement of a 36-inch pipeline leading from Sweetwater Dam. Sweetwater Dam was originally constructed in the late 19th century and was subject to upgrades in 1917. ESA conducted a Phase 1 Cultural Resources Assessment including archival research, pedestrian, survey, historical research, Native American outreach, and the preparation of a technical report documenting archaeological and historic-architectural resources that might be impacted by the project. The study concluded that features that would be altered by the project that were contributing elements to the historic dam would need to be replaced in kind. Monica directed the team of researchers which conducted this work, assisted in evaluating project impacts to the dam, and facilitated in the development of appropriate mitigation.

California Department of Water Resources, Perris Dam Mitigation Area, Riverside County, CA. *Cultural Resources Senior Reviewer*. ESA prepared a Phase I cultural resources survey report for the project which includes a creation/restoration program within the Western Riverside County Regional Conservation Authority mitigation area with the purpose of creating/restoring riparian habitat that is biologically equivalent or superior to that which is being impacted as a result of the Perris Dam Remediation Program being carried out at Lake Perris. The study concluded that the area is sensitive for archaeological resources and additional work was recommended. Monica served as the Senior Reviewer for the Phase I cultural resources survey report.

Bureau of Land Management, Lakeside and Ridgecrest Abandoned Mine Lands Archaeological Inventory, San Diego and Kern Counties, CA. *Cultural Resources Principal Investigator*. ESA has been retained to provide cultural resources services to the Bureau of Land Management (BLM) in connection with the Abandoned Mine Lands program. The BLM proposes to conduct remediation of physical safety hazards associated with Abandoned Mine Lands. Remediation would consist of backfilling or closing off mine shafts, adits, and prospects. ESA prepared archaeological inventory reports documenting the abandoned mines, in compliance with Section 106 of the NHPA.



Michael Vader

Senior Associate

EDUCATION

BA, Physical Anthropology, University of California, Santa Barbara

M.A., Applied Archaeology (In Progress), California State University San Bernardino

13 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

Pacific Coast Archaeological Society (PCAS)

SPECIALIZED EXPERIENCE

Analysis of faunal remains including fish and shellfish species

Archaeological Monitoring

Paleontological Monitoring

Environmental Compliance Monitoring

Human osteology and bioarchaeology

Michael is cultural resources specialist with experience working on survey, data recovery, and monitoring projects. Michael has experience with project management, has led crews on multiple surveys and excavations, and is familiar with environmental compliance documents. He has worked on a variety of energy and water infrastructure projects throughout California, including projects in Riverside, San Diego, Imperial, San Bernardino, Los Angeles, Orange, Santa Barbara, San Luis Obispo, Kern, Fresno, Madera, and Inyo Counties, as well as in Clark County Nevada. Michael regularly works as part of a team, coordinating with field staff and agency leads.

Relevant Experience

San Diego Gas & Electric's Tie Line (TL) 6975 San Marcos to Escondido 69 kV Project, San Diego County, CA. *Archaeologist.* San Diego Gas and Electric Company (SDG&E) retained ESA to prepare an Initial Study/Mitigated Negative Declaration. SDG&E proposes to install new overhead single-circuit electric power line structures, to rebuild existing structures from single circuit to double circuit, and to reconduct and re-energize existing conductors. Michael prepared the assisted with the Assembly Bill 52 consultation and prepared the cultural resources and tribal cultural resources ISMND sections for the project.

Bonsall High School Project, Bonsall, San Diego County, CA. *Archaeologist*. ESA was retained by the Bonsall Unified School District to conduct a Phase I cultural resources assessment for the Bonsall High School Project in support of an Environmental Impact Report. The project would include the construction of a new high school that would accommodate 1,500 students in grades 9-12 and 50-60 district staff. Michael led the survey and prepared the Cultural Resources Assessment Report for the project.

Pacific Beach Vector Habitat Remediation Project, San Diego, , CA. *Archaeologist*. The City of San Diego retained ESA to prepare an ISMND for the Pacific Beach Vector Habitat Remediation Project as part of the County of San Diego Vector Habitat Remediation Program. The City is proposing this area for mitigation under the County Department of Environmental Health Vector Habitat Remediation Program because it is a known mosquito breeding habitat. The purpose of the Project is to decrease favorable habitat for mosquitos, improve the water quality in the Kendall Frost Mission Bay Marsh Reserve, and to create tidal marsh, transitional zone and upland habitat by improving the Noyes Street storm drain outfall which drains and discharges into the Reserve. Michael led the cultural resources survey and prepared the Phase I cultural resources assessment report in support of the ISMND.

Coast Highway Corridor Study Project, Oceanside, CA. *Archaeologist*. ESA was retained by the City of Oceanside to prepare an EIR for the Coast Highway

Corridor Project. The project would modify an approximate 3.5-mile-long segment of the Coast Highway corridor that runs through the City of Oceanside to encourage redevelopment and revitalization of the area. Proposed modifications include lane conversions, street improvements, intersection roundabouts, and increased parking and bicycle facilities, as well as an amendment to the Zoning Ordinance to create a Coast Highway Incentive Overlay District. Michael conducted the survey and prepared the Phase I cultural resources assessment report in support of the EIR.

Sorrento Valley Channel Restoration Project, San Diego, CA. *Archaeologist.* ESA has been retained by the City of San Diego to prepare an EIR for the Sorrento/Los Peñasquitos Restoration Program. The Project consists of the restoration of the historic coastal salt marsh habitat within the Los Peñasquitos Lagoon to be completed in two phases. Michael assisted with the cultural resources survey and prepared the Phase I cultural resources assessment in support of the EIR.

El Money Valley Mining and Reclamation Project, San Diego County, CA. *Archaeologist.* El Monte Nature Preserve, LLC retained ESA to conduct an updated Phase I cultural resources survey in support of the El Monte Valley Mining and Reclamation Project. The project includes the extraction of 15-million tons of surface mineral over a 15-year period in the El Monte Valley on land that is zoned for extractive use, and the reclamation and restoration of the project area to open space with an open water pond. Michael led the updated survey, prepared the technical memorandum presenting the results of the survey, and assisted in Extended Phase I testing of archaeological site CA-SDI-13592.

Loma Alta Slough Vector Habitat remediation Project, Oceanside, CA. *Archaeologist.* The City of Oceanside retained ESA to prepare an ISMND for the Loma Alta Slough Vector Habitat Remediation Project as part of the County of San Diego Vector Habitat Remediation Program. The project includes the initial phase of planning to mitigate mosquito breeding habitat within Loma Alta Slough. In support of the ISMND, ESA prepared a Phase I cultural resources assessment of the project area. Michael conducted the survey and prepared the Phase I report for the cultural resources assessment.

Richard A Reynolds Desalination Plant Phase 2 Expansion-Solar Project MND, San Diego, CA. *Archaeologist.* ESA will be preparing an EIR for a PV solar facility to be co-located with the Richard A. Reynolds Desalination Plant. The purpose of the proposed project is to construct solar panel arrays within the bounds of the desalination facilities to provide enough electricity to power the Phase II expansion of the plant. Michael conducted the cultural resources survey and prepared a Phase 1 Cultural Resources Study for the project.

Richard A. Reynolds Desalination Plant Phase 2 Expansion - Cultural Resources, San Diego, CA. *Archaeologist.* ESA was contracted by the Sweetwater Authority to perform a cultural resources study for the Phase 2 Expansion at the Richard A. Reynolds Desalination Plant. The expansion would increase the desalinated potable water production at the desalination plant from its current 5 million gallons per day (mgd) capacity to 10 mgd. Michael conducted the cultural resources survey, coordinated with the BOR archaeologist, and prepared the cultural resources study for the expansion.



Matthew Gonzalez

Archaeologist

EDUCATION

BA, Classical Archaeology, University of California, Santa Barbara,

College Year in Athens, Athens, Greece, 2003

Accent Center in Rome, Italy, 2004

UCSB Chancellor Scholarship Recipient, 2000

14 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

SPECIALIZED TRAINING

40-Hour HAZWOPER Training (Update), 2020

HAZCON Certified 2016

Cultural Resources Protection Under CEQA and Other Legislative Mandates, UCLA Extension, 2008

Riverside County Archaeology and Cultural Sensitivity Training Program, 2007

CA State BLM Permitted

National Preservation Institute Section 106: An Introduction Seminar Certified (18-hour)

Compliance Monitoring

Paleontological Resources Monitoring

Matthew has 15 years of experience in cultural resources management in California. Matthew serves as a Project Manager and Field Director for ESA's cultural resources group. He has led numerous archaeological surveys throughout Southern California and Arizona, and has extensive experience with documentation of cultural resources, Native American outreach, archaeological testing and excavation methods, laboratory analysis, and soil analysis. Matthew possesses specialized expertise in faunal and lithic analyses. Matthew regularly prepares technical reports in support of CEQA, NEPA, and Section 106, as well as environmental compliance documents. He is skilled in the application of Geographic Information Systems (GIS)/Global Positioning Systems (GPS) to facilitate field investigations and record searches, and in the use of ArcView and Google Earth to develop field maps. Matthew is cross-trained in paleontology and has served as a paleontological surveyor and monitor on numerous projects.

Relevant Experience

Peters Canyon Channel Reuse Pipeline Project, Orange County, CA. *Field Director.* ESA was tasked by the Irvine Ranch Water District to perform a Phase I assessment for the project. The proposed project will divert high selenium nuisance surface and groundwater flows from the channel to the Orange County Sanitation District for treatment and reuse. Matthew conducted archival research, led the cultural resources survey, and co-authored the Phase I technical report.

Walker Basin Phase I Cultural Resources Assessment, Riverside County, CA. *Archaeologist.* ESA was tasked by Beresford Properties, LLC to conduct a Phase I Cultural Resources Assessment of the 405-acre project area. The overall Walker Basin Project proposes to develop 91 estate-size single family detached residential lots, public streets and drainage facilities. Matthew assisted in the survey and documented several prehistoric sites consisting of lithics, ground stone, and bedrock milling features.

Perris Dam Project-Regional Conservation Authority Mitigation Area, Riverside County, CA. *Archaeologist.* ESA archaeologists have prepared a Phase I cultural resources survey report and for the California Department of Water Resources (DWR) for a habitat restoration program within Riverside County. DWR plans to implement a restoration program within the Regional Conservation Authority mitigation area with the purpose to create/restore riparian habitat that is biologically equivalent or superior to that which is being impacted as a result of the Perris Dam Remediation Program being carried out at Lake Perris. Matthew conducted an archaeological survey of the project site, and contributed to the survey report.

Appendix B
Sacred Lands File Search

626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300 phone
213.599.4301 fax

www.esassoc.com

April 14, 2021

Native American Heritage Commission
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
FAX- 916-373-5471

Subject: **Sacred Lands File search request for the Ramona Intergenerational Community Campus Affordable Housing Project (D201600334.07)**

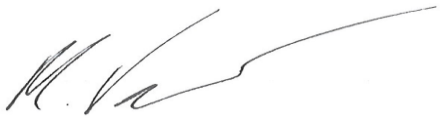
To whom it may concern:

Environmental Science Associates (ESA) has been retained by the County of San Diego Department of General Services (County) to conduct a Phase I Cultural Resources Technical Report for the Ramona Intergenerational Community Campus Affordable Housing Project (Project) in support of a Subsequent Initial Study Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The Project proposes the construction of 100 affordable senior residential units (including 80 one-bedroom units and 20 two-bedroom units), a 6,000 square foot senior center, associated parking, a pedestrian and equestrian trail, and open space along the Santa Maria Creek. As depicted in the attached map, the Project is located in the community of Ramona in San Diego County, within an unsectioned portion of Township 13 South, Range 1 East on the Ramona and San Pasqual, CA 7.5-minute topographic quadrangles.

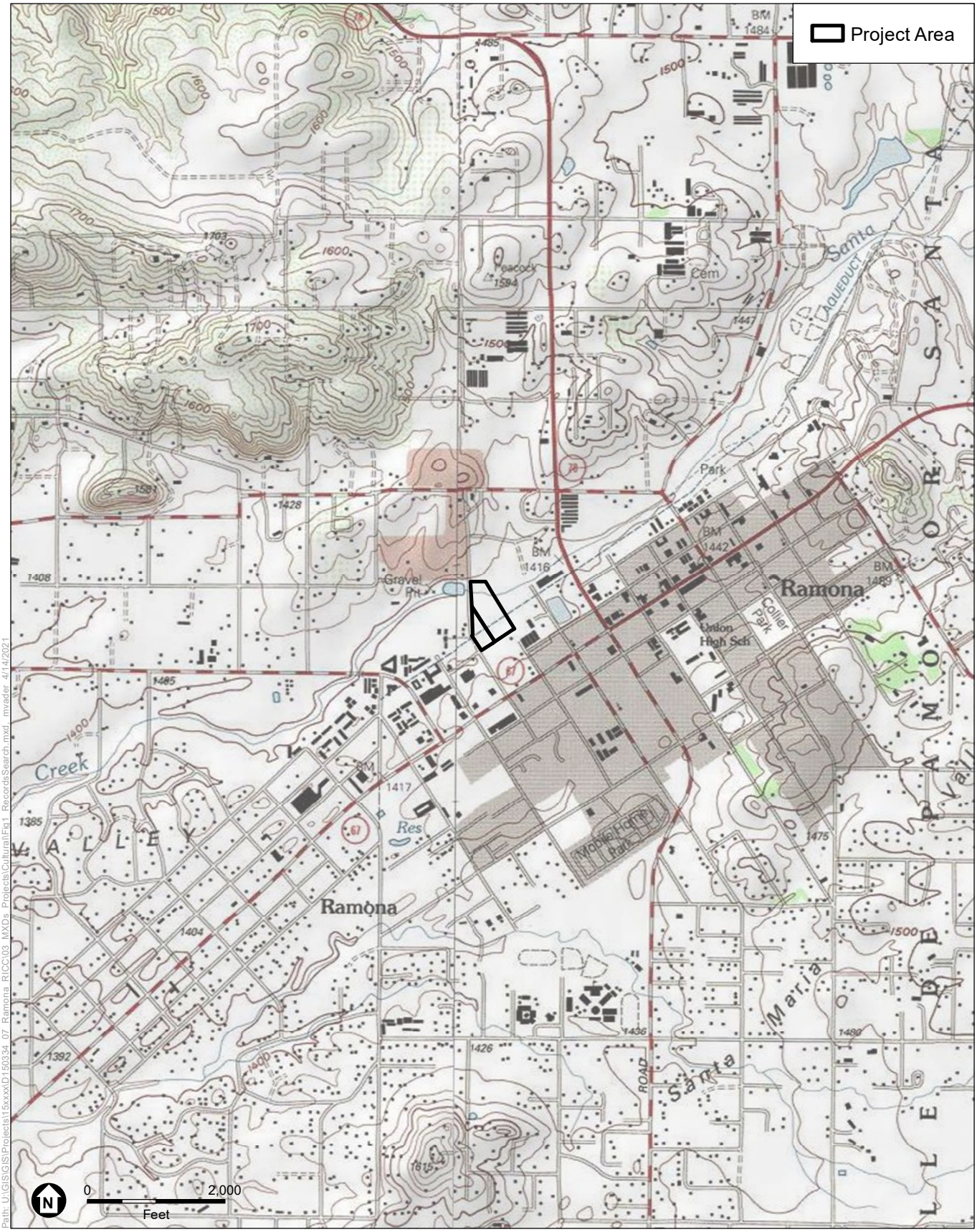
In an effort to provide an adequate appraisal of all potential effects to cultural resources that may result from the proposed Project, ESA is requesting that a records search be conducted for sacred lands or traditional cultural properties that may exist within the Mitigation Site.

Thank you for your time and cooperation regarding this matter. To expedite the delivery of search results, please fax them to 619.719.4201, or email them to mvader@esassoc.com. Please contact me at 619.241.9238 or at mvader@esassoc.com if you have any questions.

Sincerely,



Michael Vader
Cultural Resources



Path: U:\GIS\GIS\Projects\15xxxx\D150334_07_Ramona_RICC\03_MXDs_Projects\Cultural\Fig1_RecordsSearch.mxd mvader 4/14/2021

TOPO QUADS: Ramona and San Pasqual, CA 7.5-minute

Ramona Intergenerational Community Campus Affordable Housing Project

Figure 1
Records Search

ESA

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

April 29, 2021

Michael Vader
ESA

Via Email to: mvader@esassoc.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Ramona Intergenerational Community Campus Affordable Housing Project, San Diego County

Dear Mr. Vader:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

    - Any report that may contain site forms, site significance, and suggested mitigation measures.

      All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the San Pasqual Band of Diegueno Mission Indians on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Appendix F
Energy Worksheets

F-1 Project Assumptions

Paseo Norte Apartment Project

Construction Assumptions

Project Land Uses

Project Site Acreage	7.86 acres

Land Use[1]	CalEEMod Land Use	CalEEMod Landuse Type	Size	Metric	Building SF	Building Metrics	Lot Acreage	Notes
PACE Wellness Center	Commercial	Medical Office Building	5	SF	5,000	SF	0.110	Updated based on email from PM 8.3.2023
Parking	Parking	Parking Lot	98	spaces	0.88	acres	0.880	Updated based on email from PM 8.3.2023
Outdoor Area	Recreational	City Park	4.39	Acre	4.39	acres	4.390	Previously calculated
Senior Center	Recreational	Health Club	1.8	SF	1,800	SF	0.045	Updated based on email from PM 8.3.2023
Residential	Residential	Apartments Mid Rise	100	DU	75,700	SF	2.432	Updated based on email from PM 8.3.2023
							7.86	

Notes

1 *Land use acreage is an estimate of the total site acreage of 7.85 acres*

Construction Schedule[1]

Phase Name	CalEEMod Phase Type	Start Date	End Date	Total Days	Workers per day	Daily One-way Worker Trips	Trip Length[2]	Vendor Trips per day	Daily One-Way Vendor Trips	Trip Length[2]	Total Haul Trucks	Daily One-way Haul Trips	Trucks per day	Trip Length[2]
Site Preparation	Site Preparation	1/1/2024	1/31/2024	27	9	18	11.97	0	0	7.63	0	0	0	20
Grading	Grading	2/1/2024	2/29/2024	25	10	20	11.97	0	0	7.63	429	858	18	20
Building Construction	Building Construction	3/1/2024	11/30/2025	548	115	230	11.97	26	52	7.63	0	0	0	20
Paving	Paving	3/1/2025	11/30/2025	235	8	16	11.97	1	2	7.63	0	0	0	20
Architectural Coating	Architectural Coating	7/1/2025	11/30/2025	131	23	46	11.97	5	10	7.63	0	0	0	20

Note: Same as 2017 MND but pushed forward to Winter 2024

Assume 6 days/week per client

Note: Workers are the same as 2017 MND

Note: Defaults for building construction. Concrete vendor trips are in paving phase. Architectural coating trips are 20% of building construction trips.

Note: Haul trips based on excavation quantity.

Notes

1 *Based on data needs request and 2017 MND*

2 *Trip Lengths based on CalEEMod defaults*

CalEEMod Default Trips	Workers Trip/Day	Vendor Trip/Day	Haul Truck Trip/Day	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Notes
Site Preparation	18	0	0	11.97	7.63	20	*CalEEMod Defaults*
Grading	20	0	18	11.97	7.63	20	*CalEEMod Defaults*
Building Construction	230	52	0	11.97	7.63	20	*CalEEMod Defaults*
Paving	16	2	0	11.97	7.63	20	*CalEEMod Defaults*
Architectural Coating	46	10	0	11.97	7.63	20	*CalEEMod Defaults*

Paseo Norte Apartment Project

Construction Equipment

Phase Name	Equipment	Equipment Amount[1]	Hours per Day	Tier
Site Preparation	Rubber Tired Dozer	3	8	Tier 3
	Tractors/Loaders/Backhoes	4	8	Tier 3
Grading/Excavation	Graders	1	8	Tier 3
	Excavators	1	8	Tier 3
	Tractors/Loaders/Backhoes	3	8	Tier 3
	Rubber Tired Dozers	1	8	Tier 3
Building Construction	Forklifts	3	8	Tier 3
	Generator Sets	1	8	Tier 3
	Cranes	1	7	Tier 3
	Welders	1	8	Tier 3
	Tractors/Loaders/Backhoes	3	7	Tier 3
Paving	Pavers	2	8	Tier 3
	Paving Equipment	2	8	Tier 3
	Rollers	2	8	Tier 3
Architectural Coatings	Air Compressors	1	6	Tier 3

Notes:

1. CalEEMod Defaults. Equipment Mix-Using defaults as no further data is provided. Tier 3 is required by the County.

Paseo Norte Apartment Project

Excavation

Land Use Excavation/ Grading Quantities[1]	Export (CY)	Import (CY)
Excavation	500	5,500

Grading/Excavation	Export (CY)	Import (CY)
Entire Site Development	6,000	
Total Volume	**6,000**	

Grading/Excavation	Total	Notes
Haul Truck Capacity (CY)	14	*Assumption*
Total Haul Trucks	429	*Calculation*
Total One-way Haul Trips	858	*Calculation*
Duration (days)	25	*Haul Days*
Daily Haul Trucks	18	*Calculation*

Source: *Construction data needs*

Paseo Norte Apartment Project

concrete quantities to be estimated from site plan

Land Use	Concrete Volume (CY)	Concrete Truck Capacity (CY)	Total Trucks Needed (Vendor Trips)
Project	691	10	69

Land Use	Total Trucks
Project	69
Duration (days)	235
Maximum trucks per day	1.00
Maximum truck trips per day	2.00

Notes:

1 Assume 56,000 SF of surface parking at 4 in depth for a total of 18,667 CF or 691 CY

Paseo Norte Apartment Project
Operational GHG Analysis - Year 2025

Estimated Electricity demand from Electric Vehicle Supply Equipment (EVSE)

Land Use Type	Number of Parking Spaces	Number of Parking Spaces with EV Chargers	Average Charge (kWh/day) [a]	Days/Year	Electricity Demand (kWh/yr)	Electricity Demand (MWh/yr)
Total	**98**	**5**	**4.4**	**365**	8,030	8.03

Electricity Emission Factor (MT CO2/MWh)	Electricity Emission Factor (lbs CO2/MWh)	Total EV Charging GHG Emissions Per Year
0.20	438.02	1.60

(MT CH4/MWh)	(lbs CH4/MWh)
1.32E-05	0.029

(MT N2O/MWh)	(lbs N2O/MWh)
2.80E-06	0.00617

Notes:

a. Estimated based on reference sources listed below.

Sources:

US Department of Energy. Alternative Fuels Data Center, 2016. Hybrid and Plug-In Electric Vehicle Emissions Data Sources and Assumptions.
Available at: https://www.afdc.energy.gov/vehicles/electric_emissions_sources.html.

US Department of Energy. Smith, Margaret, 2016. Level 1 Electric Vehicle Charging Stations at the Workplace.
Available at: https://www.afdc.energy.gov/uploads/publication/WPCC_L1ChargingAtTheWorkplace_0716.pdf.

UCLA Luskin Center for Innovation. Williams, Brett and JR deShazo, 2013. Pricing Workplace Charging: Financial Viability and Fueling Costs.
Available at: http://luskin.ucla.edu/sites/default/files/Luskin-WPC-TRB-13-11-15d.pdf.

2019 Calgreen Building Standards Code, Title 24 Part 11
Available: https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.47GRBUSTCO_18.47.050AMCASE5.106.5.3.3TA5.106.5.3.WNOEVCHSPCHSTCA

F-2 CalEEMod Outputs

Paseo Norte Project Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Paseo Norte Project
Construction Start Date	1/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	3.40
Location	1275 Main St, Ramona, CA 92065, USA
County	San Diego
City	Unincorporated
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6112
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.18

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Medical Office Building	5.00	1000sqft	0.11	5,000	0.00	0.00	—	—
Parking Lot	98.0	Space	0.88	0.00	0.00	0.00	—	—
City Park	4.39	Acre	4.39	0.00	4.39	4.39	—	—
Health Club	1.80	1000sqft	0.04	1,800	890	0.00	—	—
Apartments Mid Rise	100	Dwelling Unit	2.43	75,700	0.00	0.00	279	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.75	24.0	28.3	0.05	0.96	7.67	8.61	0.88	3.94	4.78	—	5,296	5,296	0.21	0.04	0.00	5,314
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.98	15.2	18.4	0.03	0.67	0.76	1.23	0.61	0.38	0.81	—	2,902	2,902	0.12	0.02	0.00	2,912
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	2.78	3.36	0.01	0.12	0.14	0.22	0.11	0.07	0.15	—	480	480	0.02	< 0.005	0.00	482

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.44	11.8	14.3	0.02	0.50	0.00	0.50	0.46	0.00	0.46	—	2,398	2,398	0.10	0.02	0.00	2,406
2025	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.90	24.0	28.3	0.05	0.94	7.67	8.61	0.84	3.94	4.78	—	5,296	5,296	0.21	0.04	0.00	5,314
2025	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.42	11.2	13.6	0.02	0.47	0.76	1.23	0.43	0.38	0.81	—	2,317	2,317	0.09	0.02	0.00	2,325
2025	1.98	15.2	18.4	0.03	0.67	0.00	0.67	0.61	0.00	0.61	—	2,902	2,902	0.12	0.02	0.00	2,912
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.08	2.05	2.48	< 0.005	0.09	0.14	0.22	0.08	0.07	0.15	—	384	384	0.02	< 0.005	0.00	385
2025	0.36	2.78	3.36	0.01	0.12	0.00	0.12	0.11	0.00	0.11	—	480	480	0.02	< 0.005	0.00	482

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.08	2.48	28.6	0.06	0.07	4.69	4.75	0.06	1.19	1.25	82.8	6,501	6,584	8.61	0.23	21.2	6,888

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.47	2.63	21.0	0.05	0.06	4.69	4.75	0.06	1.19	1.25	82.8	6,233	6,316	8.62	0.24	1.21	6,604
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.72	2.64	24.0	0.05	0.06	4.68	4.74	0.06	1.19	1.25	82.8	6,279	6,362	8.62	0.24	9.54	6,658
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.86	0.48	4.37	0.01	0.01	0.85	0.87	0.01	0.22	0.23	13.7	1,040	1,053	1.43	0.04	1.58	1,102

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.60	2.18	22.5	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,582	5,582	0.24	0.20	20.5	5,669
Area	2.47	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	5.08	2.48	28.6	0.06	0.07	4.69	4.75	0.06	1.19	1.25	82.8	6,501	6,584	8.61	0.23	21.2	6,888
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.55	2.39	20.8	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,331	5,331	0.25	0.21	0.53	5,402
Area	1.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.47	2.63	21.0	0.05	0.06	4.69	4.75	0.06	1.19	1.25	82.8	6,233	6,316	8.62	0.24	1.21	6,604
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.52	2.37	20.9	0.05	0.04	4.68	4.72	0.04	1.19	1.23	—	5,369	5,369	0.25	0.21	8.86	5,447
Area	2.19	0.03	2.94	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.08	8.08	< 0.005	< 0.005	—	8.11
Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.72	2.64	24.0	0.05	0.06	4.68	4.74	0.06	1.19	1.25	82.8	6,279	6,362	8.62	0.24	9.54	6,658
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.43	3.81	0.01	0.01	0.85	0.86	0.01	0.22	0.22	—	889	889	0.04	0.04	1.47	902
Area	0.40	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	144	144	0.01	< 0.005	—	144
Water	—	—	—	—	—	—	—	—	—	—	1.35	5.76	7.11	0.14	< 0.005	—	11.6
Waste	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.86	0.48	4.37	0.01	0.01	0.85	0.87	0.01	0.22	0.23	13.7	1,040	1,053	1.43	0.04	1.58	1,102

3. Construction Emissions Details

3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.90	24.0	28.3	0.05	0.94	—	0.94	0.84	—	0.84	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	1.78	2.09	< 0.005	0.07	—	0.07	0.06	—	0.06	—	392	392	0.02	< 0.005	—	393
Dust From Material Movement	—	—	—	—	—	0.57	0.57	—	0.29	0.29	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.32	0.38	< 0.005	0.01	—	0.01	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.53	14.1	17.8	0.03	0.60	—	0.60	0.54	—	0.54	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	2.77	2.77	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.97	1.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	203	203	0.01	< 0.005	—	203
Dust From Material Movement	—	—	—	—	—	0.19	0.19	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.18	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.5	33.5	< 0.005	< 0.005	—	33.7
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	8.49	10.3	0.02	0.36	—	0.36	0.33	—	0.33	—	1,723	1,723	0.07	0.01	—	1,729
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	1.55	1.88	< 0.005	0.07	—	0.07	0.06	—	0.06	—	285	285	0.01	< 0.005	—	286
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	9.27	11.2	0.02	0.40	—	0.40	0.36	—	0.36	—	1,881	1,881	0.08	0.02	—	1,887
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	1.69	2.05	< 0.005	0.07	—	0.07	0.07	—	0.07	—	311	311	0.01	< 0.005	—	312
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.32	8.62	10.6	0.01	0.39	—	0.39	0.36	—	0.36	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	8.62	10.6	0.01	0.39	—	0.39	0.36	—	0.36	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	5.55	6.82	0.01	0.25	—	0.25	0.23	—	0.23	—	973	973	0.04	0.01	—	976
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.01	1.25	< 0.005	0.05	—	0.05	0.04	—	0.04	—	161	161	0.01	< 0.005	—	162
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.11. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	3.94	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	3.94	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.39	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	47.9	47.9	< 0.005	< 0.005	—	48.1
Architectural Coatings	1.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.93	7.93	< 0.005	< 0.005	—	7.96
Architectural Coatings	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	0.78	0.54	5.44	0.01	0.01	1.06	1.07	0.01	0.27	0.28	—	1,273	1,273	0.06	0.05	4.64	1,294
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.01	0.01	0.10	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	23.2	23.2	< 0.005	< 0.005	0.08	23.6
Health Club	0.22	0.15	1.50	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	351	351	0.02	0.01	1.28	357
Apartments Mid Rise	1.59	1.49	15.5	0.04	0.03	3.32	3.35	0.03	0.84	0.87	—	3,935	3,935	0.16	0.14	14.5	3,994
Total	2.60	2.18	22.5	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,582	5,582	0.24	0.20	20.5	5,669
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.76	0.59	5.16	0.01	0.01	1.06	1.07	0.01	0.27	0.28	—	1,216	1,216	0.07	0.05	0.12	1,234
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.01	0.01	0.09	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	22.2	22.2	< 0.005	< 0.005	< 0.005	22.5
Health Club	0.21	0.16	1.43	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	336	336	0.02	0.01	0.03	340
Apartments Mid Rise	1.56	1.63	14.2	0.04	0.03	3.32	3.35	0.03	0.84	0.87	—	3,757	3,757	0.16	0.15	0.38	3,805
Total	2.55	2.39	20.8	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,331	5,331	0.25	0.21	0.53	5,402
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.14	0.11	0.94	< 0.005	< 0.005	0.19	0.19	< 0.005	0.05	0.05	—	203	203	0.01	0.01	0.33	206
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	< 0.005	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.69	3.69	< 0.005	< 0.005	0.01	3.75

Health Club	0.04	0.03	0.26	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	56.0	56.0	< 0.005	< 0.005	0.09	56.8
Apartments Mid Rise	0.28	0.29	2.60	0.01	0.01	0.60	0.61	0.01	0.15	0.16	—	626	626	0.03	0.02	1.04	635
Total	0.46	0.43	3.81	0.01	0.01	0.85	0.86	0.01	0.22	0.22	—	889	889	0.04	0.04	1.47	902

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	99.6	99.6	0.01	< 0.005	—	100
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40.3	40.3	< 0.005	< 0.005	—	40.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	19.4	19.4	< 0.005	< 0.005	—	19.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	407	407	0.03	< 0.005	—	409
Total	—	—	—	—	—	—	—	—	—	—	—	566	566	0.04	0.01	—	569
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	99.6	99.6	0.01	< 0.005	—	100

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40.3	40.3	< 0.005	< 0.005	—	40.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	19.4	19.4	< 0.005	< 0.005	—	19.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	407	407	0.03	< 0.005	—	409
Total	—	—	—	—	—	—	—	—	—	—	—	566	566	0.04	0.01	—	569
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	16.5	16.5	< 0.005	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	6.67	6.67	< 0.005	< 0.005	—	6.70
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	3.21	3.21	< 0.005	< 0.005	—	3.22
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	67.4	67.4	0.01	< 0.005	—	67.7
Total	—	—	—	—	—	—	—	—	—	—	—	93.7	93.7	0.01	< 0.005	—	94.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.3	51.3	< 0.005	< 0.005	—	51.5

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Apartments Mid Rise	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Total	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	301	301	0.03	< 0.005	—	302
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.3	51.3	< 0.005	< 0.005	—	51.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Apartments Mid Rise	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Total	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	301	301	0.03	< 0.005	—	302
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.50	8.50	< 0.005	< 0.005	—	8.52
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.86	3.86	< 0.005	< 0.005	—	3.87

Apartment Mid Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.6	37.6	< 0.005	< 0.005	—	37.7
Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.9	49.9	< 0.005	< 0.005	—	50.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.56	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Total	2.47	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.32	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34
Total	0.40	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	1.20	5.13	6.33	0.12	< 0.005	—	10.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.20	0.95	1.16	0.02	< 0.005	—	1.83
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.73	28.7	35.4	0.69	0.02	—	57.7
Total	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	1.20	5.13	6.33	0.12	< 0.005	—	10.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.20	0.95	1.16	0.02	< 0.005	—	1.83
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.73	28.7	35.4	0.69	0.02	—	57.7
Total	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	0.20	0.85	1.05	0.02	< 0.005	—	1.71
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.03	0.16	0.19	< 0.005	< 0.005	—	0.30
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.11	4.75	5.87	0.11	< 0.005	—	9.55
Total	—	—	—	—	—	—	—	—	—	—	1.35	5.76	7.11	0.14	< 0.005	—	11.6

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	29.1	0.00	29.1	2.91	0.00	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.71
Health Club	—	—	—	—	—	—	—	—	—	—	5.53	0.00	5.53	0.55	0.00	—	19.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.98	0.00	—	139
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	29.1	0.00	29.1	2.91	0.00	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.71
Health Club	—	—	—	—	—	—	—	—	—	—	5.53	0.00	5.53	0.55	0.00	—	19.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.98	0.00	—	139
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	—	—	—	—	—	—	—	—	—	—	4.82	0.00	4.82	0.48	0.00	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.03	0.00	0.03	< 0.005	0.00	—	0.12
Health Club	—	—	—	—	—	—	—	—	—	—	0.92	0.00	0.92	0.09	0.00	—	3.20
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.60	0.00	6.60	0.66	0.00	—	23.1
Total	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/1/2024	1/31/2024	6.00	27.0	—
Grading	Grading	2/1/2024	2/29/2024	6.00	25.0	—
Building Construction	Building Construction	3/1/2024	11/30/2025	6.00	548	—

Paving	Paving	3/1/2025	11/30/2025	6.00	235	—
Architectural Coating	Architectural Coating	7/1/2025	11/30/2025	6.00	131	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Tier 3	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Tier 3	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Tier 3	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Tier 3	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	0.00	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	0.00	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	0.00	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	0.00	12.0	LDA,LDT1,LDT2
Paving	Vendor	—	7.63	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.00	12.0	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	153,293	51,098	10,200	3,400	2,300

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	20.3	0.00	—
Grading	500	5,500	12.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.88

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Medical Office Building	0.00	0%
Parking Lot	0.88	100%

City Park	0.00	0%
Health Club	0.00	0%
Apartments Mid Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	460	0.03	< 0.005
2025	0.00	438	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Medical Office Building	188	188	188	68,620	1,502	1,502	1,502	548,072
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	3.42	3.42	3.42	1,250	27.3	27.3	27.3	9,982
Health Club	51.9	51.9	51.9	18,935	414	414	414	151,233
Apartments Mid Rise	324	324	324	118,260	4,695	4,695	4,695	1,713,622

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
153292.5	51,098	10,200	3,400	2,300

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Medical Office Building	82,973	438	0.0330	0.0040	160,115
Parking Lot	33,580	438	0.0330	0.0040	0.00
City Park	0.00	438	0.0330	0.0040	0.00
Health Club	16,152	438	0.0330	0.0040	72,656
Apartments Mid Rise	339,087	438	0.0330	0.0040	707,844

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Medical Office Building	627,403	0.00
Parking Lot	0.00	0.00
City Park	0.00	146

Health Club	106,458	13,300
Apartments Mid Rise	3,513,307	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Medical Office Building	54.0	—
Parking Lot	0.00	—
City Park	0.38	—
Health Club	10.3	—
Apartments Mid Rise	73.9	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Medical Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.45	0.60	0.00	1.00
Medical Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Health Club	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Health Club	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.0	annual days of extreme heat
Extreme Precipitation	6.25	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	20.1	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	1	1	1	2

Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	70.5
AQ-PM	8.95
AQ-DPM	15.0
Drinking Water	9.19
Lead Risk Housing	43.6
Pesticides	30.9
Toxic Releases	7.66
Traffic	18.6
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	74.7

Impaired Water Bodies	0.00
Solid Waste	83.3
Sensitive Population	—
Asthma	17.3
Cardio-vascular	48.5
Low Birth Weights	89.8
Socioeconomic Factor Indicators	—
Education	51.0
Housing	39.7
Linguistic	31.3
Poverty	44.9
Unemployment	25.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	42.28153471
Employed	45.27139741
Median HI	36.03233671
Education	—
Bachelor's or higher	29.0645451
High school enrollment	4.658026434
Preschool enrollment	29.56499423
Transportation	—
Auto Access	27.46054151
Active commuting	51.64891569

Social	—
2-parent households	53.18875914
Voting	65.85397151
Neighborhood	—
Alcohol availability	34.18452457
Park access	18.46528936
Retail density	35.95534454
Supermarket access	64.51944052
Tree canopy	6.210701912
Housing	—
Homeownership	43.80854613
Housing habitability	40.54921083
Low-inc homeowner severe housing cost burden	61.01629668
Low-inc renter severe housing cost burden	46.47760811
Uncrowded housing	25.1764404
Health Outcomes	—
Insured adults	41.04965995
Arthritis	0.0
Asthma ER Admissions	83.2
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	33.4
Cognitively Disabled	64.4

Physically Disabled	26.6
Heart Attack ER Admissions	59.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	43.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	8.3
SLR Inundation Area	0.0
Children	14.1
Elderly	61.9
English Speaking	52.0
Foreign-born	29.7
Outdoor Workers	20.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	86.1
Traffic Density	8.4
Traffic Access	23.0
Other Indices	—
Hardship	67.8
Other Decision Support	—

2016 Voting	68.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	27.0
Healthy Places Index Score for Project Location (b)	32.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Construction Data Updates please see Project Assumptions updated 9.5.2023
Construction: Construction Phases	Project Assumptions 8.30.2023
Construction: Dust From Material Movement	Project Assumptions 8.30.2023
Construction: Trips and VMT	Mobile Emissions calculated outside of caleemod
Operations: Vehicle Data	Trip Generation 9.1.2023
Operations: Hearths	no woodstoves or fireplaces

Characteristics: Utility Information	SDG&E CO2 intensity factor
Construction: Off-Road Equipment	Project Assumption 8.30.2023
Construction: Electricity	CO2 Intensity Factors updated

F-3 Construction Mobile Energy

Paseo Norte Project

Total On-Road Fuel Consumption

		gal/mile
2021Hauling	Hauling	0.17163556
2021Vendor	Vendor	0.14228491
2021Worker	Worker	0.04006185
2022Hauling	Hauling	0.17591158
2022Vendor	Vendor	0.14780042
2022Worker	Worker	0.04114232
2023Hauling	Hauling	0.17333356
2023Vendor	Vendor	0.14608795
2023Worker	Worker	0.04038967
2024Hauling	Hauling	0.17083642
2024Vendor	Vendor	0.14460093
2024Worker	Worker	0.03960362
2025Hauling	Hauling	0.16800737
2025Vendor	Vendor	0.14287634
2025Worker	Worker	0.03878523

Paseo Norte Project

Total On-Road Fuel Consumption

Source	Fuel Type	Total Fuel Use (gal)
Hauling	Diesel	2,990
Vendor	Diesel	33,185
Worker	Gasoline	64,125

Fuel Type	Total Fuel Use	Annual Fuel Use
Diesel	36,174	18,889
Gasoline	64,125	33,485

Duration of Construction	
Start	1/1/2024
End	11/30/2025
1.9	years

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (gallons) gal/mile	gal/min	gal/day	Total Gallons/yr
Site Preparation	2022								
Total Haul Trips	0								
Hauling	0	27	8	20	15	0.18	0.00E+00	0	0
Vendor	0	27	8	7.63	6.9	0.15	0.00E+00	0	0
Worker	18	27	8	11.97	0	0.04	0.00E+00	9	239
Grading	2024								
Total Haul Trips	858								
Hauling	35	25	8	20	15	0.17	0.00E+00	120	2,990
Vendor	0	25	8	7.63	6.9	0.14	0.00E+00	0	0
Worker	20	25	8	11.97	0	0.04	0.00E+00	9	237
Building Construction	2024								
Total Haul Trips	0								
Hauling	0	262	8	20	15	0.17	0.00E+00	0	0
Vendor	52	262	8	7.63	6.9	0.14	0.00E+00	57	15,031
Worker	230	262	8	11.97	0	0.04	0.00E+00	109	28,567
Building Construction	2025								
Total Haul Trips	0								
Hauling	0	286	8	20	15	0.17	0.00E+00	0	0
Vendor	52	286	8	7.63	6.9	0.14	0.00E+00	57	16,213
Worker	230	286	8	11.97	0	0.04	0.00E+00	107	30,539
Paving	2025								
Total Haul Trips	0								
Hauling	0	235	8	20	15	0.17	0.00E+00	0	0
Vendor	2	235	8	7.63	6.9	0.14	0.00E+00	2	512
Worker	16	235	8	11.97	0	0.04	0.00E+00	7	1,746
Architectural Coating	2025								
Total Haul Trips	0								
Hauling	0	131	8	20	15	0.17	0.00E+00	0	0
Vendor	10	131	8	7.63	6.9	0.14	0.00E+00	11	1,428
Worker	46	131	8	11.97	0	0.04	0.00E+00	21	2,798

F-4 Energy Consumption Construction Summary

Paseo Norte Project
Construction Energy Analysis

Project Fuel Summary

	Heavy-Duty Construction Equipment
89,629	Total Project Consumption
47,173	Annual Consumption
	Haul Trucks
2,990	Total Project Consumption
1,573	Annual Consumption
	Vendor Trucks
33,185	Total Project Consumption
17,466	Annual Consumption
	Workers
64,125	Total Project Consumption
33,750	Annual Consumption
125,803	Total Gallons Diesel
64,125	Total Gallons Gasoline

1/1/2024	Construction Modeling Start (CalEEMod output)
11/30/2025	Construction Modeling Start (CalEEMod output)
1.9	Estimated Project Construction Duration (years)

66,212	**Annual Average Gallons Diesel**
33,750	**Annual Average Gallons Gasoline**

San Diego County (2021)			**Percent of Annual Project Compared to San Diego County**
Source	**Fuel Type**	**Gallons**	
Workers	Gasoline	1,165,000,000	0.00290%
Off-Road/Vendor/Haul Trucks	Diesel	247,900,000	0.027%

Notes:

1 Gasoline and diesel amounts from CEC, 2022. Available: https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-retail-fuel-outlet-annual-reporting

Annual Average Electricity Summary (over Construction Duration)		
Temporary Construction Trailer - Electricity and Off-Road Equipment	17,170	kWh/year
Water Conveyance for Dust Control	337	kWh/year
Total	**17,507**	**kWh/year**
Total SCE[2], 2025	18,212,000,000	kWh/year
Project percentage of Utility	0.00000010%	

Notes:

2 Appendix A, SDG&E Integrated Resource Plan 2020

Paseo Norte Project
Construction Energy Analysis

Temporary Construction Trailer - Electricity						
Land Use	**Square Feet**	**Electricity Demand Factor (kWh/sf)**	**Energy Use per year (kWh)**	**Total Energy Use (kWh)**	**Total GHG Emissions (MTCO2e)**	**Annual GHG Emissions (MTCO2e)**
General Office	1,000	17.17	17,170	32,623	3.0	5.8

Note: CalEEMod 2020.4.0 factors used to estimate energy use for temporary construction office. Energy demand factor is conservatively based on the maximum non-historical demand factor for all climate zones.

Paseo Norte Project
Construction Energy
Construction Water Energy Estimates

Park Zone	Source	Acreage/Day	Number of Days	Total Construction Water Use (Mgal)	Total Electricity Demand from Water Conveyance (MWh)	Annual Average Electricity Demand from Water Conveyance (MWh)
Paseo Norte	Site Preparation	1.5	27	0.122	0.4	0.2
Paseo Norte	Grading	1	25	0.075	0.2	0.1
Paseo Norte	Building Construction	0	548	0.000	0.0	0.0
Paseo Norte	Paving	0.0	235	0.000	0.0	0.0
Total				**0.197**	**0.6**	**0.3**

CalEEMod Water Electricity Factors	Electricity Intensity Factor To Supply (kWh/Mgal)	Electricity Intensity Factor To Treat (kWh/Mgal)	Electricity Intensity Factor To Distribute (kWh/Mgal)	Electricity Intensity Factor For Wastewater Treatment (kWh/Mgal)
	827	748	166	1519

Sources and Assumptions:

CalEEMod Appendix A, Pg. 8, based on given piece of equipment can pass over in an 8-hour workday

-Electricity Intensity Factors - California Air Resources Board, CalEEMod, Version 2022.1.1.3. Table G-32 Water Energy Intensity Factors Hydrologic Region and Process (KWh per million gallon)

-Estimated construction water use assumed to be generally equivalent to landscape irrigation, based on a factor of 20.94 gallons per year per square foot of landscaped area within the Los Angeles area (Mediterranean climate), which assumes high water demand landscaping materials and an irrigation system efficiency of 85%. Factor is therefore (20.94 GAL/SF/year) x (43,560 SF/acre) / (365 days/year) / (0.85) = 2,940 gallons/acre/day, rounded up to 3,000 gallons/acre/day. (U.S. Department of Energy, Energy Efficiency & Renewable Energy, Federal Energy Management Program. "Guidelines for Estimating Unmetered Landscaping Water Use." July 2010. Page 12, Table 4 - Annual Irrigation Factor – Landscaped Areas with High Water Requirements).

Paseo Norte Project
Construction Energy Analysis
Off-Road Equipment

Equipment ≤ 100 hp

pounds diesel fuel/hp-hr (lb/hp-hr):[1]	0.408	lb/hp-hr
diesel density (lb/gal):[1]	7.11	lb/gal
diesel gallons/hp-hr:	0.0574	gal/hp-hr
Total horsepower-hours:	1,071,547	hp-hr
Total diesel gallons:	61,499	gal

Equipment > 100 hp

pounds diesel fuel/hp-hr (lb/hp-hr):[1]	0.367	lb/hp-hr
diesel density (lb/gal):[1]	7.11	lb/gal
diesel gallons/hp-hr:	0.0516	gal/hp-hr
Total horsepower-hours:	544,888	hp-hr
Total diesel gallons:	28,130	gal

Total diesel gallons (off-road equipment): 89,629 gal

CARB, https://www.arb.ca.gov/msei/ordiesel/ordas_ef_fcf_2017.pdf
1. OFFROAD2017 Emission Factor Documentation

Project	Construction Phase	Equipment	Number	Hours/Day	HP	Load	Days	Total hp-hr	Electric Equipment	Electric Conversion (kW/HP)	Electric Demand (kWh)
Paseo Norte	Site Preparation	Rubber Tired Dozers	3	8	367	0.40	27	95,126		-	-
Paseo Norte	Site Preparation	Tractors/Loaders/Backhoes	4	8	84	0.37	27	26,853		-	-
Paseo Norte	Grading	Graders	1	8	148	0.41	25	12,136		-	-
Paseo Norte	Grading	Excavators	1	8	36	0.38	25	2,736		-	-
Paseo Norte	Grading	Tractors/Loaders/Backhoes	3	8	84	0.37	25	18,648		-	-
Paseo Norte	Grading	Rubber Tired Dozers	1	8	367	0.40	25	29,360		-	-
Paseo Norte	Building Construction	Forklifts	3	8	82	0.20	548	215,693		-	-
Paseo Norte	Building Construction	Generator Sets	1	8.0	14	0.74	548	45,418		-	-
Paseo Norte	Building Construction	Cranes	1	7	367	0.29	548	408,265		-	-
Paseo Norte	Building Construction	Welders	1	8	46	0.45	548	90,749		-	-
Paseo Norte	Building Construction	Tractors/Loaders/Backhoes	3	7	84	0.37	548	357,669		-	-
Paseo Norte	Paving	Pavers	2	8	81	0.42	235	127,915		-	-
Paseo Norte	Paving	Paving Equipment	2	8	89	0.36	235	120,470		-	-
Paseo Norte	Paving	Rollers	2	8.0	36	0.38	235	51,437		-	-
Paseo Norte	Architectural Coating	Air Compressors	1	6	37	0.48	131	13,959		-	-
							Total - >100 hp	**544,888**		**Total Electricity**	**-**
							Total - <100 hp	**1,071,547**		**Average per Year**	**-**

F-5 Energy Consumption Operational Summary

Paseo Norte Project
Project Operational Energy Demand

Electricity	kWh/yr	Electrified NG kWh/yr	Electricity from Water (kWh/yr)	MWh/yr
Medical Office Building	82,973	42,779	4,271	130.02
Parking Lot	33,580	0.00	0.00	33.58
City Park	0.00	0.00	0.99	0.00
Health Club	16,152	6,588	815	23.56
Apartments Mid Rise	339,087	56,312	23,915	419.31
EV Charging	5,720			5.72
Total Building Energy	**471,792**	**105,680**	**0.00**	**577.47**
Total	**477,512**	**105,680**	**29,002**	**612.19**
Total (including water, see below)	**506,514**	**105,680**	**29,002**	**612.19**

Source:
California Air Resources Board, CalEEMod, Version 2020.4.0.

Water	Mgal/yr	MWh/yr
Medical Office Building	0.63	4.27
Parking Lot	0.00	0.00
City Park	0.00	0.00
Health Club	0.12	0.82
Apartments Mid Rise	3.51	23.92
Total	**4.26**	**29.00**

Electricity Intensity Factors	kWh/Mgal
Electricity Factor - Supply	3,044
Electricity Factor - Treat	725
Electricity Factor - Distribute	1,537
Electricity Factor - Wastewater Treatment	1,501

Electricity from Water Demand	kWh/yr	MWh/yr
Total	**29,002**	**29.00**

Source:
California Air Resources Board, CalEEMod User's Guide Appendix G, Table G-32
Water Demand based on Project Water supply Assessment
Sewage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories, 2012.

Electricity	MWh/yr
SDG&E Total - 2025	18,212,000
Project Annual	612
Existing Annual	-
Net Project Annual	**612.2**
Percent of SDG&E	**0.003%**

Source:
California Air Resources Board, CalEEMod, Version 2020.4.0
Appendix A, SDG&E Integrated Resource Plan 2020

Natural Gas	kBtu/yr	cubic foot (cf)	Electrification
Medical Office Building	160,115	154,700	42,779
Parking Lot	-	-	-
City Park	-	-	-
Health Club	72,656	70,199	6,588
Apartments Mid Rise	707,844	683,907	56,312
Mobile Sources	135	130	
Total	**940,615**	**908,807**	**105,680**

Source:
California Air Resources Board, CalEEMod, Version 2020.4.0.
Conversion factor of 1,035 Btu per cubic foot based on United States Energy Information Administration data
(see: USEIA, Natural Gas, Heat Content of Natural Gas Consumed, February 28, 2018,
https://www.eia.gov/dnav/ng/ng_cons_heat_a_EPG0_VGTH_btucf_a.htm. Accessed March 2020.)
Natural gas to electricity conversion uses an efficiency factor derived from EIA's Commercial Building Energy Consumption Survey, https://www.eia.gov/consumption/commercial/data/2018/

Natural Gas	million cubic foot (cf)
SDG&E Total - 2025	76,782
Project Annual	0.91
Existing Annual	-
Net Project Annual	**0.9**
Percent Net Project of SoCalGas	**0.001%**

Source:
Appendix A, SDG&E Integrated Resource Plan 2020

Paseo Norte Project

Mobile Sources - Fuel Usage from VMT

Annual VMT (CalEEMod default)[4]: 2,422,909 miles/year

Fuel Type:[1]	Gasoline	Diesel	Electricity	Natural Gas
Percent:	88.8%	4.9%	4.0%	0.2%
Miles per Gallon Fuel:	23.83	8.98	-	5.33
Annual VMT by Fuel Type (miles):	2,152,229	118,844	96,937	4,981
Annual Fuel Usage (gallons):	90,298	13,230	-	135

	San Diego County Fuel Consumption [3]	
	Gasoline	Diesel
San Diego County:	1,165,000,000	247,881,356
Total	90,298	13,230
Project Total	**90,298**	**13,230**
Percent Net Project of San Diego County:	**0.008%**	**0.005%**

Notes:

1. California Air Resources Board, EMFAC2021 (SD County; Annual; 2024', Aggregate Fleet).
2. Assumes electric vehicles would replace traditional gasoline-fueled vehicles.
3. California Energy Commission, California Retail Fuel Outlet Annual Reporting (CEC-A15) Results, 2020. Available at: https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/piira_retail_survey.html. Accessed May 2021. Diesel is adjusted to account for retail (48%) and non-retail (52%) diesel sales.
4. California Air Resources Board, CalEEMod, Version 2020.4.0, Operational Mobile Sources from Trip Generation provided by client.

Paseo Norte Project
Operational GHG Analysis
Estimated Electricity demand from Electric Vehicle Supply Equipment (EVSE)

Land Use Type		Number of Parking Spaces	Number of Parking Spaces with EV Chargers [b]	Average Charge (kWh/day) [a]	Days/Year	Electricity Demand (kWh/yr)	Electricity Demand (MWh/yr)
	Paseo Norte Project	98	5	4.4	260	5,720	5.72

Notes:

a. Estimated based on reference sources listed below.

b. Per 2019 CalGreen, 6% of non-residential parking spaces and 10% of residential parking spaces are required to be EV capable.

Sources:

US Department of Energy. Alternative Fuels Data Center, 2016. Hybrid and Plug-In Electric Vehicle Emissions Data Sources and Assumptions.
Available at: https://www.afdc.energy.gov/vehicles/electric_emissions_sources.html.

US Department of Energy. Smith, Margaret, 2016. Level 1 Electric Vehicle Charging Stations at the Workplace.
Available at: https://www.afdc.energy.gov/uploads/publication/WPCC_L1ChargingAtTheWorkplace_0716.pdf.

UCLA Luskin Center for Innovation. Williams, Brett and JR deShazo, 2013. Pricing Workplace Charging: Financial Viability and Fueling Costs.
Available at: http://luskin.ucla.edu/sites/default/files/Luskin-WPC-TRB-13-11-15d.pdf.

2019 Calgreen Building Standards Code, Title 24 Part 11
Available: https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.47GRBUSTCO_18.47.050AMCASE5.106.5.3.3TA5.106.5.3.WNOEVCHSPCHST(

Appendix G
Paleontological Records Search

23 April 2021

Michael Vader
550 West C Street
Suite 750
San Diego, CA 92101

RE: Paleontological Records Search – Ramona Intergenerational Community Campus Affordable Housing

Dear Mr. Vader:

This letter presents the results of a paleontological records search conducted for the Ramona Intergenerational Community Campus Affordable Housing project (Project), located in the community of Ramona, San Diego County, California. The Project site is bordered to the west by Maple Street, to the southwest by 13th Street, to the north by Walnut Street, and to the northeast and southeast by undeveloped land.

Methods

A review of published geological maps covering the Project site and surrounding area was conducted to determine the specific geologic units underlying the Project site. Each geologic unit was subsequently assigned a paleontological resource sensitivity (County of San Diego, 2009; Deméré and Walsh, 1993). In addition, a search of the paleontological collection records housed at the San Diego Natural History Museum (SDNHM) was conducted in order to determine if any documented fossil collection localities occur at the Project site or within the immediate surrounding area.

Results

Published geological reports (e.g., Todd, 2007) covering the Project area indicate that the proposed Project has the potential to impact Holocene-age wash deposits and young axial channel deposits and Cretaceous intrusive igneous rocks. These geologic units and their paleontological sensitivity are summarized below. The SDNHM does not have any recorded fossil localities within one mile of the Project site.

Holocene axial channel deposits – Holocene-age wash deposits and young axial channel deposits underlie the northern portion of the Project site. These deposits were transported and deposited by the action of active streams. These deposits are assigned a low paleontological sensitivity based on their relatively young geologic age (generally less than 11,700 years old) and lack of recorded fossil collection localities.

Cretaceous intrusive igneous rocks – Cretaceous-age intrusive igneous rocks (namely the Japatul Valley tonalite) underlie the majority of the Project site, and comprise part of the northern end of the Peninsular Ranges Batholith. Plutonic igneous rocks do not preserve fossils because they crystallize at extremely high temperatures and pressures several miles below the earth's surface, so these rocks are assigned no paleontological sensitivity.

Summary and Recommendations

Given the low and zero sensitivity of the geologic units underlying the Project site and the lack of nearby fossil collection localities, construction of the Project is unlikely to result in impacts to paleontological resources. As a result, implementation of a paleontological resource mitigation program is not recommended.

If you have any questions concerning these findings please feel free to contact me at 619-255-0264 or kmccomas@sdnhm.org.

Sincerely,



Katie McComas, M.S.
Paleontological Report Writer & GIS Specialist
San Diego Natural History Museum

Enc: Figure 1: Project map

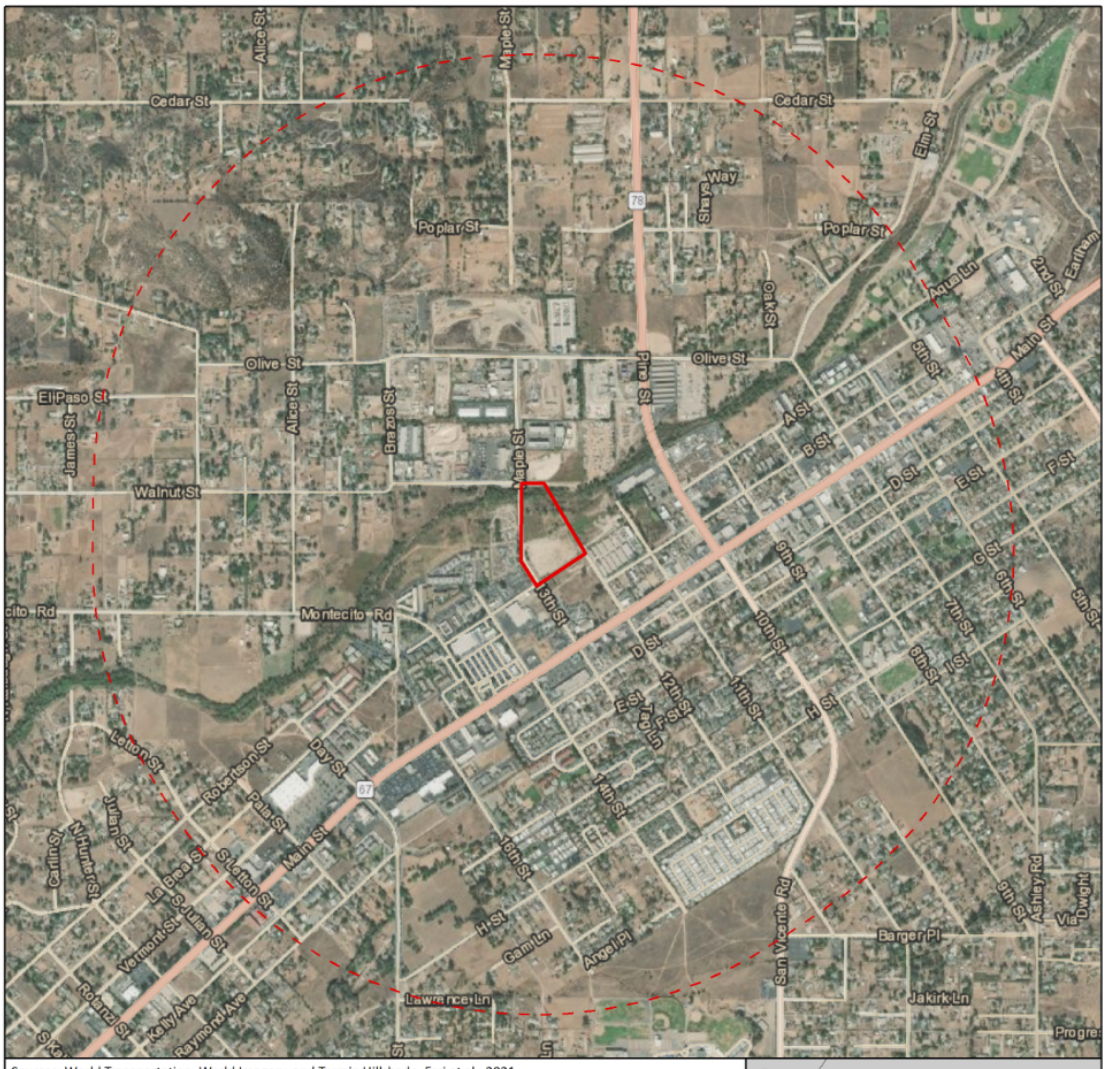
Literature Cited

County of San Diego. 2009. Guidelines for Determining Significance, Paleontological Resources. Land Use and Environment Group, Department of Planning and Land Use and Department of Public Works: 1–47.

Demeré, T.A., and S.L. Walsh. 1993. Paleontological Resources, County of San Diego. Unpublished technical report prepared for the San Diego County Department of Public Works: 1–68.

San Diego Natural History Museum (SDNHM), unpublished paleontological collections data.

Todd, V.R., L.L. Busch, B.D. Foster, J.L. Hernandez, and S.S. Tan. 2007. Geologic map of the Ramona 7.5' quadrangle, San Diego County, California, a digital database: California Geological Survey, scale 1:24,000. https://filerequest.conservation.ca.gov/?q=Ramona_24k_v1.1.pdf


Cedar St
Poplar St
Olive St
El Paso St
Walnut St
Montecito Rd
Maple St
Alice St
Pine St
Main St
Elm St
Oak St
Shaw Way
Aqua Ln
2nd St
3rd St
4th St
5th St
6th St
7th St
8th St
9th St
10th St
11th St
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G St
H St
I St
Day St
Robertson St
Palm St
Main St
Lemon St
Juliann St
N Hunter St
Carlin St
La Brea St
S Linda St
S Juliann St
Vermont St
Rolonia St
Kelly Ave
Raymond Ave
Gam Ln
Angel Pl
Lawrence Ln
Barger Pl
Jakirk Ln
Ashley Rd
Via Dwight
Santa Maria Rd
James St
Brazos St
67
78
Sources: World Transportation, World Imagery, and Terrain Hillshade, Esri et al., 2021
Project boundary
1 mile radius buffer
Orange
Riverside
map extent
San Diego
PALEOSERVICES
SAN DIEGO NATURAL HISTORY MUSEUM
Figure 1: Project Map
Ramona Intergenerational Community Campus
Affordable Housing
San Diego County, California
0
0.5
scale in miles

Appendix H

Greenhouse Gas Emissions Technical Report

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Greenhouse Gas Emissions Technical Report

Prepared for
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

November 2023

ESA

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Greenhouse Gas Emissions Technical Report

Prepared for
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

November 2023

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Appendix

A. Project Emissions Calculation Worksheets

EXECUTIVE SUMMARY

This report presents an assessment of potential greenhouse gas (GHG) emissions impacts associated with the proposed Paseo Norte Senior Affordable Housing Project (project) in Ramona, California. The project site is located along Main Street between 12th Street and 13th Street in the downtown area of the unincorporated community of Ramona in San Diego County (County). The project site occupies 7.86 acres and is located on assessor's parcel numbers (APNs) 281-182-17 and 281-182-18. The project site is generally bounded by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west.

A previously approved Initial Study/Mitigated Negative Declaration (IS/MND), published in 2017, evaluated impacts for the Ramona Intergenerational Community Campus that included the following: (1) a 12,500-square-foot senior facility; (2) a 5,000-square-foot adult day care center; (3) a 14,000-square-foot community gymnasium and teen café; (4) a 20,000-square-foot childcare center; (5) a 10,000-square-foot family resource center; (6) a 3,660-square-foot community support center; (7) approximately 230 parking spaces; and (8) various recreation and infrastructure improvements to support the new facilities. The revised project includes: (1) 100 affordable senior residential units; (2) a 1,800-square-foot senior center (located within the proposed residential building); (3) a 5,000-square-foot Program for All-Inclusive Care for the Elderly (PACE) Wellness Center; (4) 98 parking spaces; and (5) a 4.39-acre public park area (including a multipurpose trail, two pickleball courts, and a tot lot).

The project would result in emissions of greenhouse gases for both the construction phase and operational phase. Construction emissions would include emissions associated with heavy construction equipment and construction workers commuting to and from the site. Operational emissions would be generated from vehicle trips, energy use, water use, and waste generation. While the County adopted a Climate Action Plan (CAP) in 2018, the Superior Court ordered the CAP and EIR to be set aside in 2020. Therefore, it is not appropriate to evaluate consistency with the 2018 CAP or EIR for CEQA purposes. Rather, the analysis relies upon the CARB 2022 Scoping Plan, County's General Plan, and SANDAG 2021 Regional Plan to evaluate whether the proposed project would emit GHGs that may have a significant impact on the environment and achieve GHG emissions reduction targets and to establish consistency with relevant plans and policies. Furthermore, as the County has not adopted any newer guidance on GHG emission thresholds since the publication of the Global Climate Change Evaluation for the Romona Intergenerational Community Campus (2015 technical report) prepared for the 2017 Initial

Study/Mitigated Negative Declaration (IS/MND),[1] this GHG analysis will use the emissions calculated in the 2015 technical report as a reference point for comparison purposes.

The proposed project's GHG emissions at buildout (year 2025) are shown below in **Table ES-1, Summary of Estimated Greenhouse Gas Emissions**.

TABLE ES-1
SUMMARY OF ESTIMATED GREENHOUSE GAS EMISSIONS

Source	CO_2e (MT/year)
Area	1
Electricity	94
Water	12
Waste	43
Motor vehicles	902
Electric Vehicle Charging	2
Amortized Construction	61
Project Total	**1,115**
2015 Technical Report Total	1,700
Difference in Emissions	(585)

NOTE:

[a] The total construction GHG emissions were amortized over 30 years and added to the operational GHG emissions of the proposed project.

SOURCE: ESA, 2023.

The proposed project's GHG emissions would benefit from state and local GHG emission reduction mandates and strategies to achieve a declining trend in post-buildout annual GHG emissions. These reduction mandates and strategies include an aggressive RPS as set by SB 100, increased waste diversion, and would improve building energy efficiency through adherence to the 2022 Title 24 Building Energy Efficiency Standards to reduce energy use. In addition, the proposed project would not conflict with applicable strategies and regulations to reduce GHG emissions in the California Air Resources Board (CARB) 2022 Scoping Plan for Achieving Climate Neutrality, County of San Diego General Plan, and San Diego Association of Governments (SANDAG) 2021 Regional Plan. Thus, the proposed project would not generate GHG emissions that have a significant impact on the environment, and the proposed project would not conflict with an applicable plan, policy or regulation pertaining to reducing GHG emissions. Impacts to GHG emissions would be **less than significant**.

[1] The County is currently reviewing an update to the CAP; however, it has not been released for public review.

PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Greenhouse Gas Emissions Technical Report

1.0 Introduction

This report presents an assessment of potential climate change impacts associated with the proposed Paseo Norte Senior Affordable Housing Project in Ramona, California. The project is within the jurisdiction of the Department of Planning and Development Services in the County of San Diego. The evaluation addresses the potential for greenhouse gas (GHG) emissions during construction and after full buildout of the project.

1.1 Project Location

The project site is located along Main Street between 12th Street and 13th Street in the downtown area of the unincorporated community of Ramona in San Diego County. The project site occupies 7.86 acres and is located on assessor's parcel numbers (APNs) 281-182-17 and 281-182-18. The project site is generally bounded by Walnut Street and Santa Maria Creek to the north; the terminus of 12th Street and vacant parcels to the east; vacant land and the Ramona Branch Library with multiple degraded concrete pads to the south; and Maple Street/13th Street and a salvage yard to the west. The project site is shown in **Figure 1**, **Vicinity Location Map**.

1.2 Project Description

A previously approved Initial Study/Mitigated Negative Declaration (IS/MND), published in 2017, evaluated impacts for the Ramona Intergenerational Community Campus in the same location that included the following: (1) a 12,500-square-foot senior facility; (2) 5,000-square-foot adult day care center; (3) a 14,000-square-foot community gymnasium and teen café; (4) a 20,000-square-foot childcare center; (5) a 10,000-square-foot family resource center; (6) a 3,660-square-foot community support center; (7) approximately 230 parking spaces; and (8) various infrastructure improvements to support the new facilities. While approved, construction of the 2017 project never commenced.

Since approval of the 2017 project, state and county priorities have shifted towards affordable housing projects to help alleviate the existing housing crisis. As a result, the proposed project includes: (1) a 1,800-square-foot senior center; (2) 100 affordable senior residential units; (3) a 5,000-square-foot PACE Wellness Center; (4) 98 parking spaces; and (5) a 4.39-acre public park area. The proposed public park would include open space with shade trees, pickleball courts, and a walking trail located north of the residential and senior center uses. The project's site plan is shown in **Figure 2, Site Plan**. The other components of the 2017 project are no longer part of this project and there are no known plans for these components.



SOURCE: ESRI

Paseo Norte Senior Affordable Housing Project

Figure 1
Vicinity Location Map

ESA



D150334.00 - County of San Diego General Services As-Needed\02 Active Tasks\D150334.07 - Ramona RICC\05 Graphics-GIS-Modeling\Air Quality

SOURCE: Wakeland, 2022

Paseo Norte Senior Affordable Housing Project

Figure 2
Site Plan

ESA

Project construction would include 500 cubic yards of soil excavation and a maximum of 5,500 cubic yards of imported fill to prepare the vacant site for new development, surface parking, and building construction and architectural coating of up to 100 dwelling units, a senior center, and PACE Wellness Center.

1.3 Existing Conditions

Background and Context

Global climate change refers to changes in average climatic conditions on Earth as a whole, including changes in temperature, wind patterns, precipitation, and storms. Historical records indicate that global climate changes have occurred in the past due to natural phenomena; however, data indicates that the current global conditions differ from past climate changes in rate and magnitude. The current changes in global climate have been attributed to anthropogenic (human-caused) activities by the Intergovernmental Panel on Climate Change.[2] The term GHG refers to gases that trap long-wave radiation or heat in the atmosphere, which heats the surface of the Earth. Without human intervention, the Earth maintains an approximate balance between the GHG emissions in the atmosphere and the storage of GHGs in the oceans and terrestrial ecosystems. GHGs are the result of both natural and anthropogenic activities. Forest fires, decomposition, industrial processes, landfills, and consumption of fossil fuels for power generation, transportation, heating, and cooking are the primary sources of GHG emissions.

The federal government and State of California recognized that anthropogenic GHG emissions are contributing to changes in the global climate, and that such changes are having and will have adverse effects on the environment, the economy, and public health. While worldwide contributions of GHG emissions are expected to have widespread consequences, it is not possible to link particular changes to the environment of California or elsewhere to GHGs emitted from a particular source or location. In other words, emissions of GHGs have the potential to cause global impacts rather than local impacts. Increased concentrations of GHGs in the Earth's atmosphere have been linked to global climate change and such conditions as rising surface temperatures, melting icebergs and snowpack, rising sea levels, and the increased frequency and magnitude of severe weather conditions.[3] Existing climate change models also show that climate warming portends a variety of impacts on agriculture, including loss of microclimates that support specific crops, increased pressure from invasive weeds and diseases, and loss of productivity due to changes in water reliability and availability.[4] In addition, rising temperatures and shifts in microclimates associated with global climate change are expected to increase the frequency and intensity of wildfires.[5]

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2 Intergovernmental Panel on Climate Change. 2014. Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change. Available online at: https://www.ipcc.ch/report/ar5/syr/. Accessed September 2023.

3 Intergovernmental Panel on Climate Change. 2014. Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change. Available online at: https://www.ipcc.ch/report/ar5/syr/. Accessed September 2023.

4 California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update to California's Climate Adaptation Strategy. Available online at: https://files.resources.ca.gov/climate/safeguarding/. Accessed September 2023.

5 United States Environmental Protection Agency (EPA). 2018. Mid-Term Evaluation of Greenhouse Gas Emissions Standards for Model Year 2022-2025 Light-Duty Vehicles, 83 Fed. Reg. 16077. Available online at: https://www.govinfo.gov/content/pkg/FR-2018-04-13/pdf/2018-07364.pdf. Accessed September 2023.

State law defines GHGs to include the following compounds: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6).[6] The most common GHG that results from human activity is CO_2, which represents 76 percent of total anthropogenic GHG emissions in the atmosphere (as of 2010 data) (IPCC 2014), followed by CH_4 and N_2O. Scientists have established a Global Warming Potential (GWP) to gauge the potency of each GHG's ability to absorb and re-emit long-wave radiation and these GWP ratios are available from IPCC. The GWP of a gas is determined using CO_2 as the reference gas with a GWP of 1 over 100 years. For example, a gas with a GWP of 10 is 10 times more potent than CO_2 over 100 years. The sum of each GHG multiplied by its associated GWP is referred to as carbon dioxide equivalents (CO_2e). The measurement unit CO_2e is used to report the combined potency of GHG emissions.

Historically, GHG emission inventories have been calculated using the GWPs from the IPCC's Second Assessment Report (SAR). In 2007, IPCC updated the GWP values based on the latest science at the time in its Fourth Assessment Report (AR4). The updated GWPs in the IPCC AR4 are being used in recent GHG emissions inventories. In 2013, IPCC again updated the GWP values based on the latest science in its Fifth Assessment Report (AR5).[7] However, United Nations Framework Convention on Climate Change (UNFCCC) reporting guidelines for national inventories require the use of GWP values from the AR4. To comply with international reporting standards under the UNFCCC, official emission estimates for California and the U.S. are reported using AR4 GWP values. Therefore, statewide and national GHG inventories have not yet updated their GWP values to the AR5 values. By applying the GWP ratios, project-related CO_2e emissions can be tabulated in metric tons per year. Typically, the GWP ratio corresponding to the warming potential of CO_2 over a 100-year period is used as a baseline. Compounds that are regulated as GHGs are discussed below and their respective GWPs are summarized in **Table 1**, **Regulated Greenhouse Gas's Reported GWP Values**.

TABLE 1
REGULATED GREENHOUSE GAS'S REPORTED GWP VALUES

Regulated GHG Compound	IPCC SAR GWP	IPCC AR4 GWP	IPCC AR5 GWP
Carbon Dioxide (CO_2)	1	1	1
Methane (CH_4)	21	25	28
Nitrous Oxide (N_2O)	310	298	265
Hydrofluorocarbons (HFCs)	140 to 11,700	124 to 14,800	138 to 12,400
Perfluorocarbons (PFCs)	6,500 to 9,200	7,390 to 17,700	6,630 to 17,400
Sulfur Hexafluoride (SF_6)	23,900	22,800	23,500

SOURCES: Intergovernmental Panel on Climate Change, Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, 2014, https://www.ipcc.ch/site/assets/uploads/2018/05/SYR_AR5_FINAL_full_wcover.pdf. Accessed: September 2023

6 CEQA Guidelines Section 15364.5; Health and Safety Code, Section 38505(g).

7 Intergovernmental Panel on Climate Change. 2013. Fifth Assessment Report, Summary for Policy Makers, pg. 15. Available online at: https://www.ipcc.ch/site/assets/uploads/2018/02/WG1AR5_SPM_FINAL.pdf. Accessed September 2023.

Carbon Dioxide (CO_2): CO_2 is the most abundant GHG in the atmosphere and is primarily generated from fossil fuel combustion from stationary and mobile sources. CO_2 is the reference gas (GWP of 1) for determining the GWPs of other GHGs.

Methane (CH_4): CH_4 is emitted from biogenic sources (i.e., resulting from the activity of living organisms), incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. The GWP of CH_4 is 21 in the IPCC SAR, 25 in the IPCC AR4, and 28 in the IPCC AR5.

Nitrous Oxide (N_2O): N_2O produced by human-related sources including agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The GWP of N_2O is 310 in the IPCC SAR, 298 in the IPCC AR4, and 265 in the IPCC AR5.

Hydrofluorocarbons (HFCs): HFCs are fluorinated compounds consisting of hydrogen, carbon, and fluorine. They are typically used as refrigerants in both stationary refrigeration and mobile air conditioning systems. The GWPs of HFCs ranges from 140 for HFC-152a to 11,700 for HFC-23 in the IPCC SAR, 124 for HFC-152a to 14,800 for HFC-23 in the IPCC AR4, and 138 for HFC-152a to 12,400 for HFC-23 in the IPCC AR5.

Perfluorocarbons (PFCs): PFCs are fluorinated compounds consisting of carbon and fluorine. They are primarily created as a byproduct of aluminum production and semiconductor manufacturing. The GWPs of PFCs range from 6,500 to 9,200 in the IPCC SAR, 7,390 to 17,700 in the IPCC AR4, and 6,630 to 17,400 in the IPCC AR5.

Sulfur Hexafluoride (SF_6): SF_6 is a fluorinated compound consisting of sulfur and fluoride. It is a colorless, odorless, nontoxic, nonflammable gas. It is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity. SF_6 has a GWP of 23,900 in the IPCC SAR, 22,800 in the IPCC AR4, and 23,500 in the IPCC AR5.

Greenhouse Gas Emissions Inventory

The California Air Resources Board (CARB) compiles the State's GHG emissions inventory. The most updated inventory is referred to as the 2022 edition, which reports the state's GHG emissions inventory from calendar year 2000–2020. Based on the 2020 GHG inventory data (i.e., the latest year for which data are available from CARB), California emitted 369.2 million metric tons of CO_2e ($MMTCO_2e$) including emissions resulting from imported electrical power.[8]

Between 1990 and 2020, the population of California grew by approximately 9.5 million (from 29.8 to 39.6 million).[9] This represents an increase of approximately 33 percent from 1990 population levels. Despite the population growth, California's net GHG emissions decreased from 1990 (431 $MMTCO_2e$) to 2020 (369.2 $MMTCO_2e$). As of 2016, California has met the 2020

[8] CARB. 2022 edition. California Greenhouse Gas Emissions for 2000 to 2020. Available online at: https://ww2.arb.ca.gov/ghg-inventory-data. Accessed September 2023.

[9] California Department of Finance. 2020. E-5 Population and Housing Estimates for Cities, Counties and the State, 2010-2020. Available Online at: http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5. Accessed September 2023.

GHG reduction target and stayed below that limit as codified in California Health and Safety Code (HSC), Division 25.5, also known as The Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) as demonstrated by the declining trend coupled with implementation of the State's GHG reduction programs (such as the RPS, Low Carbon Fuel Standard [LCFS], vehicle efficiency standards, and declining caps under the Cap and Trade Program).[10] **Table 2, State of California Greenhouse Gas Emissions**, identifies and quantifies statewide anthropogenic GHG emissions and sinks (e.g., carbon sequestration due to forest growth) in 1990 and 2020. As shown in the table, the transportation sector is the largest contributor to statewide GHG emissions at approximately 37 percent in 2020.

TABLE 2
STATE OF CALIFORNIA GREENHOUSE GAS EMISSIONS

Category	Total 1990 Emissions ($MMTCO_2e$)	Percent of Total 1990 Emissions	Total 2020 Emissions ($MMTCO_2e$)	Percent of Total 2020 Emissions
Transportation	150.7	35%	135.8	37%
Electric Power	110.6	26%	59.5	16%
Commercial	14.4	3%	13.4	4%
Residential	29.7	7%	25.3	7%
Industrial	103.0	24%	73.3	20%
Recycling and Waste [a]	–	–	8.9	2%
High GWP/Non-Specified [b]	1.3	<1%	21.3	6%
Agriculture/Forestry	23.6	6%	31.6	9%
Forestry Sinks	-6.7	–	_ [c]	–
Net Total (IPCC SAR)	**426.6**	**100%**	–	–
Net Total (IPCC AR4) [d]	**431**	**100%**	**369.2**	**100%**

[a] Included in other categories for the 1990 emissions inventory.
[b] High GWP gases are not specifically called out in the 1990 emissions inventory.
[c] Forestry sinks was not calculated for 2016 pending a revised methodology under development.
[d] CARB revised the State's 1990 level GHG emissions using GWPs from the IPCC AR4.

SOURCES: California Air Resources Board. 2007. Staff Report, California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit; California Air Resources Board (2022). California Greenhouse Gas Emission Inventory – 2022 Edition. Data available online at: https://ww2.arb.ca.gov/ghg-inventory-data. Accessed September 2023.

The County reported the County's GHG emissions inventory in 2014, accounting for the GHG emissions from activities within the unincorporated communities of the county and from County operations.[11] **Table 3, County of San Diego Greenhouse Gas Emissions**, identifies and quantifies countywide anthropogenic GHG emissions in 2014 (in units of metric tons of carbon

[10] CARB. 2022 edition. California Greenhouse Gas Emissions for 2000 to 2020. Available online at: https://ww2.arb.ca.gov/ghg-inventory-data. Accessed September 2023.

[11] County of San Diego, County of San Diego, 2014 Greenhouse Emissions Inventory and Projections Prepared by Energy Policy Initiatives Center and Ascent Environmental, Inc., Table 6. Available online at: https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/cap/publicreviewdocuments/PostBOSDocs/CAP%20Appendix%20A%20%20-%202014%20Inventory%20and%20Projections.pdf. Accessed September 2023.

dioxide equivalents [$MTCO_2e$]).[12] As shown in the table, the transportation sector is the largest contributor to statewide GHG emissions at 45 percent in 2014.

TABLE 3
COUNTY OF SAN DIEGO GREENHOUSE GAS EMISSIONS

Category	Total 2014 Emissions ($MTCO_2e$)	Percent of Total 2014 Emissions
On-Road Transportation	1,456,060	45%
Electricity	760,638	24%
Solid Waste	338,107	11%
Natural Gas	290,712	9%
Agriculture	163,696	5%
Water	134,269	4%
Off-Road Transportation	36,927	1%
Wastewater	21,183	1%
Propane	9,914	<1
Total (IPCC AR4)	**3,211,505**	**100%**

NOTE: Totals may not add up due to rounding
SOURCE: Data modeled by Ascent Environmental in 2017.

Effects of Global Climate Change

The scientific community's understanding of the fundamental processes responsible for global climate change has improved over the past decade, and its predictive capabilities are advancing. However, there remain significant scientific uncertainties in, for example, predictions of local effects of climate change, occurrence, frequency, and magnitude of extreme weather events, effects of aerosols, changes in clouds, shifts in the intensity and distribution of precipitation, and changes in oceanic circulation. Due to the complexity of the Earth's climate system and inability to accurately model it, the uncertainty surrounding climate change may never be completely eliminated. Nonetheless, IPCC's AR5 states that, "it is *extremely likely* that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic forc[es] together."[13] A report from the National Academy of Sciences concluded that 97 to 98 percent of the climate researchers most actively publishing in the field support the tenets of the IPCC in that climate change is very likely caused by human (i.e., anthropogenic) activity.[14] According to CARB, the potential impacts in California due to global climate change may include: loss in snow pack, sea-level rise, more extreme heat days per year, more high ozone days; more large forest fires, more drought years, increased erosion of California's coastlines and seawater intrusion into the

12 To compare emissions between Table 2 and Table 3, the values in Table 3 must be divided by 1,000,000.

13 Intergovernmental Panel on Climate Change. 2013. Fifth Assessment Report, Summary for Policy Makers, pg. 15. Available online at: https://www.ipcc.ch/site/assets/uploads/2018/02/WG1AR5_SPM_FINAL.pdf. Accessed September 2023.

14 Anderegg, William R. L., J.W. Prall, J. Harold, S.H., Schneider. 2010. Expert Credibility in Climate Change, Proceedings of the National Academy of Sciences of the United States of America. 107:12107-12109.

Sacramento and San Joaquin Deltas and associated levee systems, and increased pest infestation.[15] Below is a summary of some of the potential effects that could be experienced in California as a result of global warming and climate change.

In 2009, the California Natural Resources Agency (CNRA) published the *California Climate Adaptation Strategy* as a response to the Governor's Executive Order (EO) S-13-2008.[16] In 2014, the CNRA rebranded the first update of the 2009 adaptation strategy as the *Safeguarding California Plan.*[17] A 2018 update to *Safeguarding California* builds from the 2009 document to guide California towards improved climate resiliency.[18] *Safeguarding California* lists specific recommendations for state and local agencies to best adapt to the anticipated risks posed by a changing climate. In accordance with the 2009 *California Climate Adaptation Strategy*, the California Energy Commission (CEC) was directed to develop a website on climate change scenarios and impacts that would be beneficial for local decision makers. The website, known as Cal-Adapt, became operational in 2011.[19] The information provided on the Cal-Adapt website represents a projection of potential future climate scenarios comprised of local average values for temperature, sea-level rise, snowpack, and other data representative of a variety of models and scenarios, including potential social and economic factors. According to the Cal-Adapt website, the portion of the state in which the project site is located could result in an average increase in temperature of approximately 5.6°F to 79.8°F by 2070–2099, compared to the baseline 1961–1990 period (74.2°F historical annual mean).

Air Quality

Higher temperatures, conducive to air pollution formation, could worsen air quality in California. Climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore, its indirect effects, are uncertain. If higher temperatures are accompanied by drier conditions, the potential for large wildfires could increase, which, in turn, would exacerbate air quality. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the state.[20] However, if higher temperatures are accompanied by wetter rather than drier conditions, the rains would temporarily clear the air of particulate pollution and reduce the incidence of large wildfires, thus ameliorating the pollution associated with wildfires.

15 United States Global Change Research Program. 2018. Impacts, Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II. Available online at: https://nca2018.globalchange.gov/. Accessed September 2023.

16 California Natural Resources Agency. 2009a. Climate Action Team, California Climate Adaptation Strategy: A Report to the Governor of the State of California in Response to Executive Order S-13-2008.

17 California Natural Resources Agency. 2014. Safeguarding California: Reducing Climate Risk, an Update to the 2009 California Climate Adaptation Strategy.

18 California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update to California's Climate Adaptation Strategy. Available online at: https://www.slc.ca.gov/sea-level-rise/safeguarding-california-plan-2018-update/. Accessed September 2023.

19 The Cal-Adapt website address is: http://cal-adapt.org.

20 California Environmental Protection Agency. 2013. Preparing California for Extreme Heat: Guidance and Recommendations. Available online at: https://toolkit.climate.gov/reports/preparing-california-extreme-heat-guidance-and-recommendations. Accessed September 2023.

Water Supply

There is a high degree of uncertainty with respect to the overall impact of global climate change on future water supplies in California. Studies indicate considerable variability in predicting precise impacts of climate change on California hydrology and water resources. Increasing uncertainty in the timing and intensity of precipitation will challenge the operational flexibility of California's water management systems. Warmer, wetter winters would increase the amount of runoff available for groundwater recharge; however, this additional runoff would occur at a time when some basins are either being recharged at their maximum capacity or are already full. Conversely, reductions in spring runoff and higher evapotranspiration because of higher temperatures could reduce the amount of water available for recharge.[21]

Hydrology and Sea-Level Rise

As discussed above, climate change could potentially affect: the amount of snowfall, rainfall, and snowpack; the intensity and frequency of storms; flood hydrographs (flash floods, rain, or snow events, coincidental high tide and high runoff events); sea-level rise and coastal flooding; coastal erosion; and the potential for saltwater intrusion. Sea-level rise can be a product of global warming through two main processes: expansion of seawater as the oceans warm, and melting of ice over land. A rise in sea levels could result in coastal flooding and erosion and could jeopardize California's water supply. Increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.[22]

Agriculture

California has a massive agricultural industry that represents 11.3 percent of total U.S. agricultural revenue. Higher CO_2 levels can stimulate plant production and increase plant water-use efficiency. However, a changing climate presents significant risks to agriculture due to "potential changes to water quality and availability; changing precipitation patterns; extreme weather events including drought, severe storms, and floods; heat stress; decreased chill hours; shifts in pollinator lifecycles; increased risks from weeds, pest and disease; and disruptions to the transportation and energy infrastructure supporting agricultural production"[23]

Ecosystems and Wildlife

Increases in global temperatures and the potential resulting changes in weather patterns could have ecological effects on a global and local scale. Increasing concentrations of GHGs are likely to accelerate the rate of climate change. Scientists expect that the average global surface temperature could rise by 2°F–11.5°F (1.1°C–6.4°C) by 2100, with significant regional

[21] California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update to California's Climate Adaptation Strategy. Available online at: https://www.slc.ca.gov/sea-level-rise/safeguarding-california-plan-2018-update/. Accessed September 2023.

[22] California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update to California's Climate Adaptation Strategy. Available online at: https://www.slc.ca.gov/sea-level-rise/safeguarding-california-plan-2018-update/. Accessed September 2023.

[23] California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update to California's Climate Adaptation Strategy. Available online at: https://www.slc.ca.gov/sea-level-rise/safeguarding-california-plan-2018-update/. Accessed September 2023.

variation.[24] Soil moisture is likely to decline in many regions, and intense rainstorms are likely to become more frequent. Sea level could rise as much as 2 feet along most of the United States coastline. With climate change, ecosystems and wildlife will be challenged by the spread of invasive species, barriers to species migration or movement in response to changing climatic conditions, direct impacts to species health, and mismatches in timing between seasonal life-cycle events such as species migration and food availability.[25]

1.4 Existing Site Emissions

The project site is currently vacant; therefore, all project related emissions are considered net new.

2.0 Regulatory Setting

2.1 Federal

Clean Air Act

In *Massachusetts v. Environmental Protection Agency* (2007) 549 U.S. 497, the U.S. Supreme Court held in April of 2007 that the United States Environmental Protection Agency (USEPA) has statutory authority under Section 202 of the federal Clean Air Act (CAA) to regulate GHGs. The court did not hold that the USEPA was required to regulate GHG emissions; however, it indicated that the agency must decide whether GHGs cause or contribute to air pollution that is reasonably anticipated to endanger public health or welfare. On December 7, 2009, the USEPA administrator signed two distinct findings regarding GHGs under Section 202(a) of the CAA. The USEPA adopted a Final Endangerment Finding for the six defined GHGs (CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) on December 7, 2009. The Endangerment Finding is required before the USEPA can regulate GHG emissions under Section 202(a)(1) of the CAA consistently with the United States Supreme Court decision. The USEPA also adopted a Cause or Contribute Finding in which the USEPA administrator found that GHG emissions from new motor vehicle and new motor vehicle engines are contributing to air pollution, which is endangering public health and welfare. These findings do not, by themselves, impose any requirements on industry or other entities. However, these actions were a prerequisite for implementing GHG emissions standards for vehicles.

Light-Duty Vehicle GHG and Fuel Efficiency Standards

In August 2012, the USEPA and U.S. Department of Transportation adopted standards for model year 2017 through 2025 for passenger cars and light-duty trucks. By 2020, vehicles are required to achieve a combined standard of 41.7 mpg and 213 grams of CO_2 per mile. By 2025, vehicles are required to achieve 54.5 mpg (if GHG reductions are achieved exclusively through fuel economy improvements) and 163 grams of CO_2 per mile. According to the EPA, a model year

[24] National Research Council. 2010. Advancing the Science of Climate Change. Available online at: https://www.nationalacademies.org/our-work/americas-climate-choices-panel-on-advancing-the-science-of-climate-change. Accessed September 2023.

[25] California Natural Resources Agency. 2014. Safeguarding California: Reducing Climate Risk, an Update to the 2009 California Climate Adaptation Strategy.

2025 vehicle would emit one-half of the GHG emissions of a model year 2010 vehicle. In 2017, the USEPA recommended no change to the GHG standards for light-duty vehicles for model years 2022–2025. On April 2, 2018, the USEPA administrator signed the Mid-term Evaluation Final Determination that finds that the model years 2022–2025 GHG standards are not appropriate in light of the record before the USEPA and, therefore, should be revised. While not a final USEPA action, the Mid-term Evaluation Final Determination initiates a rulemaking process whose outcome will be the final agency action, however until that rulemaking has been completed, the current standards remain in effect.[26]

Energy Independence and Security Act

The Energy Independence and Security Act of 2007 (EISA) facilitates the reduction of national GHG emissions by requiring the following:

- Increasing the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard (RFS) that requires fuel producers to use at least 36 billion gallons of biofuel in 2022.
- Prescribing or revising standards affecting regional efficiency for heating and cooling products, procedures for new or amended standards, energy conservation, energy efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances.
- Requiring approximately 25 percent greater efficiency for light bulbs by phasing out incandescent light bulbs between 2012 and 2014; requiring approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020.
- While superseded by the USEPA and NHTSA actions described above, (i) establishing miles per gallon targets for cars and light trucks and (ii) directing the NHTSA to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for trucks.

Additional provisions of EISA address energy savings in government and public institutions, promote research for alternative energy, additional research in carbon capture, international energy programs, and the creation of green jobs.[27]

Voluntary Programs

The USEPA is responsible for implementing federal policy to address GHGs. The federal government administers a wide array of public-private partnerships to reduce the GHG intensity generated in the United States. These programs focus on energy efficiency, renewable energy, methane and other non-CO_2 gases, agricultural practices, and implementation of technologies to achieve GHG reductions. The USEPA implements numerous voluntary programs that contribute to the reduction of GHG emissions. These programs (e.g., the ENERGY STAR labeling system for

[26] United States Environmental Protection Agency (EPA). 2018. Mid-Term Evaluation of Greenhouse Gas Emissions Standards for Model Year 2022-2025 Light-Duty Vehicles, 83 Fed. Reg. 16077. Available online at: https://www.govinfo.gov/content/pkg/FR-2018-04-13/pdf/2018-07364.pdf. Accessed September 2023.

[27] A green job, as defined by the United States Department of Labor, is a job in business that produces goods or provides services that benefit the environment or conserve natural resources.

energy-efficient products) play a significant role in encouraging voluntary reductions from large corporations, consumers, industrial and commercial buildings, and many major industrial sectors.

2.2 State

California Air Resources Board

CARB, a part of the California Environmental Protection Agency (CalEPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, CARB conducts research, sets state ambient air quality standards (California Ambient Air Quality Standards [CAAQS]), compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

In 2004, CARB adopted an Airborne Toxic Control Measure (ATCM) to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other toxic air contaminants (Title 13 California Code of Regulations [CCR], Section 2485). The measure applies to diesel-fueled commercial vehicles with gross vehicle weight ratings greater than 10,000 pounds that are licensed to operate on highways, regardless of where they are registered. This measure generally does not allow diesel-fueled commercial vehicles to idle for more than 5 minutes at any given location with certain exemptions for equipment in which idling is a necessary function such as concrete trucks. While this measure primarily targets diesel particulate matter emissions, it has co-benefits of minimizing GHG emissions from unnecessary truck idling.

On July 26, 2007, CARB adopted emission standards for off-road diesel construction equipment of greater than 25 horsepower such as bulldozers, loaders, backhoes, and forklifts, as well as many other self-propelled off-road diesel vehicles. This regulation aims to reduce emissions by installation of diesel soot filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models. Additionally, in 2008, CARB approved the Truck and Bus regulation to reduce particulate matter and nitrogen oxide emissions from existing diesel vehicles operating in California (13 CCR, Section 2025, subsection h). In April 2014, amendments to the Truck and Bus Regulation were approved by CARB to help ensure that the air quality benefits originally envisioned by the regulation will be achieved, by providing some additional compliance flexibility and options to vehicle owners. While these regulations primarily target reductions in criteria air pollutant emission, they have co-benefits of minimizing GHG emissions due to improved engine efficiencies. Starting January 1, 2020, Senate Bill (SB) 1 only allows vehicles compliant with this regulation to be registered by the California Department of Motor Vehicles (DMV). By January 1, 2023, nearly all trucks and buses will be required to have 2010 or newer model year engines to reduce particulate matter (PM) and oxides of nitrogen (NO_X) emissions.[28]

[28] CARB. Truck and Bus Regulation. Available online at: https://ww2.arb.ca.gov/our-work/programs/truck-and-bus-regulation/about. Accessed September 2023.

California Greenhouse Gas Reduction Targets

Executive Order S-3-05

On June 1, 2005, Governor Arnold Schwarzenegger signed EO S-3-05, which proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce snowpack in the Sierra Nevada Mountains, could further exacerbate California's air quality problems, and could potentially cause a rise in sea levels. In an effort to avoid or reduce the impacts of climate change, EO S-3-05 calls for a reduction in GHG emissions to the year 2000 level by 2010, to year 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. EOs are binding on state agencies only.

Executive Order B-30-15

On April 29, 2015, Governor Brown issued EO B-30-15, which established a new interim statewide reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030, ordered all state agencies with jurisdiction over sources of GHG emissions to implement measures to achieve reductions of GHG emissions to meet the 2030 and 2050 reduction targets, and directed CARB to update the Climate Change Scoping Plan to express the 2030 target in terms of million metric tons of carbon dioxide equivalent.

Executive Order B-55-18

EO B-55-18 was signed by Governor Brown on September 10, 2018. The order establishes an additional statewide policy to achieve carbon neutrality by 2045 and maintain net negative emissions thereafter. As per EO B-55-18, CARB is directed to work with relevant state agencies to develop a framework for implementation and accounting that tracks progress toward this goal and to ensure future Climate Change Scoping Plans identify and recommend measures to achieve the carbon neutrality goal.

California Global Warming Solutions Act of 2006

Assembly Bill 32

In 2006, the California State Legislature adopted Assembly Bill (AB) 32 (codified in the California HSC, Division 25.5 – California Global Warming Solutions Act of 2006), which focuses on reducing GHG emissions in California to 1990 levels by 2020. HSC Division 25.5 defines GHGs as CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6 and represents the first enforceable statewide program to limit emissions of these GHGs from all major industries with penalties for noncompliance. The law further requires that reduction measures be technologically feasible and cost effective. Under HSC Division 25.5, CARB has the primary responsibility for reducing GHG emissions. CARB is required to adopt rules and regulations directing state actions that would achieve GHG emissions reductions equivalent to 1990 statewide levels by 2020.

Senate Bill 32

In 2016, the California State Legislature adopted SB 32 and its companion bill AB 197, and both were signed by Governor Brown (Office of Governor Edmund G. Brown Jr. 2016). SB 32 and AB 197 amends HSC Division 25.5 and establishes a new climate pollution reduction target of 40

percent below 1990 levels by 2030 and includes provisions to ensure the benefits of state climate policies reach into disadvantaged communities.

2008 Climate Change Scoping Plan

A specific requirement of AB 32 was to prepare a Climate Change Scoping Plan for achieving the maximum technologically feasible and cost-effective GHG emission reduction by 2020 (HSC Section 38561 [h]). CARB developed an AB 32 Scoping Plan that contains strategies to achieve the 2020 emissions cap. The initial scoping plan was approved in 2008 and contained a mix of recommended strategies that combined direct regulations, market-based approaches, voluntary measures, policies, and other emission reduction programs calculated to meet the 2020 statewide GHG emission limit and initiate the transformations needed to achieve the State's long-range climate objectives.[29]

2014 Scoping Plan Update

The first update to the Scoping Plan was approved by CARB in May 2014 and built upon the initial Scoping Plan with new strategies and recommendations.[30] As required by HSC Division 25.5, CARB approved the 1990 GHG emissions inventory, thereby establishing the emissions limit for 2020. CARB also updated the State's projected 2020 emissions estimate to account for the effect of the 2007–2009 economic recession, new estimates for future fuel and energy demand, and the reductions required by regulation that were recently adopted for motor vehicles and renewable energy.

2017 Climate Change Scoping Plan

CARB adopted the 2017 Climate Change Scoping Plan at a public meeting held in December 2017.[31] The 2017 Scoping Plan outlines the strategies the state will implement to achieve the 2030 GHG reduction target of 40 percent below 1990 levels by 2030 established by SB 32. The 2017 Scoping Plan is also intended to "substantially advance" toward the EO S-3-05 2050 climate goal to reduce GHG emissions by 80 percent below 1990 levels by 2050.

The 2017 Scoping Plan builds on the Cap-and-Trade Regulation, the Low Carbon Fuel Standard (LCFS), improved vehicle, truck and freight movement emissions standards, increasing renewable energy, and strategies to reduce methane emissions from agricultural and other wastes by using it to meet our energy needs. The 2017 Scoping Plan also comprehensively addresses GHG emissions from natural and working lands of California, including the agriculture and forestry sectors. The 2017 Scoping Plan considered a number of different alternatives to achieve the 2030 GHG reduction goal. The "Scoping Plan Scenario" was ultimately adopted and relies on the continuation of ongoing and statutorily required programs and continuation of the Cap-and-Trade Program. The

[29] California Air Resources Board. 2009. Final Scoping Plan. Available online at: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2008-scoping-plan-documents. Accessed September 2023.

[30] California Air Resources Board. Final 2013 Scoping Plan Update and Appendices. Available online at: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2013-scoping-plan-documents. Accessed September 2023.

[31] California Air Resources Board. 2017. California's 2017 Climate Change Scoping Plan. Available online at: https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf. Accessed September 2023.

Scoping Plan Scenario was modified from the January 2017 Proposed Scoping Plan to reflect AB 398, including removal of the 20 percent GHG reduction measure for refineries.[32]

CARB states that the Scoping Plan Scenario "is the best choice to achieve the State's climate and clean air goals."[33] Under the Scoping Plan Scenario, the majority of the reductions would result from continuation of the Cap-and-Trade regulation. Additional reductions are achieved from electricity sector standards (i.e., utility providers to supply 50 percent renewable electricity by 2030), doubling the energy efficiency savings at end uses, additional reductions from the LCFS, implementing the short-lived climate pollutant strategy (e.g., hydrofluorocarbons), and implementing the mobile source strategy and sustainable freight action plan.

2022 Scoping Plan

CARB adopted the Final 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) in December 2022[34] as the third update to the initial plan adopted in 2008. The 2022 Scoping Plan is the most comprehensive and far-reaching Scoping Plan developed to date. It identifies a technologically feasible, cost-effective, and equity-focused path to achieve new targets for carbon neutrality by 2045 and to reduce anthropogenic GHG emissions to at least 85 percent below 1990 levels, while also assessing the progress California is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in SB 32 and laid out in the 2017 Scoping Plan.[35] The 2030 target is an interim but important stepping stone along the critical path to the broader goal of deep decarbonization by 2045. The relatively longer path assessed in the 2022 Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts to reduce GHGs and air pollution, while identifying new clean technologies and energy. Given the focus on carbon neutrality, the 2022 Scoping Plan also includes discussion for the first time of the natural and working lands sectors as sources for both sequestration and carbon storage, and as sources of emissions as a result of wildfires.

Assembly Bill 1279

AB 1279, the California Climate Crisis Act, establishes the policy of the State to achieve carbon neutrality as soon as possible, but no later than 2045; to maintain net negative GHG emissions thereafter; and to ensure that by 2045 statewide anthropogenic GHG emissions are reduced at least 85 percent below 1990 levels. The bill requires CARB to ensure that Scoping Plan updates identify and recommend measures to achieve carbon neutrality, and to identify and implement policies and strategies that enable CO_2 removal solutions and carbon capture, utilization, and storage (CCUS) technologies. This bill is reflected directly in the 2022 Scoping Plan.

[32] California Air Resources Board. 2017. California's 2017 Climate Change Scoping Plan. Available online at: https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf. Accessed September 2023.

[33] California Air Resources Board. 2017. California's 2017 Climate Change Scoping Plan. Available online at: https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf. Accessed September 2023.

[34] CARB, 2022 Scoping Plan, December 2022.

[35] CARB, California's 2017 Climate Change Scoping Plan, 2017, ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf.

Senate Bill 375

SB 375 was signed into law in 2008 and is intended to provide a means for achieving AB 32 GHG emissions target reduction goals from cars and light trucks through long-range regional growth strategies and transportation plans. SB 375 is directed toward California's 18 metropolitan planning organizations (MPOs). The San Diego Association of Governments (SANDAG) is San Diego County's MPO. Under SB 375, each MPO is required to develop a "Sustainable Communities Strategy," a newly required element of the Regional Transportation Plan (RTP). SB 375 does not take over local planning functions, and a Sustainable Communities Strategy does not in any way supersede a General Plan, specific plan, or local zoning ordinance. Additionally, SB 375 does not require any consistency between the Sustainable Communities Strategy and these planning and development regulatory documents. However, the MPOs are required to develop the Sustainable Communities Strategies through integrated land use and transportation planning and demonstrate an ability to attain the proposed reduction targets by 2020 and 2035.

Title 24, Part 6, California Code of Regulations (2005)

In 2005, California adopted new energy efficiency standards for residential and non-residential buildings in order to reduce California's energy consumption. This program has been partially responsible for keeping California's per capita energy use approximately flat over the past 30 years.

Title 24, Part 11, California Code of Regulations (2022)

Part 11 of the Title 24 Building Energy Efficiency Standards is referred to as the California Green Building Standards (CALGreen) Code. The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality." The CALGreen Code was updated in 2022 to include new mandatory measures for residential and non-residential uses including energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. The new measures took effect on January 1, 2023.[36]

Renewables Portfolio Standard

SB 1078 (Chapter 516, Statutes of 2002) requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. SB 107 (Chapter 464, Statutes of 2006) changed the target date to 2010. In November 2008, EO S-14-08 was signed, which expands the State's RPS to 33 percent renewable power by 2020. Pursuant to EO S-21-09, CARB was also preparing regulations to supplement the RPS with a Renewable Energy Standard that would result in a total renewable energy requirement for utilities of 33 percent by 2020. On April 12, 2011, SB X1-2 was signed to increase California's RPS to 33 percent by 2020. SB 350 (Chapter 547, Statues of 2015) further

[36] California Green Building Standards Code – CALGreen. Available online at: https://www.dgs.ca.gov/BSC/CALGreen. Accessed September 2023.

increased the RPS to 50 percent by 2030. The legislation also included interim targets of 40 percent by 2024 and 45 percent by 2027. SB 350 was signed into law on October 7, 2015.

On September 10, 2018, Governor Jerry Brown signed SB 100, which further increased California's RPS and requires retail sellers and local publicly owned electric utilities to procure eligible renewable electricity for 44 percent of retail sales by December 31, 2024; 52 percent by December 31, 2027; and 60 percent by December 31, 2030, and that CARB should plan for 100 percent eligible renewable energy resources and zero-carbon resources by December 31, 2045.

Assembly Bill 341

In 2011, AB 341 established the policy goal of no less than 75 percent of solid waste generated be source reduced, recycled or composted by the year 2020.

Senate Bill 1383

This bill creates goals for short-lived climate pollutant (SLCP) reductions in various industry sectors. The SLCPs included under this bill—including methane, fluorinated gases, and black carbon—are GHGs that are much more potent than carbon dioxide and can have detrimental effects on human health and climate change. SB 1383 requires the CARB to adopt a strategy to reduce methane by 40 percent, hydrofluorocarbon gases by 40 percent, and anthropogenic black carbon by 50 percent below 2013 levels by 2030. The methane emission reduction goals include a 75 percent reduction in the level of statewide disposal of organic waste from 2014 levels by 2025.

2.3 Regional

County of San Diego General Plan

The County has adopted its General Plan Update, which provides smart growth and land use planning principles designed to reduce vehicle miles traveled (VMT) and result in a reduction in GHG emissions.[37] As discussed in the General Plan Update, climate change and GHG reduction policies are addressed in plans and programs in multiple elements of the General Plan. The strategies for reduction of GHG emissions in the General Plan Update are as follows:

- Strategy A-1: Reduce vehicle trips generated, gasoline/energy consumption, and greenhouse gas emissions.
- Strategy A-2: Reduce non-renewable electrical and natural gas energy consumption and generation (energy efficiency).
- Strategy A-3: Increase generation and use of renewable energy sources.
- Strategy A-4: Reduce water consumption.
- Strategy A-5: Reduce and maximize reuse of solid wastes.
- Strategy A-6: Promote carbon dioxide consuming landscapes.
- Strategy A-7: Maximize preservation of open spaces, natural areas, and agricultural lands.

[37] County of San Diego. County of San Diego General Plan. Available online at: https://www.sandiegocounty.gov/pds/generalplan.html. Accessed September 2023.

The General Plan Update also includes climate adaptation strategies to deal with potential adverse effects of climate change. The climate adaptation strategies include the following:

- Strategy B-1: Reduce risk from wildfire, flooding, and other hazards resulting from climate change.
- Strategy B-2: Conserve and improve water supply due to shortages from climate change.
- Strategy B-3: Promote agricultural lands for local food production.
- Strategy B-4: Provide education and leadership.

The County has also implemented a number of outreach programs such as the Green Building Program, lawn mower trade-in program, and reduction of solid waste by recycling to reduce air quality impacts as well as GHG emissions.

The County's General Plan includes its Conservation and Open Space Element, with policies that are designed to reduce the emissions of criteria air quality pollutants, emissions of greenhouse gases, and energy use in buildings and infrastructure, while promoting the use of renewable energy sources, conservation, and other methods of efficiency. While the proposed project includes the addition of affordable housing, it also includes elements of the 2017 project, including the senior center and open space uses adjacent to the Santa Maria Creek. The following lists the applicable General Plan Goals and policies.

- General Plan Goals COS-1 and COS-2, designed to promote an interconnected preserve system and sustainability of the natural environment.
- General Plan Goal COS-14, Sustainable Land Development
  - General Plan Policy COS-14.10: Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.
- General Plan Goal COS-15, Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.
- General Plan Goal COS-16, Sustainable Mobility. Transportation and mobility systems that contribute to environmental and human sustainability and minimize GHG and other air pollutant emissions.
- General Plan Goal COS-17, Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.
  - General Plan Policy CO2-17-2: Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.
- General Plan Goal COS-18, Sustainable Energy. Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities.
- General Plan Goal COS-19, Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.

In addition, on April 1, 2020, the County of San Diego enacted changes to its Construction and Demolition (C&D) Ordinance to reach its waste diversion goals. The update is intended to increase C&D diversion from landfills, conserve landfill capacity and comply with waste diversion requirements of the State's CALGreen Code. The key changes to the C&D Ordinance include:

- The square footage for covered C&D projects was lowered from 40,000 square feet to those greater than 5,000 square feet and now includes grading and land clearing projects.
- All applicable C&D projects are required to reach a 65 percent overall recycling rate, including 90 percent diversion of inert materials (concrete, asphalt, dirt, etc.).
- Major grading projects must recycle or reuse 100 percent of excavated soils, trees, stumps, rocks and vegetation.
- A fully refundable performance guarantee of $0.40 per square foot is required for applicable C&D projects. Grading projects are not required to place a deposit.
- All projects covered by the C&D Ordinance are required to submit a Debris Management Plan, maintain a Daily Log on-site and submit a Debris Management Report within 180 days of project completion that details levels of recycling diversion obtained.
- A phased approach in lowering the threshold for applicable projects was built into the implementation of the ordinance. Additional changes will take effect on January 1, 2021.

San Diego Association of Governments

San Diego Association of Governments (SANDAG) is the federally designated metropolitan planning organization (MPO) for San Diego County region and is responsible for transportation planning. On October 9, 2015, the SANDAG Board of Directors adopted San Diego Forward: The Regional Plan (Regional Plan).[38] This plan combines the Regional Comprehensive Plan (RCP) with the 2050 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), which was adopted in 2012.The Regional Plan identifies the five following strategies to move the San Diego region toward sustainability:

- Focus housing and job growth in urbanized areas where there is existing and planned transportation infrastructure, including transit.
- Protect the environment and help ensure the success of smart growth land use policies by preserving sensitive habitat, open space, cultural resources, and farmland.
- Invest in a transportation network that gives people transportation choices and reduces GHG.
- Address the housing needs of all economic segments of the population.
- Implement the Regional Plan through incentives and collaboration.

As of December 10, 2021, SANDAG Board of Directors adopted the 2021 Regional Plan. The 2021 Regional Plan provides a long-term blueprint for the San Diego region that seeks to meet regulatory requirements, address traffic congestion, and create equal access to jobs, education,

[38] SANDAG. San Diego Forward: The Regional Plan. Available online at: https://www.sdforward.com/. Accessed January 2022.

healthcare, and other community resources. The 2021 Regional Plan sets a vision for "A fast, fair, and clean transportation system and a resilient region." This vision can be achieved through the following three goals: [39]

- The efficient movement of people and goods
- Access to affordable, reliable, and safe mobility options
- Healthier air and reduced GHG emissions

3.0 Significance Thresholds

A significant impact would occur to GHG emissions if the proposed project would:

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

The 2015 GHG technical report prepared for the previous project relied on the County's 2015 GHG Guidance, which requires an evaluation of whether the project would conform with the GHG reduction targets set forth in the 2011 Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document.[40] Based on the County's Guidance and the 2011 Supplement, a 16 percent reduction in GHG emissions would be required to meet the target of reducing emissions to 1990 levels by 2020.

While San Diego County adopted a Climate Action Plan (CAP) in 2018, which includes strategies and measures to reduce GHG emissions, the Superior Court ordered the CAP and EIR to be set aside in 2020. The County has appealed this ruling. Therefore, it is not appropriate to evaluate consistency with the 2018 CAP or EIR for CEQA purposes. Rather, the analysis relies upon the CARB 2022 Scoping Plan, County's General Plan, and SANDAG 2021 Regional Plan to evaluate whether the proposed project would emit GHGs that may have a significant impact on the environment and achieve GHG emissions reduction targets and to establish consistency with relevant plans and policies. Furthermore, as the County has not adopted any newer guidance on GHG emission thresholds since the publication of the Global Climate Change Evaluation for the Romona Intergenerational Community Campus (2015 technical report) prepared for the 2017 Initial Study/Mitigated Negative Declaration (IS/MND),[41] this GHG analysis will use the emissions calculated in the 2015 technical report as a reference point for comparison.

[39] SANDAG. 2021 Regional Plan. Available online at: https://www.sandag.org/regional-plan/2021-regional-plan/final-2021-regional-plan. Accessed September 2023.

[40] CARB. August 19, 2011. Attachment D Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document. Available online at: https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/document/final_supplement_to_sp_fed.pdf. Accessed September 2023.

[41] The County is currently reviewing an update to the CAP; however, it has not been released for public review.

4.0 Methodology

GHG emissions associated with the proposed project were estimated separately for five categories of emissions: (1) construction; (2) energy use, including electricity usage; (3) water consumption and wastewater treatment; (4) solid waste handling; and (5) transportation. Similar to the 2015 technical report, this inventory assumes that the proposed project is constructed and operated consistent with the parameters of CARB's 2011 Supplement and the County's 2015 GHG Guidance. The methodology to evaluate potential impacts to climate change that may result from the construction and long-term operations of the project is presented below.

4.1 Existing Greenhouse Gas Emissions

The project site is currently undeveloped and therefore all emissions were considered net new to be conservative.

4.2 Construction Greenhouse Gas Emissions

Construction GHG emissions include emissions from heavy construction equipment, truck traffic, and worker trips. Emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2022.1.1, based on the anticipated construction schedule to full buildout in year 2025. In accordance with County of San Diego Planning and Development Services requirements, all construction equipment was assumed to meet USEPA Tier 3 emission standards. Emissions from on-road vehicles were estimated outside of CalEEMod using emission factors from the CARB On Road Vehicle Emissions Factor Model version 2021 (EMFAC2021) for haul and material vendor trucks and worker vehicles. Activities parameters, such as number of pieces of equipment and equipment usage hours were based on CalEEMod defaults. The project would require 500 cubic yards of soil excavation and a maximum of 5,500 cubic yards of imported fill. Emissions from project construction activities were estimated based on the construction phase in which the activity would be occurring.

Project construction is estimated to start in winter 2024 but may commence at a later date. If this occurs, construction impacts would be lower than those analyzed here due to the use of a more energy-efficient and cleaner burning construction vehicle fleet mix, pursuant to state regulations that require vehicle fleet operators to phase-in less polluting heavy-duty equipment. As a result, should project construction commence at a later date than analyzed in this analysis, GHG impacts would be lower than the impacts disclosed herein.

For the purposes of the analysis, construction emissions were amortized over 30 years in accordance with the SCAQMD guidance, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, which recognizes that construction-related GHG emissions from projects "occur over a relatively short-term period of time" and that "they contribute a relatively small portion of the overall lifetime project GHG emissions."[42] In

[42] South Coast Air Quality Management District, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008. Available online at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf?sfvrsn=2. Accessed September 2023.

accordance with SCAQMD guidance, GHG emissions from construction have been amortized (i.e., averaged annually) over the lifetime of the Project. The SCAQMD defines the lifetime of a project as 30 years. [43] Therefore, the project's total construction GHG emissions were divided by 30 to determine an annual construction emissions estimate comparable to operational emissions.

4.3 Operational Greenhouse Gas Emissions

Operational GHG emissions were calculated using CalEEMod with adjustments to account for site-specific conditions. The project would be designed with an all-electric building design and project buildings would not utilize natural gas or include natural gas infrastructure.

In addition, the project would be constructed to incorporate low-flow plumbing fixtures and appliances and water-efficient irrigation. The carbon intensity factor was also adjusted to be consistent with SB 100, which represents the State's most current RPS law, with an emission factor of 438.02 pounds (lbs) per megawatt-hours (MWh) for year 2025 scaled proportionately based on the future year renewable energy targets of 44 percent by 2024 and at least 52 percent by 2027. Operational GHG emissions includes area source emissions for landscaping equipment and architectural coatings; energy use emissions for both electricity use; transportation; water conveyance, treatment, distribution, end use, and wastewater treatment; and solid waste. For transportation, the 2015 technical report calculated a total annual vehicle miles travelled of 3,807,278 miles. Comparatively, the proposed project would result in 2,422,909 total annual miles. Similar to construction, operational emissions from on-road vehicles were estimated outside of CalEEMod using EMFAC2021. All vehicle types would visit the project site. Therefore, this assessment uses the San Diego Air Basin's motor vehicle fleet mix and the fleet average calendar year emissions factors from EMFAC2021 to estimate mobile source GHG emissions. In addition, emissions from electric vehicle charging were calculated by multiplying the number of parking spaces by the average daily charge to obtain the annual electricity demand. The electricity demand was multiplied by the electricity emissions factor which yielded the total GHG emissions per year. See Project Assumptions in **Appendix A** for calculation methodology. Solid waste diversion is assumed to be 60 percent based upon actual diversion in the unincorporated county in 2018.[44]

This GHG analysis compares the newly defined project emissions to the project emissions from the 2015 technical report for a similar but less intensive development. The 2015 technical report found that the project would be consistent with applicable plans, policies, and regulations adopted for regulation of GHG emissions and that the project emissions would be reduced to below the level of significance as compared to "business as usual" levels. As a result, if the project results in fewer emissions compared to the 2015 technical report, then the project would achieve the GHG reduction targets and be less than significant for CEQA purposes.

[43] SCAQMD, Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans, 2008, p. 5.

[44] County of San Diego. Solid Waste. Available online at: https://www.sandiegocounty.gov/content/sdc/sustainability/Measures/solidwaste.html. Accessed September 2023.

5.0 Environmental Impacts

5.1 Impacts Analysis

Impact 5-1: Would the proposed project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact 5-2: Would the proposed project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

Summary of 2015 Technical Report

Based on the County's Guidance and the 2011 Supplement, a 16 percent reduction in GHG emissions was required to meet the target of reducing emissions to 1990 levels by 2020 between an unmitigated and mitigated scenario. The unmitigated scenario refers to the baseline conditions without implementation of project design features and other regulatory requirements that would reduce GHG emissions beyond CARB's 2011 Scoping Plan base assumptions. The project scenario that was compared to the unmitigated scenario incorporated the following regulatory measures would be implemented beyond CARB's 2011 Scoping Plan base assumptions:

- Pavley I Standards – 14.15 percent reduction for light-duty vehicles
- Low Carbon Fuel Standard – 10 percent reduction in emissions from vehicles; Advanced Clean Cars – 3 percent reduction in emissions from passenger vehicles by 2020
- Renewables Portfolio Standard – 33 percent renewables
- Installation of low-flow fixtures in the project.
- Building as a "net zero" building (the project would generate no GHG emissions from the use of electricity or natural gas in the building)
- Solid waste was assumed to be reduced following the solid waste diversion goal of 75 percent established in California by AB 341. GHG emissions were reduced by 20 percent for solid waste handling based on standard County assumptions. The project will encourage recycling at the commercial uses.

The previous project scenario resulted in emissions that totaled 1,700 $MTCO_2e$/year as compared to the baseline scenario of 2,161 $MTCO_2e$/year. The previous project in the 2015 technical report met the significance threshold by reducing operational GHG emissions by 21.3 percent. The 2015 technical report concluded the previous project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. As stated above in Section 3.0, *Significance Thresholds*, since the County has not adopted any newer guidance on GHG emission thresholds since the publication of the 2015 technical report, this GHG analysis will use the emissions calculated in the 2015 technical report as a reference point to establish whether the proposed project would achieve the GHG reduction targets and be less than significant for CEQA purposes.

Proposed Project Results

As described in **Table 4, Estimated Project Construction GHG Emissions**, (see Appendix A, for additional details), the total construction related GHG emissions would be 1,819 $MTCO_2e$.

These construction emissions are amortized over 30 years and added to operational emissions per SCAQMD Guidance.[45] The total operational GHG emissions, including the amortized construction emissions, in the project buildout year of 2025 would be 1,165 $MTCO_2e$ for the proposed project per **Table 5, Estimated Project Operational GHG Emissions**, (see Appendix A, for additional details).

TABLE 4
ESTIMATED PROJECT CONSTRUCTION GHG EMISSIONS ($MTCO_2E$)

Year	Emissions
2024	835
2025	984
TOTAL[1]	**1,819**
Amortized Construction Emissions[2]	61

1 Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix A.

2 Construction emissions are amortized over 30 years in accordance with SCAQMD guidance.

MT=metric tons; CO_2e=carbon dioxide equivalent

SOURCE: ESA, 2023.

TABLE 5
ESTIMATED PROJECT OPERATIONAL GHG EMISSIONS ($MTCO_2E$)

Emission Sources	CO_2e (MT/year)
Area	1
Electricity[3]	94
Water	12
Waste	43
Motor vehicles	902
Electric Vehicle Charging	2
Amortized Construction[2]	61
Project Total[1]	**1,115**
2015 Technical Report Total	1,700
Difference in Emissions	(585)

1 Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in Appendix A.

2 Construction emissions are amortized over 30 years in accordance with SCAQMD guidance.

3 Building energy emissions (electricity) are included in the calculations. SDG&E is estimated to have a 46.67% renewable electricity in the project buildout year of 2025 based upon linear interpolation of existing data and future RPS mandate.

MT=metric tons; CO2e=carbon dioxide equivalent

SOURCE: ESA, 2023.

45 South Coast Air Quality Management District, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008. Available online at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf?sfvrsn=2. Accessed September 2023.

The proposed project's GHG emissions would benefit from state and local GHG emission reduction mandates and strategies to achieve a declining trend in post-buildout annual GHG emissions. These reduction mandates and strategies include an aggressive RPS as set by SB 100, increased waste diversion, and improved building energy efficiency through adherence to the 2022 Title 24 Building Energy Efficiency Standards to reduce energy use. The RPS requires electricity supplied by the local utility to increase the proportion of renewable energy to 60 percent by the end of 2030 and to plan for 100 percent by the end of 2045. SDG&E is estimated to have a 46.67 percent renewable energy resources in the project buildout year of 2025 based upon linear interpolation of existing data and future RPS mandate. Per SB 100, SDG&E would be required to increase its renewable electricity to 60 percent by 2030 and to plan for 100 percent by 2045. Thus, the project's building energy-related GHG emissions would be reduced through SDG&E's renewable energy supply at project buildout and further declining post-buildout. With respect to waste diversion, the proposed project would be required to comply with the County's Construction and Demolition (C&D) Ordinance, which requires all projects within unincorporated San Diego County to recycle 65 percent of all materials, including 90 percent of inert materials, such as concrete, asphalt and dirt.[46] The project would also be required to comply with the County's Solid Waste Ordinance, which was updated in 2021 to incorporate state laws regarding recycling and organics recycling.[47] Public Resources Code (PRC) Division 30, Part 3 Chapter 12.8, Section 42649 et seq. requires businesses that produce four cubic yards or more of solid waste per week or multifamily residential dwellings of five units or more to arrange for recycling services consistent with state or local laws. In addition, PRC Division 30, Part 3 Chapter 12.9, Section 42649.8 et seq. includes requirements for organic waste recycling. The project's compliance with the updated County C&D and Solid Waste Ordinances would reduce the project's waste-related GHG emissions. The proposed project would implement additional sustainability features such as using low-flow fixtures (faucets, toilets, and showers) and water efficient landscaping. The proposed project would be constructed to achieve GreenPoint Rated certification, which would document its consistency with environmental standards for sustainability and efficiency. As discussed above, the analysis relies upon the CARB 2022 Scoping Plan, County's General Plan, and SANDAG 2021 Regional Plan to establish consistency with relevant plans and policies for evaluating the significance of GHGs. This analysis is provided below under the subheading, *Consistency with Plans*.

2030 GHG Emissions

Annual proposed project GHG emissions for year 2030 would be approximately 1,046 $MTCO_2e$/year. The proposed project would benefit from a 60 percent RPS target in 2030, a cleaner vehicle fleet mix, and all the same sustainability features implemented in the project's buildout year. Therefore, the proposed project would generate GHG emissions on a declining trend consistent with post-buildout GHG emissions reduction mandates and strategies for achieving the 2030 target.

[46] San Diego County Department of Public Works. 2021. New Construction and Demolition Requirements. Effective January 1, 2021.

[47] San Diego County Department of Public Works. 2021. https://www.sandiegocounty.gov/content/sdc/dpw/recycling/multifamily.html. Accessed November 2023.

2050 GHG Emissions

Annual proposed project GHG emissions for year 2050 would be approximately 859 $MTCO_2e$/year, based on available modeling tools that do not fully account for future reductions in emissions, particularly for mobile sources (i.e., EMFAC2021 does not fully account for the transition to electric vehicles by 2050). The proposed project would benefit from a carbon neutral grid in 2050, a cleaner vehicle fleet mix, and all the same sustainability features implemented in the project's buildout year. Therefore, the proposed project would generate GHG emissions on a declining trend consistent with post-buildout GHG emissions reduction mandates and strategies, including a carbon neutral grid, for achieving the 2050 target.

Consistency with Plans

A significant impact would occur if the proposed project would generate GHG emissions, either directly or indirectly, that conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Consistency is evaluated with regard to CARB's 2022 Scoping Plan, County of San Diego General Plan, and SANDAG 2021 Regional Plan.

CARB's 2022 Scoping Plan

The 2022 Scoping Plan presents a non-exhaustive list of impactful GHG reduction strategies that can be implemented by local governments within the three priority areas (Priority GHG Reduction Strategies for Local Government Climate Action Priority Areas).[48] A detailed assessment of goals, plans, policies implemented by the County which would support the GHG reduction strategies in the three priority areas is provided below. In addition, further details are provided regarding the correlation between these reduction strategies and applicable actions included in Table 2-1 (page 72) of the Scoping Plan (Actions for the Scoping Plan Scenario). Based on the discussions below, the project would not conflict with applicable 2022 Scoping Plan strategies and regulations to reduce GHG emissions.

Transportation Electrification

The priority GHG reduction strategies for local government climate action related to transportation electrification are discussed below and would support the Scoping Plan action to have 100 percent of all new passenger vehicles to be zero-emission by 2035 (see Table 2-1 of the Scoping Plan).

The CARB approved the Advanced Clean Cars II rule which codifies Executive Order N-79-20 and requires 100 percent of new cars and light trucks sold in California be zero-emission vehicles by 2035. The State has also adopted AB 2127, which requires the CEC to analyze and examine charging needs to support California's electric vehicles in 2030 and to support decision-makers allocation of resources to install new electric vehicle chargers where they are needed most.

The project would include electric vehicle parking spaces equipped with electric vehicle charging spaces (EVCS), which would assist with reducing transportation emissions. The project would provide 98 parking spaces. For modeling purposes, it was assumed that the project would provide 93 standard and five EVCS parking spaces based on Title 24 and CALGreen Code requirements.

[48] CARB, 2022 Scoping Plan for Achieving Climate Neutrality, Table 1 of Appendix D, November 2022.

This would support the electrification of transportation-related sources of emissions and would reduce vehicle and equipment emissions. Thus, the project would not conflict with this strategy.

Vehicle Miles Traveled Reduction

The priority GHG reduction strategies for local government climate action related to vehicle miles traveled (VMT) reduction are discussed below and would support the Scoping Plan action to reduce VMT per capita 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045.

The proposed project would generate a total of 567 vehicle trips during weekdays. The proposed project would support reducing VMT given its location near existing public transit bus routes along Main Street from North County Transit District and Metropolitan Transit System. Furthermore, the project's residential uses would be 100 percent affordable units, which supports VMT reduction strategies and associated transportation GHG emissions reductions. The California Air Pollution Control Officers Association (CAPCOA) published its *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, the purpose of which is to provide local governments with accurate, reliable, and standardized emission reduction quantification methods for land use, climate action, and long-term planning.[49] The handbook includes VMT and GHG reduction measure, T-4 (Integrate Affordable and Below Market Rate Housing), which states that affordable "housing provides greater opportunity for lower income families to live closer to job centers and achieve a jobs/housing match near transit. It is also an important strategy to address the limited availability of affordable housing that might force residents to live far away from jobs or school, requiring longer commutes."[50] The project's 100 percent affordable units would have access to the existing public transit bus routes along Main Street from North County Transit District and Metropolitan Transit System. As such, the project would not conflict with this strategy.

Building Decarbonization

The priority GHG reduction strategies for local government climate action related to electrification are discussed below and would support the Scoping Plan actions regarding meeting increased demand for electrification without new fossil gas-fire resources and all electric appliances beginning in 2026 (residential) and 2029 (commercial) (see Table 2-1 of the 2022 Scoping Plan).

California's transition away from fossil fuel–based energy sources will bring the project's GHG emissions associated with building energy use down to zero as the State's electric supply becomes 100 percent carbon free. California has committed to achieving this goal by 2045 through SB 100, the 100 Percent Clean Energy Act of 2018. SB 100 strengthened the State's RPS by requiring that 60 percent of all electricity provided to retail users in California come from renewable sources by 2030 and that 100 percent come from carbon-free sources by 2045. The land use sector will benefit from RPS because the electricity used in buildings will be

[49] CAPCOA, Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, December 2021.

[50] CAPCOA, Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, page 80, December 2021.

increasingly carbon-free, but implementation does not depend (directly, at least) on how buildings are designed and built.

Although this GHG reduction measure is aimed primarily at jurisdictions and not individual projects, the project would be required to comply with applicable local requirements for building energy efficiency and electrification and would adhere to applicable CALGreen (Title 24) requirements for energy efficiency and electrification of new buildings. As previously stated, the project would include five electric vehicle parking spaces equipped with EVCS. This would support the electrification of the project.

Based on the above, the project would not conflict with 2022 this strategy and would be **less than significant**.

County of San Diego General Plan

The General Plan includes strategies applicable to the proposed project such as reduce non-renewable electrical and natural gas energy consumption and generation (energy efficiency), reduce water consumption, and reduce and maximize reuse of solid wastes. As stated above, the proposed project would comply with current 2022 Title 24 Building Energy Efficiency Standards and would benefit from utility-provider efforts towards increasing the portion of electricity provided from renewable resources get consistent with SB 100, with an emission factor of 438.02 lbs/MWh for year 2025 scaled proportionately based on the future year renewable energy targets of 44 percent by 2024 and at least 52 percent by 2027. The proposed project would be constructed to achieve GreenPoint Rated certification. In addition, the proposed project would be constructed to incorporate low-flow plumbing fixtures and appliances and water-efficient irrigation and would be served by a solid waste collection and recycling service that include mixed waste processing, and that yields waste diversion of at least 60 percent. [51] Therefore, impacts would be **less than significant**.

SANDAG 2021 Regional Plan

The 2021 Regional Plan lays out a framework to achieve the three main goals: 1) efficient movement of people and goods; 2) access to affordable, reliable, and safe mobility options, and; 3) healthier air and reduced GHG emissions. The proposed project would comply with current 2022 Title 24 Building Energy Efficiency Standards and would benefit from utility-provider efforts towards increasing the portion of electricity provided from renewable resources get consistent with SB 100. The proposed project would be constructed to achieve GreenPoint Rated certification. As the proposed project would place a senior center and PACE Wellness Center alongside senior residential housing, it would provide medical, recreational, and transportation services to residents living within the project site as well as the surrounding community. This would reduce both the number of trips and trip lengths consistent with the goals in the 2021 Regional Plan and allow for an aging in place opportunity. Therefore, impacts would be **less than significant**.

[51] County of San Diego. Solid Waste. Available online at: https://www.sandiegocounty.gov/content/sdc/sustainability/Measures/solidwaste.html. Accessed September 2023.

In conclusion, as described above, the proposed project would not generate GHG emissions that have a significant impact on the environment, and the proposed project would not conflict with an applicable plan, policy or regulation pertaining to reducing GHG emissions. Impacts to GHG emissions would be **less than significant**.

5.2 Level of Significance before Mitigation

Implementation of the proposed project would not result in a significant impact on GHG/climate change; therefore, no mitigation measures are proposed.

5.3 Environmental Mitigation Measures

No mitigation measures are proposed.

5.4 Level of Significance after Mitigation

No significant impacts on GHG/climate change have been identified.

5.5 Cumulative Impacts

Analysis of GHG emissions is cumulative in nature because impacts are caused by cumulative global emissions and climate change impacts related to GHG emissions do not necessarily occur in the same area as the project is located. Given that the proposed project would generate GHG emissions that would not result in a significant impact and would not conflict with applicable reduction plans and policies, and given that GHG emission impacts are cumulative in nature, the proposed project's incremental contribution to cumulatively significant GHG emissions would be less than significant.

Impact Analysis

Although the proposed project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of that climate change can cause adverse environmental effects. A project's GHG emissions typically would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. The state has mandated a goal of reducing statewide emissions to 40 percent below 1990 levels by 2030, even though statewide population and commerce are predicted to continue to expand. In order to achieve this goal, CARB is in the process of establishing and implementing regulations to reduce statewide GHG emissions. Currently, there are no applicable CARB, SDAPCD, or County of San Diego significance thresholds or specific reduction targets, and no approved policy or guidance to assist in determining significance at the project or cumulative levels. Additionally, there is currently no generally accepted methodology to determine whether GHG emissions associated with a specific project represent new emissions or existing, displaced emissions. Therefore, consistent with

CEQA Guidelines Section 15064h(3),[52] the County, as lead agency, has determined that the proposed project's contribution to cumulative GHG emissions and global climate change would be less than significant if the project is consistent with the applicable regulatory plans and policies to reduce GHG emissions: the 2022 Scoping Plan, County of San Diego General Plan, and SANDAG 2021 Regional Plan.

As described above, implementation of the proposed project's regulatory requirements and project design features, including state mandates, would contribute to GHG reductions. The proposed project would achieve a declining trend in post-buildout annual GHG emissions as a result of reduction mandates and strategies including an aggressive RPS as set by SB 100, increased waste diversion, improved building energy efficiency through adherence to the 2022 Title 24 Building Energy Efficiency Standards to reduce energy use, and transportation strategies to reduce tailpipe GHG emissions and VMT. As discussed above, the proposed project would not conflict with applicable strategies for local development projects outlined in CARB's 2022 Scoping Plan, particularly its emphasis on the identification of emission reduction opportunities that promote economic growth while achieving greater energy efficiency and accelerating the transition to a low-carbon economy. In addition, as recommended by CARB's 2022 Scoping Plan, the proposed project would implement "green building" features as a framework for achieving GHG emissions reductions as new buildings would be designed to comply with County of San Diego requirements and the CALGreen Code.

The proposed project also would not conflict with County of San Diego General Plan as discussed above, which includes strategies applicable to the project to reduce non-renewable electrical and natural gas energy consumption and generation, reduce water consumption, and reduce and maximize reuse of solid wastes. As stated above, the proposed project would comply with current 2022 Title 24 Building Energy Efficiency Standards and would benefit from utility-provider efforts towards increasing the portion of electricity provided from renewable resources consistent with SB 100, with an emission factor of 438.02 lbs/MWh for year 2025 scaled proportionately based on the future year renewable energy targets of 44 percent by 2024 and at least 52 percent by 2027. In addition, the proposed project would be constructed to incorporate low-flow plumbing fixtures and appliances and water-efficient irrigation and would be served by a solid waste collection and recycling service that includes mixed waste processing, and that yields waste diversion of at least 60 percent. [53]

Furthermore, the proposed project would not conflict with the 2021 Regional Plan, which lays out a framework to achieve efficient movement of people and goods, provide access to affordable,

[52] As indicated above, the CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction program renders a cumulative impact insignificant. Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project will comply with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the project. To qualify, such a plan or program must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, [and] plans or regulations for the reduction of greenhouse gas emissions."

[53] County of San Diego. Solid Waste. Available online at: https://www.sandiegocounty.gov/content/sdc/sustainability/Measures/solidwaste.html. Accessed September 2023.

reliable, and safe mobility options, and provide healthier air and reduced GHG emissions. The proposed project would place a senior center and PACE Wellness Center alongside senior residential housing in proximity to transit, which would provide medical, recreational, and transportation services to residents living within the project site as well as the surrounding community. This would reduce both the number of trips and trip lengths consistent with the goals in the 2021 Regional Plan.

Therefore, as discussed above, the proposed project would not generate GHG emissions that would have a significant impact and would not conflict with applicable GHG reduction plans and policies. In addition, while the proposed project is not directly subject to the Cap-and-Trade Program, that program would indirectly reduce the project's GHG emissions by regulating "covered entities" that affect the project's GHG emissions, including energy, mobile, and construction emissions. More importantly, the Cap-and-Trade Program will backstop the GHG reduction plans and policies applicable to the project in that the Cap-and-Trade Program will be responsible for relatively more emissions reductions if California's direct regulatory measures reduce GHG emissions less than expected. The Cap-and-Trade Program will ensure that the GHG reduction targets of AB 32 and SB 32 are met.

The 2022 Scoping Plan Scenario identifies the need to accelerate AB 32's 2030 target, from 40 to 48 percent below 1990 levels. The Cap-and-Trade regulation continues to play a large factor in the reduction of near-term emissions for meeting the 2030 reduction target. Every sector of the economy will need to begin to transition in this decade to meet these GHG reduction goals and achieve carbon neutrality no later than 2045. Even though the 2022 Scoping Plan and supporting documentation do not provide an exact regulatory and technological roadmap to achieve the 2050 goal, they demonstrate that various combinations of policies could allow the statewide emissions level to remain very low through 2050, suggesting that the combination of new technologies and other regulations not analyzed in the studies could allow the state to meet the 2050 target.

Thus, based on the above, the proposed project's contribution to cumulative GHG emissions would not be significant and would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. In the absence of adopted standards and established significance thresholds, and given this consistency, the proposed project's impacts would not be cumulatively considerable and, therefore, proposed project's cumulative impacts to GHG emissions would be **less than significant**.

Mitigation Measures

Cumulative impacts regarding GHG emissions were determined to be less than significant without mitigation. Therefore, no mitigation measures are required.

Level of Significance After Mitigation

Cumulative impacts regarding GHG emissions were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

Appendix A

Project Emissions Calculation Worksheets

A-1 Project Assumptions

Paseo Norte Apartment Project

Construction Assumptions

Project Land Uses

Project Site Acreage	7.86 acres

Land Use[1]	CalEEMod Land Use	CalEEMod Landuse Type	Size	Metric	Building SF	Building Metrics	Lot Acreage	Notes
PACE Wellness Center	Commercial	Medical Office Building	5	SF	5,000	SF	0.110	Updated based on email from PM 8.3.2023
Parking	Parking	Parking Lot	98	spaces	0.88	acres	0.880	Updated based on email from PM 8.3.2023
Outdoor Area	Recreational	City Park	4.39	Acre	4.39	acres	4.390	Previously calculated
Senior Center	Recreational	Health Club	1.8	SF	1,800	SF	0.045	Updated based on email from PM 8.3.2023
Residential	Residential	Apartments Mid Rise	100	DU	75,700	SF	2.432	Updated based on email from PM 8.3.2023
							7.86	

Notes

1 *Land use acreage is an estimate of the total site acreage of 7.85 acres*

Construction Schedule[1]

Phase Name	CalEEMod Phase Type	Start Date	End Date	Total Days	Workers per day	Daily One-way Worker Trips	Trip Length[2]	Vendor Trips per day	Daily One-Way Vendor Trips	Trip Length[2]	Total Haul Trucks	Daily One-way Haul Trips	Trucks per day	Trip Length[2]
Site Preparation	Site Preparation	1/1/2024	1/31/2024	27	9	18	11.97	0	0	7.63	0	0	0	20
Grading	Grading	2/1/2024	2/29/2024	25	10	20	11.97	0	0	7.63	429	858	18	20
Building Construction	Building Construction	3/1/2024	11/30/2025	548	115	230	11.97	26	52	7.63	0	0	0	20
Paving	Paving	3/1/2025	11/30/2025	235	8	16	11.97	1	2	7.63	0	0	0	20
Architectural Coating	Architectural Coating	7/1/2025	11/30/2025	131	23	46	11.97	5	10	7.63	0	0	0	20

Note: Same as 2017 MND but pushed forward to Winter 2024

Assume 6 days/week per client

Note: Workers are the same as 2017 MND

Note: Defaults for building construction. Concrete vendor trips are in paving phase. Architectural coating trips are 20% of building construction trips.

Note: Haul trips based on excavation quantity.

Notes

1 *Based on data needs request and 2017 MND*

2 *Trip Lengths based on CalEEMod defaults*

CalEEMod Default Trips	Workers Trip/Day	Vendor Trip/Day	Haul Truck Trip/Day	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Notes
Site Preparation	18	0	0	11.97	7.63	20	*CalEEMod Defaults*
Grading	20	0	18	11.97	7.63	20	*CalEEMod Defaults*
Building Construction	230	52	0	11.97	7.63	20	*CalEEMod Defaults*
Paving	16	2	0	11.97	7.63	20	*CalEEMod Defaults*
Architectural Coating	46	10	0	11.97	7.63	20	*CalEEMod Defaults*

Paseo Norte Apartment Project

Construction Equipment

Phase Name	Equipment	Equipment Amount[1]	Hours per Day	Tier
Site Preparation	Rubber Tired Dozer	3	8	Tier 3
	Tractors/Loaders/Backhoes	4	8	Tier 3
Grading/Excavation	Graders	1	8	Tier 3
	Excavators	1	8	Tier 3
	Tractors/Loaders/Backhoes	3	8	Tier 3
	Rubber Tired Dozers	1	8	Tier 3
Building Construction	Forklifts	3	8	Tier 3
	Generator Sets	1	8	Tier 3
	Cranes	1	7	Tier 3
	Welders	1	8	Tier 3
	Tractors/Loaders/Backhoes	3	7	Tier 3
Paving	Pavers	2	8	Tier 3
	Paving Equipment	2	8	Tier 3
	Rollers	2	8	Tier 3
Architectural Coatings	Air Compressors	1	6	Tier 3

Notes:

1. CalEEMod Defaults. Equipment Mix-Using defaults as no further data is provided. Tier 3 is required by the County.

Paseo Norte Apartment Project

Excavation

Land Use Excavation/ Grading Quantities[1]	Export (CY)	Import (CY)
Excavation	500	5,500

Grading/Excavation	Export (CY)	Import (CY)
Entire Site Development	6,000	
Total Volume	**6,000**	

Grading/Excavation	Total	Notes
Haul Truck Capacity (CY)	14	*Assumption*
Total Haul Trucks	429	*Calculation*
Total One-way Haul Trips	858	*Calculation*
Duration (days)	25	*Haul Days*
Daily Haul Trucks	18	*Calculation*

Source: *Construction data needs*

Paseo Norte Apartment Project

concrete quantities to be estimated from site plan

Land Use	Concrete Volume (CY)	Concrete Truck Capacity (CY)	Total Trucks Needed (Vendor Trips)
Project	691	10	69

Land Use	Total Trucks
Project	69
Duration (days)	235
Maximum trucks per day	1.00
Maximum truck trips per day	2.00

Notes:

1 Assume 56,000 SF of surface parking at 4 in depth for a total of 18,667 CF or 691 CY

Paseo Norte Apartment Project
Operational GHG Analysis - Year 2025

Estimated Electricity demand from Electric Vehicle Supply Equipment (EVSE)

Land Use Type	Number of Parking Spaces	Number of Parking Spaces with EV Chargers	Average Charge (kWh/day) [a]	Days/Year	Electricity Demand (kWh/yr)	Electricity Demand (MWh/yr)
Total	**98**	**5**	**4.4**	**365**	8,030	8.03

Electricity Emission Factor (MT CO2/MWh)	Electricity Emission Factor (lbs CO2/MWh)	Total EV Charging GHG Emissions Per Year
0.20	438.02	1.60

(MT CH4/MWh)	(lbs CH4/MWh)
1.32E-05	0.029

(MT N2O/MWh)	(lbs N2O/MWh)
2.80E-06	0.00617

Notes:

a. Estimated based on reference sources listed below.

Sources:

US Department of Energy. Alternative Fuels Data Center, 2016. Hybrid and Plug-In Electric Vehicle Emissions Data Sources and Assumptions.
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Available at: http://luskin.ucla.edu/sites/default/files/Luskin-WPC-TRB-13-11-15d.pdf.

2019 Calgreen Building Standards Code, Title 24 Part 11
Available: https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.47GRBUSTCO_18.47.050AMCASE5.106.5.3.3TA5.106.5.3.WNOEVCHSPCHSTCA

A-2 CalEEMod Outputs

Paseo Norte Project Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Paseo Norte Project
Construction Start Date	1/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	3.40
Location	1275 Main St, Ramona, CA 92065, USA
County	San Diego
City	Unincorporated
Air District	San Diego County APCD
Air Basin	San Diego
TAZ	6112
EDFZ	12
Electric Utility	San Diego Gas & Electric
Gas Utility	San Diego Gas & Electric
App Version	2022.1.1.18

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Medical Office Building	5.00	1000sqft	0.11	5,000	0.00	0.00	—	—
Parking Lot	98.0	Space	0.88	0.00	0.00	0.00	—	—
City Park	4.39	Acre	4.39	0.00	4.39	4.39	—	—
Health Club	1.80	1000sqft	0.04	1,800	890	0.00	—	—
Apartments Mid Rise	100	Dwelling Unit	2.43	75,700	0.00	0.00	279	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.75	24.0	28.3	0.05	0.96	7.67	8.61	0.88	3.94	4.78	—	5,296	5,296	0.21	0.04	0.00	5,314
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.98	15.2	18.4	0.03	0.67	0.76	1.23	0.61	0.38	0.81	—	2,902	2,902	0.12	0.02	0.00	2,912
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	2.78	3.36	0.01	0.12	0.14	0.22	0.11	0.07	0.15	—	480	480	0.02	< 0.005	0.00	482

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.44	11.8	14.3	0.02	0.50	0.00	0.50	0.46	0.00	0.46	—	2,398	2,398	0.10	0.02	0.00	2,406
2025	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.90	24.0	28.3	0.05	0.94	7.67	8.61	0.84	3.94	4.78	—	5,296	5,296	0.21	0.04	0.00	5,314
2025	4.75	21.5	25.9	0.04	0.96	0.00	0.96	0.88	0.00	0.88	—	4,043	4,043	0.16	0.03	0.00	4,057
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.42	11.2	13.6	0.02	0.47	0.76	1.23	0.43	0.38	0.81	—	2,317	2,317	0.09	0.02	0.00	2,325
2025	1.98	15.2	18.4	0.03	0.67	0.00	0.67	0.61	0.00	0.61	—	2,902	2,902	0.12	0.02	0.00	2,912
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.08	2.05	2.48	< 0.005	0.09	0.14	0.22	0.08	0.07	0.15	—	384	384	0.02	< 0.005	0.00	385
2025	0.36	2.78	3.36	0.01	0.12	0.00	0.12	0.11	0.00	0.11	—	480	480	0.02	< 0.005	0.00	482

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.08	2.48	28.6	0.06	0.07	4.69	4.75	0.06	1.19	1.25	82.8	6,501	6,584	8.61	0.23	21.2	6,888

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.47	2.63	21.0	0.05	0.06	4.69	4.75	0.06	1.19	1.25	82.8	6,233	6,316	8.62	0.24	1.21	6,604
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.72	2.64	24.0	0.05	0.06	4.68	4.74	0.06	1.19	1.25	82.8	6,279	6,362	8.62	0.24	9.54	6,658
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.86	0.48	4.37	0.01	0.01	0.85	0.87	0.01	0.22	0.23	13.7	1,040	1,053	1.43	0.04	1.58	1,102

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.60	2.18	22.5	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,582	5,582	0.24	0.20	20.5	5,669
Area	2.47	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	5.08	2.48	28.6	0.06	0.07	4.69	4.75	0.06	1.19	1.25	82.8	6,501	6,584	8.61	0.23	21.2	6,888
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.55	2.39	20.8	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,331	5,331	0.25	0.21	0.53	5,402
Area	1.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.47	2.63	21.0	0.05	0.06	4.69	4.75	0.06	1.19	1.25	82.8	6,233	6,316	8.62	0.24	1.21	6,604
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.52	2.37	20.9	0.05	0.04	4.68	4.72	0.04	1.19	1.23	—	5,369	5,369	0.25	0.21	8.86	5,447
Area	2.19	0.03	2.94	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.08	8.08	< 0.005	< 0.005	—	8.11
Energy	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	868	868	0.07	0.01	—	871
Water	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.72	2.64	24.0	0.05	0.06	4.68	4.74	0.06	1.19	1.25	82.8	6,279	6,362	8.62	0.24	9.54	6,658
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.43	3.81	0.01	0.01	0.85	0.86	0.01	0.22	0.22	—	889	889	0.04	0.04	1.47	902
Area	0.40	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34
Energy	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	144	144	0.01	< 0.005	—	144
Water	—	—	—	—	—	—	—	—	—	—	1.35	5.76	7.11	0.14	< 0.005	—	11.6
Waste	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.86	0.48	4.37	0.01	0.01	0.85	0.87	0.01	0.22	0.23	13.7	1,040	1,053	1.43	0.04	1.58	1,102

3. Construction Emissions Details

3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.90	24.0	28.3	0.05	0.94	—	0.94	0.84	—	0.84	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	1.78	2.09	< 0.005	0.07	—	0.07	0.06	—	0.06	—	392	392	0.02	< 0.005	—	393
Dust From Material Movement	—	—	—	—	—	0.57	0.57	—	0.29	0.29	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.32	0.38	< 0.005	0.01	—	0.01	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.53	14.1	17.8	0.03	0.60	—	0.60	0.54	—	0.54	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	2.77	2.77	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.97	1.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	203	203	0.01	< 0.005	—	203
Dust From Material Movement	—	—	—	—	—	0.19	0.19	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.18	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.5	33.5	< 0.005	< 0.005	—	33.7
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	8.49	10.3	0.02	0.36	—	0.36	0.33	—	0.33	—	1,723	1,723	0.07	0.01	—	1,729
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	1.55	1.88	< 0.005	0.07	—	0.07	0.06	—	0.06	—	285	285	0.01	< 0.005	—	286
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	11.8	14.3	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	9.27	11.2	0.02	0.40	—	0.40	0.36	—	0.36	—	1,881	1,881	0.08	0.02	—	1,887
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	1.69	2.05	< 0.005	0.07	—	0.07	0.07	—	0.07	—	311	311	0.01	< 0.005	—	312
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.32	8.62	10.6	0.01	0.39	—	0.39	0.36	—	0.36	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	8.62	10.6	0.01	0.39	—	0.39	0.36	—	0.36	—	1,511	1,511	0.06	0.01	—	1,517
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	5.55	6.82	0.01	0.25	—	0.25	0.23	—	0.23	—	973	973	0.04	0.01	—	976
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	1.01	1.25	< 0.005	0.05	—	0.05	0.04	—	0.04	—	161	161	0.01	< 0.005	—	162
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.11. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	3.94	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	3.94	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.39	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	47.9	47.9	< 0.005	< 0.005	—	48.1
Architectural Coatings	1.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.93	7.93	< 0.005	< 0.005	—	7.96
Architectural Coatings	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	0.78	0.54	5.44	0.01	0.01	1.06	1.07	0.01	0.27	0.28	—	1,273	1,273	0.06	0.05	4.64	1,294
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.01	0.01	0.10	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	23.2	23.2	< 0.005	< 0.005	0.08	23.6
Health Club	0.22	0.15	1.50	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	351	351	0.02	0.01	1.28	357
Apartments Mid Rise	1.59	1.49	15.5	0.04	0.03	3.32	3.35	0.03	0.84	0.87	—	3,935	3,935	0.16	0.14	14.5	3,994
Total	2.60	2.18	22.5	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,582	5,582	0.24	0.20	20.5	5,669
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.76	0.59	5.16	0.01	0.01	1.06	1.07	0.01	0.27	0.28	—	1,216	1,216	0.07	0.05	0.12	1,234
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.01	0.01	0.09	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	22.2	22.2	< 0.005	< 0.005	< 0.005	22.5
Health Club	0.21	0.16	1.43	< 0.005	< 0.005	0.29	0.30	< 0.005	0.07	0.08	—	336	336	0.02	0.01	0.03	340
Apartments Mid Rise	1.56	1.63	14.2	0.04	0.03	3.32	3.35	0.03	0.84	0.87	—	3,757	3,757	0.16	0.15	0.38	3,805
Total	2.55	2.39	20.8	0.05	0.04	4.69	4.73	0.04	1.19	1.23	—	5,331	5,331	0.25	0.21	0.53	5,402
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.14	0.11	0.94	< 0.005	< 0.005	0.19	0.19	< 0.005	0.05	0.05	—	203	203	0.01	0.01	0.33	206
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	< 0.005	< 0.005	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.69	3.69	< 0.005	< 0.005	0.01	3.75

Health Club	0.04	0.03	0.26	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	56.0	56.0	< 0.005	< 0.005	0.09	56.8
Apartments Mid Rise	0.28	0.29	2.60	0.01	0.01	0.60	0.61	0.01	0.15	0.16	—	626	626	0.03	0.02	1.04	635
Total	0.46	0.43	3.81	0.01	0.01	0.85	0.86	0.01	0.22	0.22	—	889	889	0.04	0.04	1.47	902

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	99.6	99.6	0.01	< 0.005	—	100
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40.3	40.3	< 0.005	< 0.005	—	40.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	19.4	19.4	< 0.005	< 0.005	—	19.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	407	407	0.03	< 0.005	—	409
Total	—	—	—	—	—	—	—	—	—	—	—	566	566	0.04	0.01	—	569
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	99.6	99.6	0.01	< 0.005	—	100

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40.3	40.3	< 0.005	< 0.005	—	40.5
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	19.4	19.4	< 0.005	< 0.005	—	19.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	407	407	0.03	< 0.005	—	409
Total	—	—	—	—	—	—	—	—	—	—	—	566	566	0.04	0.01	—	569
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	16.5	16.5	< 0.005	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	6.67	6.67	< 0.005	< 0.005	—	6.70
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	3.21	3.21	< 0.005	< 0.005	—	3.22
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	67.4	67.4	0.01	< 0.005	—	67.7
Total	—	—	—	—	—	—	—	—	—	—	—	93.7	93.7	0.01	< 0.005	—	94.2

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.3	51.3	< 0.005	< 0.005	—	51.5

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Apartments Mid Rise	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Total	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	301	301	0.03	< 0.005	—	302
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	51.3	51.3	< 0.005	< 0.005	—	51.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Apartments Mid Rise	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Total	0.01	0.24	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	301	301	0.03	< 0.005	—	302
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.50	8.50	< 0.005	< 0.005	—	8.52
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Health Club	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.86	3.86	< 0.005	< 0.005	—	3.87

Apartment Mid Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.6	37.6	< 0.005	< 0.005	—	37.7
Total	< 0.005	0.04	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.9	49.9	< 0.005	< 0.005	—	50.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.56	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Total	2.47	0.06	5.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.4	16.4	< 0.005	< 0.005	—	16.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.32	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34
Total	0.40	0.01	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.34	1.34	< 0.005	< 0.005	—	1.34

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	1.20	5.13	6.33	0.12	< 0.005	—	10.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.20	0.95	1.16	0.02	< 0.005	—	1.83
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.73	28.7	35.4	0.69	0.02	—	57.7
Total	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	1.20	5.13	6.33	0.12	< 0.005	—	10.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.20	0.95	1.16	0.02	< 0.005	—	1.83
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.73	28.7	35.4	0.69	0.02	—	57.7
Total	—	—	—	—	—	—	—	—	—	—	8.14	34.8	42.9	0.84	0.02	—	69.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	0.20	0.85	1.05	0.02	< 0.005	—	1.71
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Health Club	—	—	—	—	—	—	—	—	—	—	0.03	0.16	0.19	< 0.005	< 0.005	—	0.30
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.11	4.75	5.87	0.11	< 0.005	—	9.55
Total	—	—	—	—	—	—	—	—	—	—	1.35	5.76	7.11	0.14	< 0.005	—	11.6

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	29.1	0.00	29.1	2.91	0.00	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.71
Health Club	—	—	—	—	—	—	—	—	—	—	5.53	0.00	5.53	0.55	0.00	—	19.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.98	0.00	—	139
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	29.1	0.00	29.1	2.91	0.00	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.20	0.00	0.20	0.02	0.00	—	0.71
Health Club	—	—	—	—	—	—	—	—	—	—	5.53	0.00	5.53	0.55	0.00	—	19.3
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	39.9	0.00	39.9	3.98	0.00	—	139
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	—	—	—	—	—	—	—	—	—	—	4.82	0.00	4.82	0.48	0.00	—	16.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	0.03	0.00	0.03	< 0.005	0.00	—	0.12
Health Club	—	—	—	—	—	—	—	—	—	—	0.92	0.00	0.92	0.09	0.00	—	3.20
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.60	0.00	6.60	0.66	0.00	—	23.1
Total	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/1/2024	1/31/2024	6.00	27.0	—
Grading	Grading	2/1/2024	2/29/2024	6.00	25.0	—
Building Construction	Building Construction	3/1/2024	11/30/2025	6.00	548	—

Paving	Paving	3/1/2025	11/30/2025	6.00	235	—
Architectural Coating	Architectural Coating	7/1/2025	11/30/2025	6.00	131	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Tier 3	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Tier 3	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Tier 3	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Tier 3	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	0.00	12.0	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.63	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	0.00	12.0	LDA,LDT1,LDT2
Grading	Vendor	—	7.63	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	0.00	12.0	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	7.63	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	0.00	12.0	LDA,LDT1,LDT2
Paving	Vendor	—	7.63	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.00	12.0	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.63	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	153,293	51,098	10,200	3,400	2,300

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	20.3	0.00	—
Grading	500	5,500	12.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.88

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Medical Office Building	0.00	0%
Parking Lot	0.88	100%

City Park	0.00	0%
Health Club	0.00	0%
Apartments Mid Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	460	0.03	< 0.005
2025	0.00	438	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Medical Office Building	188	188	188	68,620	1,502	1,502	1,502	548,072
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	3.42	3.42	3.42	1,250	27.3	27.3	27.3	9,982
Health Club	51.9	51.9	51.9	18,935	414	414	414	151,233
Apartments Mid Rise	324	324	324	118,260	4,695	4,695	4,695	1,713,622

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
153292.5	51,098	10,200	3,400	2,300

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Medical Office Building	82,973	438	0.0330	0.0040	160,115
Parking Lot	33,580	438	0.0330	0.0040	0.00
City Park	0.00	438	0.0330	0.0040	0.00
Health Club	16,152	438	0.0330	0.0040	72,656
Apartments Mid Rise	339,087	438	0.0330	0.0040	707,844

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Medical Office Building	627,403	0.00
Parking Lot	0.00	0.00
City Park	0.00	146

Health Club	106,458	13,300
Apartments Mid Rise	3,513,307	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Medical Office Building	54.0	—
Parking Lot	0.00	—
City Park	0.38	—
Health Club	10.3	—
Apartments Mid Rise	73.9	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Medical Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.45	0.60	0.00	1.00
Medical Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Health Club	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Health Club	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.0	annual days of extreme heat
Extreme Precipitation	6.25	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	20.1	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	1	1	1	2

Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	70.5
AQ-PM	8.95
AQ-DPM	15.0
Drinking Water	9.19
Lead Risk Housing	43.6
Pesticides	30.9
Toxic Releases	7.66
Traffic	18.6
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	74.7

Impaired Water Bodies	0.00
Solid Waste	83.3
Sensitive Population	—
Asthma	17.3
Cardio-vascular	48.5
Low Birth Weights	89.8
Socioeconomic Factor Indicators	—
Education	51.0
Housing	39.7
Linguistic	31.3
Poverty	44.9
Unemployment	25.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	42.28153471
Employed	45.27139741
Median HI	36.03233671
Education	—
Bachelor's or higher	29.0645451
High school enrollment	4.658026434
Preschool enrollment	29.56499423
Transportation	—
Auto Access	27.46054151
Active commuting	51.64891569

Social	—
2-parent households	53.18875914
Voting	65.85397151
Neighborhood	—
Alcohol availability	34.18452457
Park access	18.46528936
Retail density	35.95534454
Supermarket access	64.51944052
Tree canopy	6.210701912
Housing	—
Homeownership	43.80854613
Housing habitability	40.54921083
Low-inc homeowner severe housing cost burden	61.01629668
Low-inc renter severe housing cost burden	46.47760811
Uncrowded housing	25.1764404
Health Outcomes	—
Insured adults	41.04965995
Arthritis	0.0
Asthma ER Admissions	83.2
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	33.4
Cognitively Disabled	64.4

Physically Disabled	26.6
Heart Attack ER Admissions	59.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	43.7
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	8.3
SLR Inundation Area	0.0
Children	14.1
Elderly	61.9
English Speaking	52.0
Foreign-born	29.7
Outdoor Workers	20.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	86.1
Traffic Density	8.4
Traffic Access	23.0
Other Indices	—
Hardship	67.8
Other Decision Support	—

2016 Voting	68.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	27.0
Healthy Places Index Score for Project Location (b)	32.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Construction Data Updates please see Project Assumptions updated 9.5.2023
Construction: Construction Phases	Project Assumptions 8.30.2023
Construction: Dust From Material Movement	Project Assumptions 8.30.2023
Construction: Trips and VMT	Mobile Emissions calculated outside of caleemod
Operations: Vehicle Data	Trip Generation 9.1.2023
Operations: Hearths	no woodstoves or fireplaces

Characteristics: Utility Information	SDG&E CO2 intensity factor
Construction: Off-Road Equipment	Project Assumption 8.30.2023
Construction: Electricity	CO2 Intensity Factors updated

A-3 Construction Mobile Emissions

Paseo Norte Project

Paseo Norte Project

Total Emissions

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (pounds/day) ROG	NOX	CO	SO2	PM10 Dust	PM10 Exh	Total PM10	PM2.5 Dust	PM2.5 Exh	Total PM2.5	(MT/yr) Total CO2e
Site Preparation	2024															
Total Haul Trips	0															
Hauling	0	27	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0	0.06	0.05	0.63	0.00	0.15	0.00	0.15	0.04	0.00	0.04	1.91
						0.06	**0.05**	**0.63**	**0.00**	**0.15**	**0.00**	**0.15**	**0.04**	**0.00**	**0.04**	**1.91**
Grading	2024															
Total Haul Trips	858															
Hauling	35	25	8	20	15	0.12	4.40	2.29	0.03	0.64	0.04	0.69	0.17	0.04	0.21	32.60
Vendor	0	25	8	7.63	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0	0.07	0.05	0.70	0.00	0.17	0.00	0.17	0.04	0.00	0.04	1.97
						0.19	**4.46**	**2.99**	**0.03**	**0.81**	**0.04**	**0.85**	**0.21**	**0.04**	**0.25**	**34.56**
Building Construction	2024															
Total Haul Trips	0															
Hauling	0	262	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	6.9	0.08	2.43	1.38	0.01	0.34	0.02	0.36	0.09	0.02	0.11	177.05
Worker	230	262	8	11.97	0	0.75	0.63	8.03	0.02	1.92	0.01	1.93	0.48	0.01	0.49	236.85
						0.83	**3.06**	**9.41**	**0.03**	**2.26**	**0.03**	**2.29**	**0.57**	**0.03**	**0.59**	**413.90**
Building Construction	2025															
Total Haul Trips	0															
Hauling	0	286	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	6.9	0.08	2.31	1.34	0.01	0.34	0.02	0.36	0.09	0.02	0.11	189.89
Worker	230	286	8	11.97	0	0.71	0.58	7.53	0.02	1.92	0.01	1.93	0.48	0.01	0.49	251.64
						0.79	**2.89**	**8.87**	**0.03**	**2.26**	**0.03**	**2.28**	**0.56**	**0.03**	**0.59**	**441.53**
Paving	2025															
Total Haul Trips	0															
Hauling	0	235	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	6.9	0.00	0.09	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	6.00
Worker	16	235	8	11.97	0	0.05	0.04	0.52	0.00	0.13	0.00	0.13	0.03	0.00	0.03	14.38
						0.05	**0.13**	**0.58**	**0.00**	**0.15**	**0.00**	**0.15**	**0.04**	**0.00**	**0.04**	**20.38**
Architectural Coating	2025															
Total Haul Trips	0															
Hauling	0	131	8	20	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	6.9	0.02	0.44	0.26	0.00	0.07	0.00	0.07	0.02	0.00	0.02	16.73
Worker	46	131	8	11.97	0	0.14	0.12	1.51	0.00	0.38	0.00	0.39	0.10	0.00	0.10	23.05
						0.16	**0.56**	**1.76**	**0.01**	**0.45**	**0.01**	**0.45**	**0.11**	**0.01**	**0.12**	**39.78**

Paseo Norte Project
Running Emissions

		Running Emissions Factor (grams/mile)						Running Emissions Factor (grams/mile)		
		ROG_RUNEX	NOx_RUNEX	CO_RUNEX	SOx_RUNEX	PM10_RUNEX	PM2.5_RUNEX	CO2_RUNEX	CH4_RUNEX	N2O_RUNEX
2021	2021Hauling Hauling	0.051266089	2.935664711	0.666567773	0.01562506	0.038960868	0.037270632	1698.587043	0.092514055	0.269827858
2021	2021Vendor Vendor	0.064541701	2.335022143	0.755908624	0.014006188	0.029215916	0.027943348	1501.130197	0.054760782	0.211634649
2021	2021Worker Worker	0.027078862	0.106646177	1.249326151	0.003380963	0.0021949	0.002020806	342.0333629	0.006238781	0.008351273
2022	2022Hauling Hauling	0.033958754	2.527202783	0.602061346	0.015402896	0.028514676	0.027276605	1677.135777	0.088821226	0.266537092
2022	2022Vendor Vendor	0.049112269	2.034734014	0.651182135	0.01385987	0.021985151	0.021025737	1486.959216	0.052352151	0.209284187
2022	2022Worker Worker	0.02440739	0.09599624	1.16000164	0.00330852	0.002091571	0.00192549	334.703345	0.005685579	0.007740796
2023	2023Hauling Hauling	0.02101607	2.064344771	0.568322282	0.015155266	0.027263543	0.026079843	1652.701769	0.084936215	0.262766526
2023	2023Vendor Vendor	0.034128162	1.62789636	0.567889917	0.013674764	0.019913656	0.019044111	1469.265323	0.050336859	0.206479287
2023	2023Worker Worker	0.021987927	0.086532496	1.077864941	0.003231482	0.001995197	0.001836563	326.9083508	0.005181016	0.007192839
2024	2024Hauling Hauling	0.019854196	1.96617346	0.5611759	0.014870846	0.02683352	0.025668663	1623.841979	0.080931531	0.25827788
2024	2024Vendor Vendor	0.030004363	1.526406376	0.517846278	0.013469086	0.018936084	0.018109087	1448.321347	0.047948461	0.20339394
2024	2024Worker Worker	0.019869458	0.078387481	1.006183346	0.003151256	0.001905637	0.001753914	318.7909553	0.004732168	0.006712615
2025	2025Hauling Hauling	0.018779891	1.867840635	0.555263886	0.014544988	0.02628813	0.025147075	1590.475739	0.076668217	0.25306857
2025	2025Vendor Vendor	0.026429194	1.424913518	0.477931224	0.013220209	0.017948665	0.017164589	1422.716997	0.045475108	0.199711699
2025	2025Worker Worker	0.018020068	0.071405746	0.942709545	0.003067961	0.001824982	0.001679522	310.3631528	0.004332143	0.006290656

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Site Preparation	2024													
Total Haul Trips	0													
Hauling	0	27	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0.01	0.04	0.48	0.00	0.00	0.00	1.85	0.00	0.01	1.87
Grading	2024													
Total Haul Trips	858													
Hauling	35	25	8	20	0.03	3.03	0.87	0.02	0.04	0.04	28.42	0.04	1.35	29.80
Vendor	0	25	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0.01	0.04	0.53	0.00	0.00	0.00	1.91	0.00	0.01	1.92
Building Construction	2024													
Total Haul Trips	0													
Hauling	0	262	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	0.03	1.34	0.45	0.01	0.02	0.02	150.55	0.12	6.30	156.98
Worker	230	262	8	11.97	0.12	0.48	6.11	0.02	0.01	0.01	229.95	0.09	1.44	231.48
Building Construction	2025													
Total Haul Trips	0													
Hauling	0	286	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	0.02	1.25	0.42	0.01	0.02	0.02	161.44	0.13	6.75	168.32
Worker	230	286	8	11.97	0.11	0.43	5.72	0.02	0.01	0.01	244.38	0.09	1.48	245.94
Paving	2025													
Total Haul Trips	0													
Hauling	0	235	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	0.00	0.05	0.02	0.00	0.00	0.00	5.10	0.00	0.21	5.32
Worker	16	235	8	11.97	0.01	0.03	0.40	0.00	0.00	0.00	13.97	0.00	0.08	14.06
Architectural Coating	2025													
Total Haul Trips	0													
Hauling	0	131	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	0.00	0.24	0.08	0.00	0.00	0.00	14.22	0.01	0.59	14.83
Worker	46	131	8	11.97	0.02	0.09	1.14	0.00	0.00	0.00	22.39	0.01	0.14	22.53

Paseo Norte Project
Mitigated Start Emissions

		Start Emissions Factor (grams/trip)						Start Emissions Factor (grams/trip)		
		ROG_STREX	NOX_STREX	CO_STREX	SOx_STREX	PM10_STREX	PM2.5_STREX	CO2_STREX	CH4_STREX	N2O_STREX
2021	2021Hauling Hauling	0.003090794	2.286356002	0.00721383	9.0325E-07	3.49324E-06	3.2119E-06	0.09136642	1.03282E-07	1.79244E-05
2021	2021Vendor Vendor	0.125495038	1.716589936	0.89500443	6.61823E-05	9.81731E-05	9.02665E-05	6.69453996	0.00698252	0.004294787
2021	2021Worker Worker	1.396640003	0.367537838	4.55429871	0.000816035	0.002632259	0.002420474	82.5443275	0.096702036	0.038071548
2022	2022Hauling Hauling	0.002265067	2.471014107	0.00538445	6.92715E-07	2.55532E-06	2.34952E-06	0.07007012	1.16682E-07	6.26025E-06
2022	2022Vendor Vendor	0.114265926	1.827922052	0.82987666	6.33194E-05	8.80848E-05	8.09907E-05	6.40494871	0.006648341	0.004254681
2022	2022Worker Worker	1.348366338	0.345714272	4.27786761	0.0007972	0.002524402	0.002321231	80.6391186	0.091636402	0.036942218
2023	2023Hauling Hauling	0.001554591	2.751871503	0.00494493	5.25782E-07	1.65347E-06	1.5203E-06	0.05318444	1.14134E-07	7.57455E-06
2023	2023Vendor Vendor	0.103251201	2.024017084	0.77044791	6.0536E-05	7.8732E-05	7.23912E-05	6.12339607	0.006325351	0.004217558
2023	2023Worker Worker	1.298435164	0.326009885	4.02127734	0.000777976	0.002424968	0.002229741	78.6945598	0.086786461	0.03584895
2024	2024Hauling Hauling	0.00109432	2.792884832	0.00391151	4.02361E-07	1.10944E-06	1.02009E-06	0.04070005	9.38853E-08	4.79786E-06
2024	2024Vendor Vendor	0.093077721	2.051785937	0.71385152	5.77266E-05	7.16872E-05	6.59137E-05	5.83921289	0.005975092	0.004117012
2024	2024Worker Worker	1.242805519	0.308440088	3.78736708	0.000758557	0.002334305	0.002146323	76.730262	0.082144267	0.03479515
2025	2025Hauling Hauling	0.000864138	2.81457263	0.00343315	3.34937E-07	8.52584E-07	7.8392E-07	0.0338799	9.03062E-08	3.43368E-06
2025	2025Vendor Vendor	0.084375318	2.062756574	0.66106844	5.49531E-05	6.61868E-05	6.08563E-05	5.55867234	0.005631253	0.003968137
2025	2025Worker Worker	1.193103436	0.292463392	3.57152769	0.000738966	0.002256972	0.002075202	74.7485943	0.077631984	0.03373196

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Site Preparation	2024													
Total Haul Trips	0													
Hauling	0	27	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0.05	0.01	0.15	0.00	0.00	0.00	0.04	0.00	0.00	0.04
Grading	2024													
Total Haul Trips	858													
Hauling	35	25	8	20	0.00	0.22	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.08
Vendor	0	25	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0.05	0.01	0.17	0.00	0.00	0.00	0.04	0.00	0.00	0.04
Building Construction	2024													
Total Haul Trips	0													
Hauling	0	262	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	0.01	0.24	0.08	0.00	0.00	0.00	0.08	0.00	0.00	0.10
Worker	230	262	8	11.97	0.63	0.16	1.92	0.00	0.00	0.00	4.62	0.00	0.00	5.37
Building Construction	2025													
Total Haul Trips	0													
Hauling	0	286	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	0.01	0.24	0.08	0.00	0.00	0.00	0.08	0.00	0.00	0.10
Worker	230	286	8	11.97	0.60	0.15	1.81	0.00	0.00	0.00	4.92	0.01	0.00	5.71
Paving	2025													
Total Haul Trips	0													
Hauling	0	235	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	16	235	8	11.97	0.04	0.01	0.13	0.00	0.00	0.00	0.28	0.00	0.00	0.33
Architectural Coating	2025													
Total Haul Trips	0													
Hauling	0	131	8	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	0.00	0.05	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.01
Worker	46	131	8	11.97	0.12	0.03	0.36	0.00	0.00	0.00	0.45	0.00	0.00	0.52

Paseo Norte Project
Idling Emissions

			Idling Emissions Factor (grams/minute)						Idling Emissions Factor (grams/minute)		
			ROG_IDLEX	NOx_IDLEX	CO_IDLEX	SOx_IDLEX	PM10_IDLEX	PM2.5_IDLEX	CO2_IDLEX	CH4_IDLEX	N2O_IDLEX
2021	2021Hauling	Hauling	0.08138682	1.099580646	1.13655099	0.0019045	0.00109885	0.00105091	208.571312	0.02414765	0.03320547
2021	2021Vendor	Vendor	0.06216314	1.26492454	1.0101175	0.00194069	0.00259069	0.00247803	211.269442	0.0238651	0.03285626
2021	2021Worker	Worker	0	0	0	0	0	0	0	0	0
2022	2022Hauling	Hauling	0.0813247	1.084382722	1.18101433	0.00189824	0.00063058	0.00060287	208.345803	0.02451651	0.03319011
2022	2022Vendor	Vendor	0.06113713	1.216786718	1.03292193	0.00193371	0.00199667	0.00190967	210.886616	0.02438201	0.03284033
2022	2022Worker	Worker	0	0	0	0	0	0	0	0	0
2023	2023Hauling	Hauling	0.08120364	1.017849739	1.23293552	0.00182815	0.00058073	0.00055515	201.296922	0.02446551	0.03209591
2023	2023Vendor	Vendor	0.06002559	1.112616548	1.07502812	0.00187402	0.00170947	0.00163481	205.293414	0.0259997	0.03201995
2023	2023Worker	Worker	0	0	0	0	0	0	0	0	0
2024	2024Hauling	Hauling	0.08068175	0.997264733	1.22955712	0.00178648	0.00054788	0.0005237	197.09033	0.02399942	0.03144211
2024	2024Vendor	Vendor	0.05899819	1.083300302	1.07142798	0.00184744	0.00147209	0.00140767	202.668985	0.02588991	0.03164358
2024	2024Worker	Worker	0	0	0	0	0	0	0	0	0
2025	2025Hauling	Hauling	0.08004416	0.970116059	1.22436154	0.00174241	0.00051387	0.00049114	192.631515	0.02352023	0.03074866
2025	2025Vendor	Vendor	0.05792821	1.04100376	1.06596698	0.00181558	0.00125513	0.00120007	199.462157	0.02565535	0.03117293
2025	2025Worker	Worker	0	0	0	0	0	0	0	0	0

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day	Regional Emissions (pounds/day)						Regional Emissions (MT/year)			
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e
Site Preparation	2024													
Total Haul Trips	0													
Hauling	0	27	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	2024													
Total Haul Trips	858													
Hauling	35	25	8	15	0.09	1.15	1.42	0.00	0.00	0.00	2.59	0.01	0.12	2.71
Vendor	0	25	8	6.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	2024													
Total Haul Trips	0													
Hauling	0	262	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	6.9	0.05	0.86	0.85	0.00	0.00	0.00	19.05	0.06	0.86	19.98
Worker	230	262	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	2025													
Total Haul Trips	0													
Hauling	0	286	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	6.9	0.05	0.82	0.84	0.00	0.00	0.00	20.47	0.07	0.93	21.46
Worker	230	286	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	2025													
Total Haul Trips	0													
Hauling	0	235	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	6.9	0.00	0.03	0.03	0.00	0.00	0.00	0.65	0.00	0.03	0.68
Worker	16	235	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	2025													
Total Haul Trips	0													
Hauling	0	131	8	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	6.9	0.01	0.16	0.16	0.00	0.00	0.00	1.80	0.01	0.08	1.89
Worker	46	131	8	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Paseo Norte Project
Road Dust, Break Wear, and Tire wear Emissions

		Emission Factors (grams/mile)					
		PM10			PM2.5		
		RD	PM10_PMBW	PM10_PMTW	RD	PM2.5_PMBW	PM2.5_PMTW
2021	2021Hauling Hauling	3.00E-01	0.084366331	0.035318242	7.36E-02	0.029528216	0.008829561
2021	2021Vendor Vendor	0.299849906	0.064874924	0.023659123	0.073599522	0.022706223	0.005914781
2021	2021Worker Worker	0.299849906	0.00812657	0.008000061	0.073599522	0.002844299	0.002000015
2022	2022Hauling Hauling	0.299849906	0.083447638	0.035321323	0.073599522	0.029206673	0.008830331
2022	2022Vendor Vendor	0.299849906	0.064415206	0.023660663	0.073599522	0.022545322	0.005915166
2022	2022Worker Worker	0.299849906	0.008110551	0.00800006	0.073599522	0.002838693	0.002000015
2023	2023Hauling Hauling	0.299849906	0.082381477	0.035325715	0.073599522	0.028833517	0.008831429
2023	2023Vendor Vendor	0.299849906	0.06387974	0.023662859	0.073599522	0.022357909	0.005915715
2023	2023Worker Worker	0.299849906	0.008091506	0.00800006	0.073599522	0.002832027	0.002000015
2024	2024Hauling Hauling	0.299849906	0.082192912	0.035328605	0.073599522	0.028767519	0.008832151
2024	2024Vendor Vendor	0.299849906	0.063748283	0.023664304	0.073599522	0.022311899	0.005916076
2024	2024Worker Worker	0.299849906	0.008071166	0.00800006	0.073599522	0.002824908	0.002000015
2025	2025Hauling Hauling	0.299849906	0.08207751	0.035331772	0.073599522	0.028727128	0.008832943
2025	2025Vendor Vendor	0.299849906	0.0636208	0.023665888	0.073599522	0.02226728	0.005916472
2025	2025Worker Worker	0.299849906	0.008048971	0.008000059	0.073599522	0.00281714	0.002000015

Construction Phase	Daily One-Way Trips	Haul Days per Phase	Work Hours per Day	One-Way Trip Distance per Day	Regional Emissions (pounds/day)					
					PM10			PM2.5		
		(days)	(hours/day)	(miles)	RD	BW	TW	RD	BW	TW
Site Preparation	2024									
Total Haul Trips	0				**5.48**	**0.37**	**0.22**	**1.34**	**0.13**	**0.05**
Hauling	0	27	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	27	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00
Worker	18	27	8	11.97	0.14	0.00	0.00	0.03	0.00	0.00
Grading	2024									
Total Haul Trips	858									
Hauling	35	25	8	20	0.46	0.13	0.05	0.11	0.04	0.01
Vendor	0	25	8	7.63	0.00	0.00	0.00	0.00	0.00	0.00
Worker	20	25	8	11.97	0.16	0.00	0.00	0.04	0.00	0.00
Building Construction	2024									
Total Haul Trips	0									
Hauling	0	262	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	262	8	7.63	0.26	0.06	0.02	0.06	0.02	0.01
Worker	230	262	8	11.97	1.82	0.05	0.05	0.45	0.02	0.01
Building Construction	2025									
Total Haul Trips	0									
Hauling	0	286	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	52	286	8	7.63	0.26	0.06	0.02	0.06	0.02	0.01
Worker	230	286	8	11.97	1.82	0.05	0.05	0.45	0.02	0.01
Paving	2025									
Total Haul Trips	0									
Hauling	0	235	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	2	235	8	7.63	0.01	0.00	0.00	0.00	0.00	0.00
Worker	16	235	8	11.97	0.13	0.00	0.00	0.03	0.00	0.00
Architectural Coating	2025									
Total Haul Trips	0									
Hauling	0	131	8	20	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	131	8	7.63	0.05	0.01	0.00	0.01	0.00	0.00
Worker	46	131	8	11.97	0.36	0.01	0.01	0.09	0.00	0.00

Paseo Norte Project

Total On-Road Fuel Consumption

		gal/mile
2021Hauling	Hauling	0.17163556
2021Vendor	Vendor	0.14228491
2021Worker	Worker	0.04006185
2022Hauling	Hauling	0.17591158
2022Vendor	Vendor	0.14780042
2022Worker	Worker	0.04114232
2023Hauling	Hauling	0.17333356
2023Vendor	Vendor	0.14608795
2023Worker	Worker	0.04038967
2024Hauling	Hauling	0.17083642
2024Vendor	Vendor	0.14460093
2024Worker	Worker	0.03960362
2025Hauling	Hauling	0.16800737
2025Vendor	Vendor	0.14287634
2025Worker	Worker	0.03878523

Paseo Norte Project

Total On-Road Fuel Consumption

Source	Fuel Type	Total Fuel Use (gal)
Hauling	Diesel	2,990
Vendor	Diesel	33,185
Worker	Gasoline	64,125

Fuel Type	Total Fuel Use	Annual Fuel Use
Diesel	36,174	18,889
Gasoline	64,125	33,485

Duration of Construction	
Start	1/1/2024
End	11/30/2025
1.9	years

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (gallons) gal/mile	gal/min	gal/day	Total Gallons/yr
Site Preparation	2022								
Total Haul Trips	0								
Hauling	0	27	8	20	15	0.18	0.00E+00	0	0
Vendor	0	27	8	7.63	6.9	0.15	0.00E+00	0	0
Worker	18	27	8	11.97	0	0.04	0.00E+00	9	239
Grading	2024								
Total Haul Trips	858								
Hauling	35	25	8	20	15	0.17	0.00E+00	120	2,990
Vendor	0	25	8	7.63	6.9	0.14	0.00E+00	0	0
Worker	20	25	8	11.97	0	0.04	0.00E+00	9	237
Building Construction	2024								
Total Haul Trips	0								
Hauling	0	262	8	20	15	0.17	0.00E+00	0	0
Vendor	52	262	8	7.63	6.9	0.14	0.00E+00	57	15,031
Worker	230	262	8	11.97	0	0.04	0.00E+00	109	28,567
Building Construction	2025								
Total Haul Trips	0								
Hauling	0	286	8	20	15	0.17	0.00E+00	0	0
Vendor	52	286	8	7.63	6.9	0.14	0.00E+00	57	16,213
Worker	230	286	8	11.97	0	0.04	0.00E+00	107	30,539
Paving	2025								
Total Haul Trips	0								
Hauling	0	235	8	20	15	0.17	0.00E+00	0	0
Vendor	2	235	8	7.63	6.9	0.14	0.00E+00	2	512
Worker	16	235	8	11.97	0	0.04	0.00E+00	7	1,746
Architectural Coating	2025								
Total Haul Trips	0								
Hauling	0	131	8	20	15	0.17	0.00E+00	0	0
Vendor	10	131	8	7.63	6.9	0.14	0.00E+00	11	1,428
Worker	46	131	8	11.97	0	0.04	0.00E+00	21	2,798

A-4 Greenhouse Gas Construction Emissions Summary

Paseo Norte Project

GHG Construction Summary

Year	On-Site Emissions	Mobile Emissions	Annual Total
2024	385	450	835
2025	482	502	984
Grand Total	**867**	**952**	**1,819**
Amortized	**-**	**-**	**61**

A-5 Greenhouse Gas Operational Emissions Summary

Paseo Norte Apartment Project

Greenhouse Gas Emissions Summary

Project Operations GHG Summary (Full Buildout Year 2025)	
Category	**$MTCO_2e/yr$**
Mobile	902
Area	1
Electricity	94
Waste	43
Water	12
EV Charging	2
Construction	61
Project Subtotal	**1,115**
Project Net Total GHG Emissions	**1,115**
$MTCO_2e$=Metric Tons Carbon Dioxide equivalents	

Paseo Norte Apartment Project

Greenhouse Gas Emissions Summary

Project Operations GHG Summary (Full Buildout Year 2030)	
Category	**$MTCO_2e/yr$**
Mobile	857
Area	1
Electricity	94
Waste	43
Water	12
EV Charging	2
Construction	61
Project Subtotal	**1,070**
Project Net Total GHG Emissions	**1,070**
$MTCO_2e$=Metric Tons Carbon Dioxide equivalents	

Paseo Norte Apartment Project

Greenhouse Gas Emissions Summary

Project Operations GHG Summary (Full Buildout Year 2050)	
Category	**$MTCO_2e/yr$**
Mobile	741
Area	1
Electricity	94
Waste	43
Water	12
EV Charging	2
Construction	61
Project Subtotal	**953**
Project Net Total GHG Emissions	**953**
$MTCO_2e$=Metric Tons Carbon Dioxide equivalents	

Appendix I

Project Facility Availability – Fire Service Letter

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

County of San Diego	619.214.1378	
Owner's Name	Phone	
5560 Overland Ave., San Diego, CA 92123	Overland Ave.	
Owner's Mailing Address	Street	
San Diego	CA	92123
City	State	Zip

ORG_____ **F**
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☒ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____to_____zone.
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☒ Other Minor Use Permit (ZAP)
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:_____

B.
- ☒ Residential . . . . . Total number of dwelling units 100
- ☒ Commercial . . . . . Gross floor area 14,020
- ☐ Industrial . . . . . Gross floor area_____
- ☒ Other . . . . . Gross floor area_____

C. Total Project acreage _____ Total lots 2 Smallest proposed lot_____

Assessor's Parcel Number(s)
(Add extra if necessary)

281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28

Thomas Guide. Page N/A Grid N/A

13th Street
Project address Street

Ramona 92065
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: John Sugden Digitally signed by John Sugden Date: 2023.01.31 11:06:06 -08'00' Date: 1/30/2023

Address: 1230 Columbia St., Suite 950, San Diego, CA 92101 Phone: 619.326.6212

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: San Diego County Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
829 San Vicente Road - Ramona Station 80 - 1 mile

A. ☒ Project is in the District and eligible for service.
- ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and not within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 2.5 minutes.
- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C.
- ☐ District conditions are attached. Number of sheets attached:_____
- ☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
- ☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

John Leavitt	Program Coordinator	619.416.0800	6/9/2023
Authorized Signature	*Print Name and Title*	*Phone*	*Date*

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

Appendix J
Construction Noise Worksheet

Project: Paseo Norte Project

Construction Noise Impact on Sensitive Receptors

Parameters

Leq to L10 factor	3

				At 50 Feet					At 400 Feet				
Construction Phase **Equipment Type**	**No. of Equip.**	**Reference Noise Level at 50ft, Lmax**	**Acoustical Usage Factor**	**Distance (ft)**	**Lmax**	**Leq**	**L10**	**Estimated Noise Shielding, dBA**	**Distance (ft)**	**Lmax**	**Leq**	**L10**	**Estimated Noise Shielding, dBA**
Site Preparation					***88***	***84***				***71***	***67***		
Dozer	1	82	40%	50	82	78	81	0	400	64	60	63	0
Dozer	1	82	40%	200	70	66	69	0	550	61	57	60	0
Dozer	1	82	40%	200	70	66	69	0	550	61	57	60	0
Tractor	1	84	40%	50	84	80	83	0	400	66	62	65	0
Tractor	1	84	40%	50	84	80	83	0	400	66	62	65	0
Front End Loader	1	79	40%	400	61	57	60	0	750	55	51	54	0
Backhoe	1	78	40%	400	60	56	59	0	750	54	50	53	0
Grading/Excavation					***88***	***84***				***71***	***67***		
Grader	1	85	40%	50	85	81	84	0	400	67	63	66	0
Excavator	1	81	40%	200	69	65	68	0	550	60	56	59	0
Dozer	1	82	40%	200	70	66	69	0	550	61	57	60	0
Tractor	1	84	40%	50	84	80	83	0	400	66	62	65	0
Front End Loader	1	79	40%	400	61	57	60	0	750	55	51	54	0
Backhoe	1	78	40%	400	60	56	59	0	750	54	50	53	0
Building Construction					***87***	***83***				***70***	***66***		
Crane	1	81	16%	200	69	61	64	0	550	60	52	55	0
Forklift	1	75	20%	400	57	50	53	0	750	51	44	47	0
Forklift	1	75	20%	400	57	50	53	0	750	51	44	47	0
Forklift	1	75	20%	400	57	50	53	0	750	51	44	47	0
Generator	1	81	50%	50	81	78	81	0	400	63	60	63	0
Tractor	1	84	40%	50	84	80	83	0	400	66	62	65	0
Front End Loader	1	79	40%	50	79	75	78	0	400	61	57	60	0
Backhoe	1	78	40%	200	66	62	65	0	550	57	53	56	0
Welder	1	74	40%	200	62	58	61	0	550	53	49	52	0
Paving					***80***	***77***				***65***	***61***		
Paver	1	77	50%	50	77	74	77	0	400	59	56	59	0
Paver	1	77	50%	50	77	74	77	0	400	59	56	59	0
Paver	1	77	50%	200	65	62	65	0	550	56	53	56	0
Paver	1	77	50%	200	65	62	65	0	550	56	53	56	0
Roller	1	80	20%	400	62	55	58	0	750	56	49	52	0
Roller	1	80	20%	400	62	55	58	0	750	56	49	52	0
Architectural Coating					***78***	***74***				***60***	***56***		
Compressor (air)	1	78	40%	50	78	74	77	0	400	60	56	59	0

Source for Ref. Noise Levels: LA CEQA Guides, 2006 & FHWA RCNM, 2005. Based on actual measured Lmax values.

Appendix K

Project Facility Availability - Water Service Letter

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

County of San Diego	619.214.1378		
Owner's Name	Phone		
5560	Overland Ave.		
Owner's Mailing Address	Street		
San Diego	CA	92123	
City	State	Zip	

ORG_____ **W**
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:_____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from_____ to _____ zone.
☐ Major Use Permit (MUP), purpose:_____
☐ Time Extension...Case No._____
☐ Expired Map...Case No._____
☒ Other Minor Use Permit (ZAP)

B. ☒ Residential . . . . . Total number of dwelling units 100
☒ Commercial. . . . . Gross floor area 5,000
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. ☒ Total Project acreage 7.86 Total number of lots 2

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
(Add extra if necessary)

281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28

Thomas Guide Page N/A Grid N/A

13th/Maple	Street	
Project address	Street	
Ramona		92065
Community Planning Area/Subregion		Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: John Sugden Date: 08/02/2023

Address: 5560 Overland Ave., San Diego, CA 92123 Phone: 619.214.1378

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Ramona Municipal Water District Service area_____

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached_____. (Number of sheets)
☐ Project will not be served for the following reason(s):_____
Based on Water System Evaluation (see conditions attached)

C. ☒ **District conditions are attached. Number of sheets attached:** 1
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
☐ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?**_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Stacey Ralston Print Name Stacey Ralston

Print Title Engineering Technician Phone 760-789-1330 Date 8/16/2023

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

Expires 8/16/2025

Conditions for Water Availability Letter (In District)

a. Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

b. Re-allocation and/or purchase of water EDUs and easements may be required for new parcels.

c. Developer shall make a deposit (minimum of $2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. ***The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form."***

d. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. **Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant shall be subject to the requirements in effect at the time of applying for water service.**

Appendix L

Project Facility Availability - Sewer Service Letter

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

County of San Diego	619.214.1378		
Owner's Name	Phone		
5560	Overland Ave.		
Owner's Mailing Address	Street		
San Diego	CA	92123	
City	State	Zip	

ORG_____ **S**
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM) ☐ Certificate of Compliance:_____
- ☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Rezone (Reclassification) from_____ to_____ zone
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☒ Other Minor Use Permit (ZAP)

B.
- ☒ Residential . . . . . Total number of dwelling units 100
- ☒ Commercial. . . . . Gross floor area 5,000
- ☐ Industrial . . . . . Gross floor area_____
- ☒ Other . . . . . Gross floor area_____

C. Total Project acreage 7.86 Total lots_____ Smallest proposed lot_____

D.	Yes	No
Is the project proposing its own wastewater treatment plant?	☐	☒
Is the project proposing the use of reclaimed water?	☐	☒

Assessor's Parcel Number(s)
(Add extra if necessary)

281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28
281-182-17-00 & 281	281-182-17-00 & 28

Thomas Guide Page N/A Grid N/A

13th/Maple	Street	
Project address	Street	
Ramona		92065
Community Planning Area/Subregion		Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: John Sugden Date: 08/02/2023

Address: 5560 Overland Ave., San Diego, CA 92123 Phone: 619.214.1378

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name Ramona Municipal Water District Service area Santa Maria

A.
- ☒ Project is in the District.
- ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and is **not** within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached:_____

☐ Project will not be served for the following reason(s): _____

Based on Sewer System Evaluation (see conditions attached)

C.
- ☒ **District conditions are attached. Number of sheets attached:** 1
- ☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
- ☐ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?** _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Stacey Ralston — Stacey Ralston/Engineering Tech — 760-789-1330 — 8/16/2023
Authorized Signature — *Print Name and Title* — *Phone* — *Date*

Expires 8/16/2025

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT *On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123*

Conditions for Sewer Availability Letter (In District)

a. Sewer facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A sewer agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the District that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

b. Developer shall make a deposit (minimum of $2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. ***The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***

c. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for sewer service.***

d. The Santa Maria Wastewater Treatment Plant may need expansion prior to connection being allowed. Should it be determined that expansion is required, no connection will be permitted until the expansion is completed.

e. Secondary effluent is transported to the tertiary treatment facilities and disposal site through a 14-inch effluent main. It has been determined that there is limited capacity remaining in the effluent main, and depending on the time at which connection is requested, connection may not be permitted until the main is upsized to accommodate new connections to the sewer system.

f. Effluent disposal is by means of spray fields at Rangeland Road and seasonally stored in wet weather storage ponds. It has been determined that there is limited capacity in the spray fields and wet weather storage. Depending on the time at which connection is requested, connection may not be permitted until additional spray fields are acquired and wet weather storage is constructed.