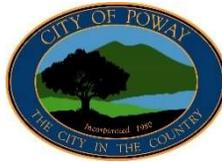


The Farm in Poway Initial Study

Prepared for:



City of Poway

13325 Civic Center Drive

Poway, California 92064

Contact: David De Vries, City Planner

Prepared by:

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605 Third Street

Encinitas, California 92024

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MAY 2019

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CEQA	California Environmental Quality Act
City	City of Poway
EIR	environmental impact report
HCP	Habitat Conservation Plan
MRZ	Mineral Resource Zone
NCCP	Natural Communities Conservation Plan
SPA	Specific Plan Amendment

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1 Introduction

1. Project title:

The Farm in Poway

2. Lead agency name and address:

City of Poway, Development Services
13325 Civic Center Drive, Poway, California 92064

3. Contact person and phone number:

David De Vries, City Planner / 858.668.4604

4. Project location:

The project is located at 17166 Stoneridge Country Club Lane, Poway, California 92064. The project site is bounded by Valle Verde Road, St. Andrews Drive, Tam O'Shanter Drive, Cloudcroft Drive, and Espola Road.

5. Project sponsor's name and address:

The Farm in Poway LLC
12919 Corte Juana
Poway, California 92064
ATTN: Kevin McNamara
Email: yourpoway@gmail.com

6. General plan designation:

Existing: Open Space – Recreation (OS-R)

7. Zoning:

Existing: Open Space – Recreation (OS-R)

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

Location

The project site is located in the northern portion of the City of Poway (City) and consists of the decommissioned StoneRidge Country Club and associated 18-hole golf course. The project site bordered by Espola Road to the south. The project site consists of approximately 117.2 acres and currently has an address of 17166 Stoneridge Country Club Lane, Poway, California 92064. Figure 1 shows the project location within the County of San Diego (County) and the City. Regionally, the City is situated near the middle of the County, approximately 20 miles north of downtown San Diego via Interstate (I) 15. The project site is

approximately 2 miles east of I-15. The City of Poway boundary is approximately 0.5 miles to the west. Figures 2 and 3 depict the project vicinity and a conceptual site plan for the project site, respectively.

Proposed Specific Plan

Summary

The Farm in Poway project (proposed project) consists of a General Plan Amendment and Zoning Amendment to change the land use and zoning designation of the project site from Open Space – Recreation (OS-R) to Planned Community (PC-9). The amendments consist of both a Map Amendment and Zoning Text Amendments. Currently the PC zone may only be applied to properties 300 acres or larger. The text amendment will revise this portion of the text to allow properties of 100 acres or larger. In addition, a new section would be added to the Zoning Ordinance that briefly describes the proposed project. This designation is consistent with other Specific Plan areas throughout the City.

The proposed project would also consist of a Specific Plan, Development Plan, and a Tentative Map to allow for the development of 160 single-family dwelling units. The new land uses proposed for the Farm in Poway Specific Plan Area (SPA) include two open space uses and five residential uses as described below:

- ***Open Space – Conservation (OS-C)*** is designed to serve as a physical and visual buffer between existing residential uses and new residential development, maintaining neighbors’ privacy and providing the visual backdrop for the new community. Parcels designated as OS-C shall be deed-restricted to ensure that they are preserved as open space in perpetuity. Parcels designated as OS-C may be planted with agriculture or naturalized drought-tolerant landscaping and may include trails, gardens, water quality basins, and tot lots. Thematic structures and buildings as well as accessory buildings such as sheds, greenhouses, and similar that are ancillary to agricultural and garden uses would also be permitted with a maximum building coverage of 15%.
- ***Open Space – Recreation (OS-R)*** is intended to replace the recreational amenities once provided by the golf course to support new and existing residential uses within and around the SPA. Up to 30,000 gross square feet (GSF) of non-residential buildings would be permitted. Up to 16,100 GSF may consist of social and recreational uses such as event barns, social clubs, fitness clubs, restaurants, and similar. The remaining GSF may consist of educational amenity space such as classrooms, a butterfly vivarium, educational greenhouses, and similar facilities. These uses are similar to those permitted under the existing zoning designation.
- ***Residential – Twin (R-T)***: Allows for the development of up to 22 duplex homes. Each unit would be situated on its own lot and units are connected along a common interior property line.
- ***Residential – Cottage (R-C)***: Allows for the development of up to 90 single-family homes. Residential cottage homes would consist of 2–4 single-family homes arranged around a common motor court space. Individual driveways and garages would take access from the motor court.
- ***Residential – Garden (R-G)***: Allows for the development of up to 13 single-family homes. Residential garden homes are single-family homes that take direct access from a private street. The minimum lot width for garden homes is 70 feet.

- **Residential – Homestead (R-H):** Allows for the development of up to 20 single-family homes. Residential homestead lots would consist of single-family homes that take direct access from a private street or existing public street, and are located in the Very High Fire Hazard Severity Zone.
- **Residential – Meadow (R-M):** Allows for the development of up to 15 single-family homes. Residential meadow homes would be large single-family homes that take direct access from a private street.

Residential uses account for approximately 33.85 acres within of the SPA and have been clustered to conserve approximately 55.72 acres of the SPA as OS-C. The OS-C areas would consist of professionally managed farmland or naturalized open space. Tot lots, gardens, water quality basins, and multi-use trails would also be permitted and proposed within these OS-C areas. The remaining land within the SPA would be developed as private streets or OS-R. The OS-R area account for 14.65 acres of the SPA. Recreational uses proposed by the Tentative Map and Development Plan include a fitness club; social club with food and beverage service, including alcohol; a multipurpose event barn with outdoor event space for parties, weddings, and similar events; a tranquility garden; and a butterfly education center.

An extensive multi-use trail system, for walking and bicycling, would also wind through the various open space areas and connect residents to the variety of recreational amenities. The majority of the trail system would consist of 10-foot-wide private trails surfaced with compacted decomposed granite or native earth. Although trails are private, they would be open and available for public use.

An existing 100-foot-wide San Diego County Water Authority easement runs generally through the middle of the property. This easement would be preserved by utilizing access roadways and this corridor as part of this trail system. The 16-foot-wide access roads would be surfaced with decomposed granite and would be expanded in some location to include an additional 5-foot-wide decomposed granite trail. A small segment of the trail system would also occur along Espola Road and consist of a 9-foot-wide public, paved, meandering multi-use trail.

Infrastructure

The proposed new land uses are either replacing existing facilities with existing infrastructure or are surrounded by existing development with existing infrastructure. No extensions or expansion of infrastructure systems will need to be made, only connections to existing infrastructure systems.

Existing infrastructure consists of vehicular access and partial circulation, water, sewer, drainage and dry utilities that include gas, electricity, and telecommunications. Primary access to the project site would occur from Espola Road, at the existing intersection of Martincoit Road and Espola Drive. Secondary access to the site would be provided via existing residential public roadways including St. Andrews Drive, Cloudcroft Court, Tam O'Shanter Drive, and Boca Raton Lane. Together, Tam O'Shanter Drive, Boca Raton Lane, and St. Andrews Drive form a large loop that provides access to the single-family homes that surround the former golf course. Secondary access points have been limited to minimize increased traffic on adjacent existing residential public roadways and located to discourage cut-through traffic. An internal roadway system would also be developed consisting of private streets.

A new system of City of Poway water pipes and infrastructure would be installed within private streets and would connect to the City's existing system of pipes located in Espola Road and adjacent public residential streets. Sanitary sewer service would be provided by the City of Poway and would consist of a new gravity system of pipes located within private streets. This system would also connect to the City's existing sewer system via existing pipes located in Espola Road and adjacent residential streets.

The project site currently accepts stormwater drainage from a number of adjoining properties. To maintain these existing drainage patterns and minimize drainage impacts to existing neighborhoods, a series of public bypass storm drains would be provided to collect this stormwater at the project site boundary and convey it through the site to the City's existing storm drain system downstream.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

- North: Residential single-family homes, vacant land
- South: Residential single-family homes
- East: Residential single-family homes, vacant land
- West: Residential single- and multi-family homes

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

TBD

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

2 Summary of Findings

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

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

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find 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.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

3 Initial Study Checklist

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, 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 Environmental Impact Report (EIR) is required.
4. “Negative Declaration: 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 (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
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 Measures Incorporated,” describe the mitigation measures which 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. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. 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

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project 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:				
a) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.1 Aesthetics

- a) ***Would the project have a substantial adverse effect on a scenic vista?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) ***Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

No Impact. No officially designated or eligible state scenic highways exist within City limits (Caltrans 2011). Espola Road, which borders the southern boundary of the project site, is designated as a local scenic roadway within the City's General Plan Transportation Element (City of Poway 2010). However, the project would not substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) ***Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.2 Agriculture and Forestry Resources

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

No Impact. The entire project site is designated as Urban and Built-Up Land, pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency. The closest tract of land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is approximately 0.5 miles east of the project site, and is designated as Unique Farmland (DOC 2019a).

Additionally, the proposed project would change the land use designation of the project site from Open Space – Recreation (OS-R) to Planned Community (PC-9). This designation would allow for limited residential development as well as two open space designations, Open Space – Conservation, and Open Space – Recreation. Under the Open Space – Conservation designation, limited agricultural uses would be

permitted. Thus, as the proposed project would allow for limited agriculture and would not convert farmland to a nonagricultural use, no impact would occur.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The Williamson Act, also known as the California Land Conversion Act of 1969 (California Government Code, Section 51200 et seq.), preserves agricultural and open space lands from conversion to urban land uses by establishing a contract between local governments and private landowners to voluntarily restrict their land holdings to agricultural or open space use. The project site and surrounding area are not located on any lands with Williamson Act contracts (DOC 2013). Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

c) *Would the project conflict with existing zoning for, or cause rezoning 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))?*

No Impact. According to the City of Poway General Plan, the project area is currently designated as Open Space – Recreation (OS-R), and the surrounding land consists of residential uses (City of Poway 2019). The proposed project would not conflict with existing zoning for, or cause rezoning of, any forest or timberland since none of those land types are located within the vicinity of the project site. Therefore, no impact would occur.

d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The proposed project is located in an urban, developed area and is not located within or in the vicinity of forest land. Because the project is located in an urban, developed area, and no forest is located within the project’s vicinity, the project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. No farmland or forest land exists within the vicinity of the project site, as described in Sections 3.2(a)–(d). Therefore, no farmland or forests would be converted for nonagricultural or non-forest use due to the proposed project, and no impact on farmland or forest land would occur.

3.3 Air Quality

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) ***Would the 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?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) ***Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.4 Biological Resources

- a) ***Would the 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?***

Less-Than-Significant Impact. The project site is highly disturbed and largely consists of ornamental vegetation. However, a biological resources reconnaissance survey will be prepared in order to map the vegetation communities and special-status species, if any. While it is unlikely that special-status species may be present, a habitat assessment for potentially occurring sensitive resources that are not apparent at the time of the survey will also be identified (e.g., rare annual plants, special-status wildlife species). Therefore, this issue topic will be analyzed in the EIR. Impacts are expected to be less than significant.

- b) ***Would the 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 U.S. Fish and Wildlife Service?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) ***Would the 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?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- e) ***Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- f) ***Would the 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?***

Less-Than-Significant Impact. The project site is located within the City of Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan (Subarea HCP/NCCP). The City's Subarea HCP/NCCP was adopted in 1996. The City's Subarea HCP/NCCP serves as the project document for the protection and management of biologically effective, interconnected spaces in the City. A preserve system within the City has been designated as the Poway Mitigation Area as part of the City's Subarea HCP/NCCP (City of Poway 1996).

The project site is not located within the Poway Mitigation Areas. This is due to the highly developed setting of the property and its isolation from adjacent undeveloped habitat areas by residential development. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan, and impacts would be less than significant. This topic will be further discussed and analyzed in the EIR.

3.5 Cultural Resources

- a) ***Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) ***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) ***Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.6 Energy

- a) **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.7 Geology and Soils

- a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

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

Less-Than-Significant Impact. The project site is not located on any known “active,” “potentially active,” or “inactive” fault traces as defined by the California Geological Survey (DOC 2010). Further, according to the City’s General Plan, no active faults are present in the City (City of Poway 1991a). The Newport–Inglewood and Rose Canyon Fault zones, located approximately 16 miles west of the site, are the closest known active faults. Therefore, impacts associated with the rupture of a known earthquake fault are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

- ii) **Strong seismic ground shaking?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- iii) **Seismic-related ground failure, including liquefaction?**

Less-Than-Significant Impact. According to the City of Poway General Plan, the proposed project site and greater Poway Valley have little or no potential for liquefaction. Therefore, impacts associated with liquefaction are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

- iv) **Landslides?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

b) ***Would the project result in substantial soil erosion or the loss of topsoil?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

c) ***Would the project 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

e) ***Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

No Impact. The proposed project does not include septic tanks or alternative wastewater disposal systems; therefore, no impact would occur.

f) ***Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.8 Greenhouse Gas Emissions

a) ***Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

b) ***Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.9 Hazards and Hazardous Materials

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) **Would the project 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?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) **Would the project 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. The closest school to the proposed project is Painted Rock Elementary School, located approximately 0.15 miles south of the project site. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) **Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- 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 result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The project is not located within any adopted airport land use plans. The closest airport to the proposed project is the Ramona Airport located approximately 6.25 miles east of the project site. Due to the project's distance from an airport, development of the proposed project would not result in any airport-related safety hazards or excessive noise, and no impact would occur.

- f) **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.10 Hydrology and Water Quality

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *result in substantial erosion or siltation on or off site;*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- ii) *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- iii) *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*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- iv) *impede or redirect flood flows?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

d) ***In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?***

No Impact. The proposed project is not located in a flood hazard area according to the Federal Emergency Management Agency's National Flood Hazard Layer mapping tool (FEMA 2019). Additionally, the project site is located approximately 14 miles east of the Pacific Ocean and 1.6 miles northwest of Lake Poway. Thus, the proposed project would not be at risk of inundation by tsunami or seiche. Therefore, no impact would occur.

e) ***Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.11 Land Use and Planning

a) ***Would the project physically divide an established community?***

Less-Than-Significant Impact. The proposed project would be located on a site that has previously been developed as a golf course, which had controlled access during its operation. Currently, Villamoura Drive, located in the northern portion of the project site oriented in an east-west direction, is the only roadway that transects the site. Valle De Lobo Drive also circulates through this same portion of the project site, but both the east terminus and west terminus end within the project site. Both Villamoura Drive and Valle De Lobo Drive are private roadways. The proposed project would develop open space and residential uses throughout the site and surrounding the existing residential developments located along Villamoura Drive and Valle De Lobo Drive. Access to the existing residential developments via Villamoura Drive and Valle De Lobo Drive would remain.

Further, the project site is currently designated as Open Space – Recreation (OS-R) in the City's General Plan (City of Poway 2019) and the site is surrounded by existing residential uses on all sides. The proposed project would redesignate the project site to Planned Community (PC-9) to allow for a mix of open space and residential uses, which would conform to existing adjacent developments. Therefore, the proposed project would not divide the existing community, and impacts would be less than significant. This topic will be further discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.12 Mineral Resources

- a) ***Would the project 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?***

No Impact. The City is located in the Western San Diego County Production-Consumption (P-C) Zone according to the California Mineral Land Classification System. The County of San Diego Guidelines for Determining Significance Mineral Resources show the project site, along with the majority of the City, as being located in Mineral Resource Zone 3 (MRZ-3). MRZ-3 areas contain known mineral deposits that may qualify as mineral resources, however; further exploration work within these areas would need to occur to reclassify into the MRZ-2 category—areas with mineral resources present (County of San Diego 2008).

Furthermore, according to the City’s General Plan, the only known valuable mineral resource within the City, as recognized by the California Department of Conservation, Division of Mines and Geology, is construction quality sand and gravel, which is located in the South Poway area (City of Poway 1991b). The project site is located in the northern portion of the City, and there are no known mineral resources within the project site. Additionally, according to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no gas, geothermal, or other known wells located on or within 2 miles of the project site (DOC 2019b). Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the state, and no impact would occur.

- b) ***Would the project 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?***

No Impact. Refer to response 3.12(a). The City’s General Plan does not identify any zones of locally important mineral resources within or around the project site. Additionally, the project site is located within a highly urbanized area of the City of Poway. Mineral extraction land uses would be incompatible with the existing and planned land uses within and around the project site. Therefore, no impact to locally important mineral resources would occur.

3.13 Noise

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) ***Would the project result in generation of excessive groundborne vibration or groundborne noise levels?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

No Impact. The project is not located within any adopted airport land use plans. The closest airport to the proposed project is the Ramona Airport located approximately 6.25 miles east of the project site. There are no private airstrips in the vicinity of the proposed project. Due to the project's distance from an airport, development of the proposed project would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

3.14 Population and Housing

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

Potentially Significant Impact. The proposed project is an infill residential development and is not anticipated to induce substantial population growth in the area. The project would not remove an impediment to growth to the surrounding area by removing infrastructure limitations. If the project creates substantial new permanent employment opportunities, it could indirectly induce growth by stimulating the need for additional housing and services to support the new employment demand. Given the small size of proposed commercial use and activity, impacts are anticipated to be less than significant. However, this topic will be discussed and analyzed in the EIR.

- b) ***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The project site is currently a decommissioned golf course. There are no existing residential uses on the project site. Therefore, the project would not displace any existing people or housing, and no impact would occur.

3.15 Public Services

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

Fire protection?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Police protection?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Schools?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Parks?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Other public facilities?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.16 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. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- 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. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.17 Transportation

- a) ***Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) **Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) **Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) **Would the project result in inadequate emergency access?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.18 Tribal Cultural Resources

- a) **Would the project 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:**

- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.19 Utilities and Service Systems

- a) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.20 Wildfire

- a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

3.21 Mandatory Findings of Significance

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- 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. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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4 References and Preparers

4.1 References Cited

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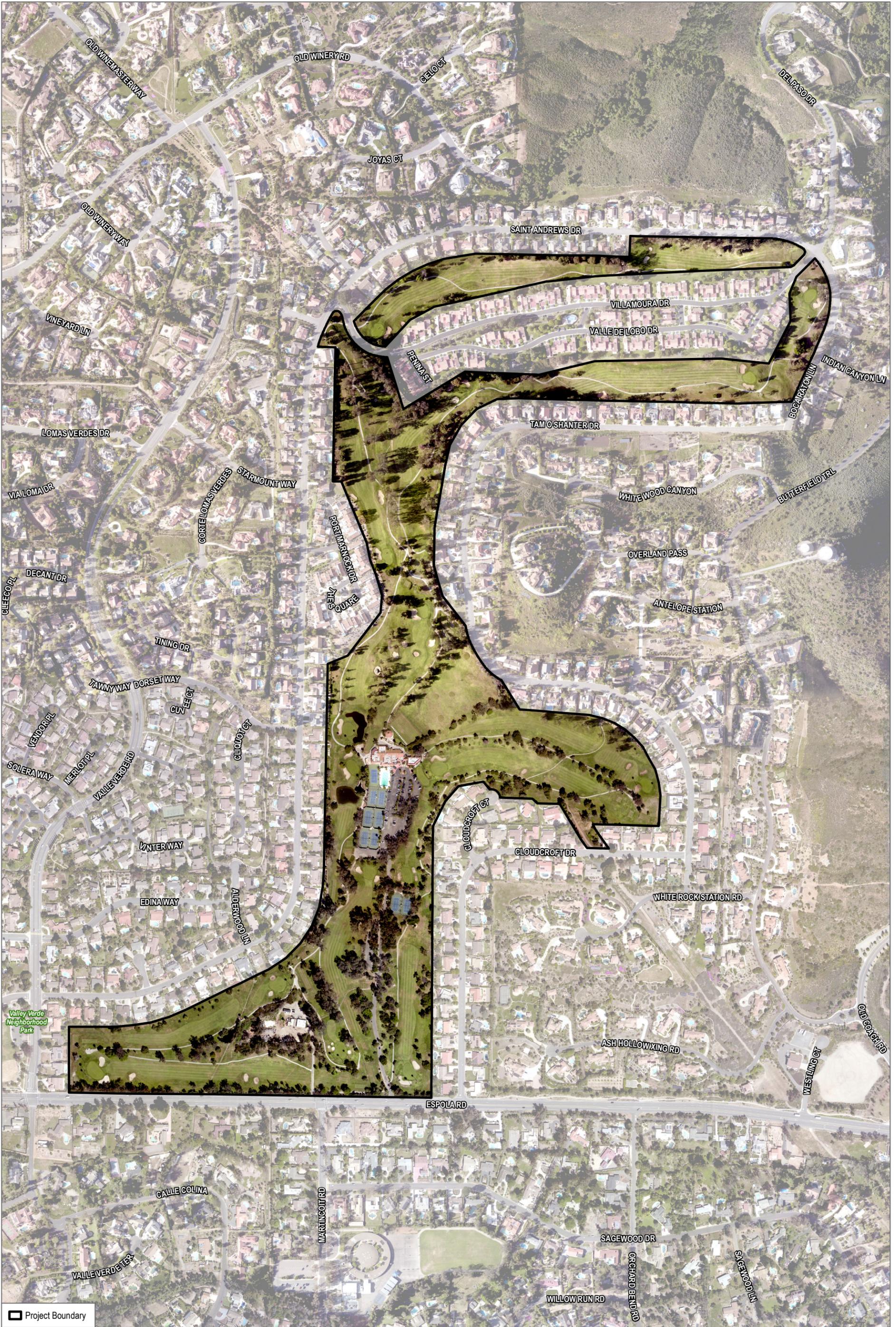
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4.2 List of Preparers

Joe Harrison – Environmental Analyst

David De Vries – City of Poway, City Planner

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SOURCE: SANGIS 2017, 2019

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SITE LEGEND

OS REC LOTS	TM LOT #	AC
1 THE BARN	OSR 1	0.87 AC
MULTI-PURPOSE ROOM		
MUSIC VENUE		
WEDDING VENUE		
THE SOCIAL	OSR 6	1.78 AC
CAFE / COFFEE / WINE & BEER GARDEN		
2 THE BUTTERFLY FARM		2.03 AC
VIVARIUM	OSR 2	0.70 AC
GREENHOUSE	OSR 3	0.71 AC
OFFICE / MAINTENANCE	OSR 4	0.20 AC
CLASSROOM	OSR 5	0.41 AC
PICNIC AREA		
GARDEN		
3 THE CLUB	OSR 7	6.85 AC
FAMILY POOL		
YOGA PAVILION		
MEN'S & WOMEN'S LOCKER ROOM		
3 TENNIS COURTS		
16 PICKLE BALL COURTS		
4 THE MEADOW OPEN SPACE	OSR 8	3.13 AC
TOTAL		14.65 AC
OS REC LOTS	TM LOT #	AC
5 TOT LOT		
6 POLLINATOR GARDEN	OSC 6	7.81 AC
	OSC 24	7.61 AC
	OSC 10	0.20 AC
7 EDIBLE LANDSCAPE	OSC 10	0.79 AC
8 SUCCULENT GARDEN	OSC 14	1.20 AC
9 COMMUNITY GARDENS		5.73 AC
	OSC 3	2.13 AC
	OSC 7	0.24 AC
	OSC 19	1.46 AC
	OSC 21	1.90 AC
10 TRAILS	3.56 MILES	4.45 AC
11 DOG PARK		
12 OPEN SPACE		17.51 AC
	OSC 1	2.88 AC
	OSC 5	1.52 AC
	OSC 11	2.47 AC
	OSC 12	4.55 AC
	OSC 13	2.02 AC
	OSC 15	2.68 AC
	OSC 18	1.40 AC
13 SLOPE		2.92 AC
	OSC 8	2.64 AC
	OSC 22	0.27 AC
14 AGRI-FIELDS		15.79 AC
	OSC 16	6.88 AC
	OSC 17	1.24 AC
	OSC 26	2.38 AC
	OSC 27	5.29 AC
15 BASIN		3.97 AC
	OSC 2	0.84 AC
	OSC 4	0.88 AC
	OSC 9	0.96 AC
	OSC 20	0.47 AC
	OSC 23	0.32 AC
	OSC 25	0.50 AC
TOTAL		60.17 AC
RESIDENTIAL*	TM LOT #	AC
A 20 110' X 100' HOMESTEAD LOTS	LOT 125-144	8.00 AC
B 13 70' X 100' GARDEN HOME LOTS	LOT 116-124, 145-148	2.78 AC
C 11 32' X 100' TWIN HOMES LOTS SF		
11 38' X 100' TWIN HOMES LOTS SF	LOT 106-115, 149-160	2.05 AC
D 15 90' X 100' MEADOW LOTS	LOT 91-105	4.31 AC
E 90 90' X 90' COTTAGE LOTS	LOT 1-90	16.71 AC
TOTAL 160 HOMES	TOTAL	33.86 AC
SITE TOTAL		117.19 AC

NOTES
 * PERIMETER BUFFER ZONES 50FT TO 100FT
 * ACREAGE IS APPROXIMATE



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