

**Table S-1
Summary of Significant Environmental Impacts and Mitigation**

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
PROJECT-LEVEL IMPACTS		
SIGNIFICANT AND UNAVOIDABLE IMPACTS		
AESTHETICS (SECTION 2.1)		
Cumulative Aesthetic Impacts		
<p>Impact: Cumulative impacts to the surrounding landscape.</p>	<p>When considered on a cumulative level with other existing and planned projects in the area, the project would contribute to an overall permanent change in the visual character of the existing viewshed. The visual composition of the valley would change with the combined implementation of these projects, as lands within the valley, and within close proximity to the site, would change views of the land from (largely) undeveloped to developed. Implementation of these projects would result in a permanent change in the composition of the visual environment through the construction of housing, mixed-use and commercial uses, as well as improved open space, parking areas and roadways, the removal of natural vegetation, and installation of nighttime lighting. Although design features for individual projects would be applied in the design and construction phases of these and other future projects, the effects of introducing these elements into the landscape when considered together would result in a permanent change to the visual environment that cannot be fully mitigated. Therefore, impacts would remain significant.</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
TRAFFIC AND CIRCULATION (SECTION 2.2)		
<p><u>Existing Plus Project Conditions</u> Direct Intersections Impact TR-1: The proposed project would result in significant impacts to the following intersection: Pala Road (SR 76)/Via Monserate</p>	<p>Intersections Mitigation Measure TR-1 To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</p> <ul style="list-style-type: none"> • <u>No feasible mitigation identified.</u> • Pala Road (SR 76) / Via Monserate: Signalize and add additional east and westbound through lane (SR 76 Widening). <p>Construction of those improvements would improve the LOS at this intersection from worst case scenario deficient LOS E, to acceptable LOS A in both the A.M. and P.M. peak hours. It should be noted that, as shown in Table 2.2-2, this intersection currently operates at a deficient LOS E. As shown in Table 2.2-18 9 this intersection would continue to operate at LOS E with or without implementation of the proposed project. As such, any additional traffic added to this intersection would result in significant adverse impacts on the ability of the intersection to accommodate additional traffic.</p> <p>The direct impacts to this intersection cannot be fully mitigated without the widening of SR 76 to increase the capacity of the intersection. As shown in Table 2.2-18, improvements to this single intersection would cost approximately \$300,000.</p> <p>The mitigation exceeds the traffic impacts created by the proposed project, particularly because this intersection is currently experiencing deficient conditions. To partially mitigate for the project's impacts to SR 76, the District would contribute a fair share contribution towards the widening of SR 76 and this intersection through the Transnet program, which has funding in place to make the improvements.</p> <p>The fair share contribution to the widening of SR 76 is considered feasible mitigation because the improvements have already been identified by</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>SANDAG as part of the Early Action Plan improvements that are anticipated to begin in 2008 and be completed by 2011. The proposed campus is not likely to begin enrollment until 2011. Therefore, the planned SANDAG/Caltrans improvements will be constructed prior to the addition of campus generated trips. However, there is no guarantee that the improvements will be completed prior to the college opening. Therefore, potential impacts to this intersection are not fully mitigated and remain significant.</p>	
<p><u>Direct</u> Roadways Impacts TR-2, TR-3, and TR-4: The proposed project would result in significant impacts to the following roadway segments: Pala Road (SR 76) from: TR-2 Via Monserate to Gird Road; TR-3 Gird Road to Sage Road; TR-4 Sage Road to Old Highway 395</p>	<p>Roadways Mitigation Measures TR-2, TR-3, and TR-4 <u>To reduce impacts at the affected roadway segments to less than significant, the following improvements would be required:</u></p> <ul style="list-style-type: none"> • <u>No feasible mitigation identified.</u> <p>The mitigation required to improve the impacted roadway segment to an acceptable LOS would require SR 76 to be improved to a four lane highway from Via Monserate to Old Highway 395, a distance of approximately 3 miles. The time and cost associated with a 3 mile highway road widening project within Caltrans' jurisdiction far exceeds the traffic impacted created but the proposed project, particularly because SR 76 is currently experiencing failing conditions. According to the traffic engineering report prepared for the County of San Diego's Traffic Impact Fee program, improvements to a State Route highway cost approximately \$8 million per lane mile. For these reasons, mitigation requirements to improve SR 76 are not feasible.</p> <p>The widening of SR 76 from S. Mission Road east to Interstate 15 is identified as a high priority Early Action Program (EAP) by SANDAG in the current RTP. The Caltrans budget estimate for this project is \$240 million. The project is estimated for completion in 2011. The proposed project is expected to begin enrollment for students in the fall of 2011; however, there is no guarantee that the improvements will be completed prior to the college opening. Therefore, potential impacts to segments of SR 76 are not fully mitigated and remain significant.</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>Horizon Year 2030 <u>With Phase I Conditions</u> <u>Cumulative</u> <u>Intersections</u> Impacts TR-5 through TR-14: The proposed project would result in significant impacts to the following intersections:</p> <p>TR-5 Pala Road (SR 76) / Via Monserate; TR-6 Pala Road (SR 76) / Sage Road; TR-6-7 Pala Road (SR 76) / Old Highway 395; TR-8 Pala Road (SR 76) / I-15 Southbound Ramps; TR-7-9 Pala Road (SR 76) / I-15 Northbound Ramps; TR-8-10 Pala Road (SR 76) / Pankey Road; TR-9-11 Pala Road (SR 76) / Horse Ranch Creek Road; TR-10-12 Pala Road (SR 76) / Couser Canyon Road; TR-11-13 Old Highway 395 / Canonita Drive – Stewart Canyon Road; TR-12-14 Old Highway 395 /</p>	<p><i>Horizon Year 2030 Intersections</i> Mitigation Measures TR-5 through TR-7 <u>Mitigation Measure TR-5</u> <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> <u>Payment of TIF fees to widen SR 76 from two lanes to four lanes and signalization of the intersection.</u> <p><u>Mitigation Measure TR-6</u> <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> <u>Payment of TIF fees to widen SR 76 from two lanes to four lanes.</u> <p><u>Mitigation Measure TR-7</u> <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> <u>Payment of TIF fees to widen SR 76 and Old Highway 395 from two lanes to four lanes.</u> <p>Caltrans has an established program with Transnet funding in place for the widening of Pala Road (SR 76), a fair share contribution to that program would serve as partial mitigation for intersection impacts. As such, the proposed project would contribute to the Caltrans Transnet program as mitigation for impacts on these intersections.</p> <p>In lieu of making a variety of fair share contributions for partial mitigation for Impacts TR-5, TR-6, and TR-7, that may take several years to construct, alternative mitigation measures, located closer to the proposed project site, to reduce impacts resulting from implementation of the proposed project, during the Horizon Year 2030, have been proposed; refer to Mitigation Measures TR-9, and TR-11.</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>Reche Road</p> <p>TR-13 Pala Road (SR 76)/Sage Road</p> <p>TR-14 Pala Road (SR 76)/I-15 Southbound Ramps</p>	<p>Mitigation Measure TR-8</p> <p>Impacts to the Pala Road (SR 76)/Pankey Road intersection shall be mitigated by signalizing the intersection to improve the traffic operations through the intersection.</p> <p><u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> <u>Payment of fair share contribution toward I-15 / SR 76 interchange improvement project.</u> <p>As shown in Table 2.2 21, implementation of this mitigation measure would improve the intersection to an acceptable LOS C and LOS in the A.M. and P.M. peak hours, respectively, when Pala Road (SR 76) is widened to four lanes. Potential impacts remain significant until that occurs.</p> <p>Mitigation Measure TR-9</p> <p>Impacts to the Pala Road (SR 76)/Horse Ranch Creek Road intersection shall be mitigated by construction of the intersection and signalizing the intersection.</p> <p><u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> <u>Payment of fair share contribution toward I-15 / SR 76 interchange improvement project.</u> <p>As shown in Table 2.2 21, implementation of this mitigation measure would improve the intersection to an acceptable LOS B when Pala Road (SR 76) is widened to four lanes. Potential impacts remain significant until that occurs.</p> <p>Mitigation Measure TR-10</p> <p><u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> <u>Payment of TIF fees to widen SR 76 from two to four lanes and</u> 	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p><u>signalize the intersection.</u></p> <p>In lieu of making a variety of fair share contributions for partial mitigation that may take several years to construct, alternative mitigation measures, located closer to the proposed project site, to reduce impacts resulting from implementation of the proposed project, during the Horizon Year 2030, have been proposed; refer to Mitigation Measures TR 8, TR 9, and TR 11. Refer to Section 2.2.4, Impacts After Mitigation, for additional discussion.</p> <p>Planned improvements to widen Pala Road (SR 76) to four lanes from the Interstate 15 Northbound ramps to Couser Canyon Road are expected to begin in 2008 as part of the Rosemary's Mountain project. As such, the roadway segment will operate at acceptable conditions prior to the implementation of the proposed project. The proposed campus is not likely to begin enrollment until 2011. Therefore, the planned Rosemary's Mountain improvements (to be completed by Granite Construction) will be constructed prior to the addition of campus-generated trips. However, there is no guarantee that the improvements will be completed prior to the college opening. Therefore, potential impacts to this intersection are not fully mitigated and remain significant.</p> <p>Mitigation Measure TR-11</p> <p><u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two lanes to four lanes.</u> <u>Construct project access roadway which includes signalization, turn lanes and storage capacity.</u> <p>Impacts to the affected intersection shall be mitigated by implementation of the following improvement:</p> <ul style="list-style-type: none"> • Old Highway 395/Canonita Drive Stewart Canyon Road: Signalize; Add westbound right turn lane. <p>After the improvements have been constructed the LOS at this intersection will improve from worse case scenarios of LOS F for both the with and without the</p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>proposed project scenarios, to LOS C in both the A.M. and P.M. peak hours; respectively, for both the with and without implementation of the proposed project scenarios.</p> <p>Mitigation Measure TR-12</p> <p><u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <p style="padding-left: 40px;"><u>Payment of TIF fees to widen SR 76 from two to four lanes and signalize the intersection.</u></p> <p>In lieu of making a variety of fair share contributions for partial mitigation that may take several years to construct, alternative mitigation measures, located closer to the proposed project site, to reduce impacts resulting from the proposed project, during the Horizon Year 2030, have been proposed; refer to Mitigation Measures TR-8, TR-9, and TR-11 and to Section 2.2.4, Impacts After Mitigation, for additional discussion.</p> <p>Mitigation Measure TR-13</p> <p><u>Payment of TIF fees to widen Old Highway 395, including construction of westbound right-turn lane at intersection.</u></p> <ul style="list-style-type: none"> • The mitigation for this intersection would be the same as Mitigation Measure TR-3. <p>Mitigation Measure TR-14</p> <p><u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <p><u>Payment of TIF fees to widen Old Highway 395, including signalization of intersection and additional eastbound through lane.</u></p> <p>Caltrans has an established program with Transnet funding in place for the widening of Pala Road (SR 76), a fair share contribution to that program would serve as partial mitigation for intersection impacts. As such, the proposed project would contribute to the Caltrans Transnet program as mitigation for impacts on this intersection.</p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>In lieu of making a variety of fair share contributions for partial mitigation that may take several years to construct, alternative mitigation measures, located closer to the proposed project site, to reduce impacts resulting from the proposed project, during the Horizon Year 2030, have been proposed; refer to Mitigation Measures TR-8, TR-9, and TR-11 and to Section 2.2.4, Impacts After Mitigation, for additional discussion.</p>	
<p>Cumulative Roadways Impacts TR-15, TR-16, and TR-17 through Impact TR-20: The proposed project would result in significant impacts to the following roadway segments:</p> <p>TR-15 Pala Road (SR 76) from Via Monserate to Gird Road;</p> <p>TR-16 Pala Road (SR 76) from Gird Road to Sage Road;</p> <p>TR-17 Pala Road (SR 76) from Sage Road to Old Highway 395</p> <p>TR-18 Pala Road (SR 76) from Old Highway 395 to I-15 Southbound Ramps</p> <p>TR-16-19 Old Highway 395 from Canonita Drive Stewart Canyon Road to Reeche Road; Pala Road (SR 76)</p>	<p><u>Roadways</u></p> <p>Mitigation Measure TR-15: To reduce impacts at the affected segment to less than significant, the following improvement would be required: Pala Road (SR 76) from Via Monserate to Gird Road: Widen SR 76 from two to four lanes. The mitigation for this section would be the same as Mitigation Measure TR-2.</p> <p>Mitigation Measure TR-15: <u>To reduce impacts on the affected roadway segment to less than significant, the following improvement would be required:</u> Payment of TIF fees to widen SR 76 from two to four lanes.</p> <p>Mitigation Measure TR-16: <u>To reduce impacts on the affected segment to less than significant, the following improvement would be required:</u> Payment of TIF fees to widen SR 76 from two to four lanes.</p> <p>Mitigation Measure TR-17: <u>To reduce impacts on the affected segment to less than significant, the following improvement would be required:</u> Payment of TIF fees to widen SR 76 from two to four lanes.</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p><u>from I-15 Northbound Ramps to Pankey Road</u> TR-17-20 <u>Old Highway 395 from Stewart Canyon Road to from Reche Road to E. Mission Road</u> TR-21 <u>Old Highway 395 from Reche Road to E. Mission Road</u></p>	<p><u>Mitigation Measure TR-18:</u> <u>To reduce impacts on the affected segment to less than significant, the following improvement would be required:</u> <u>Payment of TIF fees to widen SR 76 from two to six lanes.</u></p> <p><u>Mitigation Measure TR-19:</u> <u>To reduce impacts on the affected segment to less than significant, the following improvement would be required:</u> <u>Payment of TIF fees to widen SR 76 from two to six lanes.</u></p> <p><u>Mitigation Measure TR-20:</u> <u>To reduce impacts on the affected roadway segment to less than significant, the following improvement would be required:</u> <u>Payment of TIF fees to widen Old Highway 395 from two to four lanes.</u></p> <p><u>Mitigation Measure TR-21:</u> <u>To reduce impacts on the affected roadway segment to less than significant, the following improvement would be required:</u> <u>Payment of TIF fees to widen Old Highway 395 from two to four lanes.</u></p> <p><u>Mitigation Measure TR-16</u> This road segment is forecast to operate at deficient (LOS F) levels of service with the County's General Plan 2020 Circulation Element classifications. County General Plan 2020 update has identified this segment as operating at deficient LOS as well. County of San Diego preliminary 2020 Road Classifications concept plans identify widening Old Highway 395 as infeasible due to environmental and physical constraints as a result of existing development. As such, there would be significant and unmitigated traffic impacts on this roadway segment.</p> <p><u>Mitigation Measure TR-17</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>This road segment is forecast to operate at deficient (LOS F) levels of service with the County's General Plan 2020 Circulation Element classifications. County General Plan 2020 update has identified this segment as operating at deficient LOS as well. County of San Diego preliminary 2020 Road Classifications concept plans identify widening Old Highway 395 as infeasible due to environmental and physical constraints as a result of existing development. As such, there would be significant and unmitigated traffic impacts on this roadway segment.</p>	
<p><u>2030 With Phase I and II</u> <u>(Includes Buildout of RTP)</u></p> <p><u>Direct</u> <u>Roadways</u></p> <p><u>Impacts TR-22 through</u> <u>Impact TR-27:</u> The proposed project would result in significant impacts to the following roadway segments:</p> <p><u>TR-22</u> Pala Road (SR 76) from Via Monserate to Gird Road;</p> <p><u>TR-23</u> Pala Road (SR 76) from Gird Road to Sage Road;</p> <p><u>TR-24</u> Pala Road (SR 76) from Sage Road to Old Highway 395;</p> <p><u>TR-25</u> Pala Road (SR 76) from Old Highway 395 to I-</p>	<p><u>Roadways</u></p> <p><u>Mitigation Measure TR-22:</u></p> <p>No feasible mitigation identified for the following segment:</p> <ul style="list-style-type: none"> • <u>Pala Road (SR 76) – Via Monserate to Gird Road</u> <p><u>Mitigation Measure TR-23:</u></p> <p>No feasible mitigation identified for the following segment:</p> <ul style="list-style-type: none"> • <u>Pala Road (SR 76) – Gird Road to Sage Road</u> <p><u>Mitigation Measure TR-24:</u></p> <p>No feasible mitigation identified for the following segment:</p> <ul style="list-style-type: none"> • <u>Pala Road (SR 76) – Sage Road to Old Highway 395</u> <p><u>Mitigation Measure TR-25:</u></p> <p>No feasible mitigation identified for the following segment:</p> <ul style="list-style-type: none"> • <u>Pala Road (SR 76) – Old Highway 395 to I-15 Southbound Ramps</u> <p><u>Mitigation Measure TR-26:</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>15 Southbound Ramps; TR-26 Old Highway 395 from Stewart Canyon Road to Reche Road; and, TR-27 Old Highway 395 from Reche Road to E. Mission Road.</p>	<p>No feasible mitigation identified for the following segment:</p> <ul style="list-style-type: none"> • Old Highway 395 – Stewart Canyon Road to Reche Road <p>Mitigation Measure TR-27:</p> <p>No feasible mitigation identified for the following segment:</p> <ul style="list-style-type: none"> • Old Highway 395 – Reche Road to E. Mission Road 	
<p>Cumulative Traffic and Circulation Impacts (Section 2.2.4.1)</p>		
<p><u>Existing Plus Cumulative Plus Project</u> Cumulative Intersections Impact TR-18-28 through Impact TR-2232: The proposed project would result in significant cumulative impacts to the following intersections: TR-18-28 Pala Road (SR 76) / Via Monserate; TR-19-29 Pala Road (SR 76) / Old Highway 395; TR-20-30 Pala Road (SR 76) / Pankey Road; TR-21-31 Old Highway 395 / Canonita Drive – Stewart Canyon Road; TR-22-32 Old Highway 395 / Reche Road</p>	<p>Existing Plus Cumulative Plus Project Intersections Mitigation Measure TR-28: <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes and signalize the intersection.</u> <p>Mitigation Measure TR-29: <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes and signalize the intersection.</u> <p>Mitigation Measure TR-30: <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes and signalize the intersection.</u> 	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p><u>Mitigation Measure TR-31:</u> <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen Old Highway 395 and signalize the intersection, as well as adding a westbound right-turn lane as part of the widening project.</u> <p><u>Mitigation Measure TR-32:</u> <u>To reduce impacts at the affected intersection to less than significant, the following improvement would be required:</u></p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen Old Highway 395 and signalize the intersection, as well as adding an additional eastbound lane as part of the widening project.</u> <p><u>Mitigation Measure TR-18</u> The mitigation for this intersection is the same as what is proposed in mitigation measure TR-1. Therefore, potential impacts to this intersection are not fully mitigated and remain significant.</p> <p><u>Mitigation Measure TR-19</u> The mitigation for this intersection is the same as what is proposed in mitigation measure TR-6. Therefore, potential impacts to this intersection are not fully mitigated and remain significant.</p> <p><u>Mitigation Measure TR-20</u> Impacts to the Pala Road (SR 76)/Pankey Road intersection shall be mitigated by implementation of Mitigation Measure TR-8. As shown in Table 2.2-21, implementation of this mitigation measure would improve the intersection to an acceptable LOS C and LOS in the A.M. and P.M. peak hours, respectively when Pala Road (SR 76) is widened to four lanes. Potential impacts remain significant until that occurs.</p> <p><u>Mitigation Measure TR-21</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>Impacts to the Old Highway 395/Canonita Drive – Stewart Canyon Road intersection shall be mitigated by implementation of Mitigation Measure TR-11. As shown in Table 2.2-21, implementation of this mitigation measure would improve the intersection to an acceptable LOS C when Pala Road (SR 76) is widened to four lanes. Potential impacts remain significant until that occurs.</p> <p>Mitigation Measure TR-22</p> <p>The mitigation for this intersection is the same as what is proposed in mitigation measure TR-6. Therefore, potential impacts to this intersection remain significant.</p>	
<p>Impact TR-23 through Impact TR-25: The proposed project would result in significant cumulative impacts to the following intersections:</p> <p>TR-23 Pala Road (SR 76)/ Sage Road;</p> <p>TR-24 Pala Road (SR 76)/ I-15 Northbound Ramps;</p> <p>TR-25 Pala Road (SR 76)/ Horse Ranch Creek Road</p>	<p>Mitigation Measure TR-23</p> <p>The mitigation for this intersection would require widening of Pala Road (SR 76). Therefore the mitigation for this intersection would be the same as Mitigation Measure TR-3. Therefore, potential impacts to this intersection remain significant.</p> <p>Mitigation Measure TR-24</p> <p>The mitigation for this intersection would be the same as Mitigation Measure TR-7. Potential impacts remain significant.</p> <p>Mitigation Measure TR-25</p> <p>Impacts to the Pala Road (SR 76)/Horse Ranch Creek Road intersection shall be mitigated by implementation of Mitigation Measure TR-9. As shown in Table 2.2-21, implementation of this mitigation measure would improve the intersection to an acceptable LOS B when Pala Road (SR 76) is widened to four lanes. Potential impacts remain significant until that occurs.</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>Roadways Impact TR-26-33 through Impact TR-29-36: Implementation of the proposed project would result in significant cumulative impacts to the following segments of Pala Road (SR 76):</p> <p>TR-26-33 Via Monserate to Gird Road;</p> <p>TR-27-34 Gird Road to Sage Road;</p> <p>TR-28-35 Sage Road to Old Highway 395;</p> <p>TR-29-36 I-15 Northbound Ramps to Pankey Road</p>	<p>Roadways</p> <p><u>Mitigation Measure TR-33:</u> To reduce impacts at the affected roadway segment to less than significant, the following improvement would be required:</p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes.</u> <p><u>Mitigation Measure TR-34:</u> To reduce impacts at the affected roadway segment to less than significant, the following improvement would be required:</p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes.</u> <p><u>Mitigation Measure TR-35:</u> To reduce impacts at the affected roadway segment to less than significant, the following improvement would be required:</p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes.</u> <p><u>Mitigation Measure TR-36:</u> To reduce impacts at the affected roadway segment to less than significant, the following improvement would be required:</p> <ul style="list-style-type: none"> • <u>Payment of TIF fees to widen SR 76 from two to four lanes.</u> <p>Mitigation Measure TR-26 Mitigation for this roadway segment is the same as TR-2. Potential impacts remain significant.</p> <p>Mitigation Measure TR-27 Mitigation for this roadway segment is the same as TR-3. Potential impacts remain significant.</p> <p>Mitigation Measure TR-28</p>	<p>Significant and Unavoidable.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>Mitigation for this roadway segment is the same as TR 4. Potential impacts remain significant.</p> <p>Mitigation Measure TR-29</p> <p>Planned improvements to widen Pala Road (SR 76) to four lanes from the Interstate 15 Northbound ramps to Couser Canyon Road are expected to begin in 2008 as part of the Rosemary's Mountain project. As such, the roadway segment will operate at acceptable conditions prior to the implementation of the proposed project. The proposed campus is not likely to begin enrollment until 2011. Therefore, the planned Rosemary's Mountain improvements (to be completed by Granite Construction) will be constructed prior to the addition of campus-generated trips. However, there is no guarantee that the improvements will be completed prior to the college opening. Therefore, potential impacts to this intersection are not fully mitigated and remain significant.</p>	
IMPACTS MITIGATED TO LESS THAN SIGNIFICANT		
BIOLOGICAL RESOURCES (SECTION 3.1)		
<p>Direct Impacts</p> <p><i>Sensitive Habitat</i></p> <p>Upland Habitat</p> <p>Impacts B-1a through B-1e1d: Implementation of the proposed project would result in significant direct onsite and offsite impacts to sensitive upland habitats including 3,472.97 acres of Diegan coastal sage scrub, 21.63 acres of coyote brush scrub, and 72,874.3 acres of non-native grassland (including native</p>	<p>Mitigation Measure B-1a</p> <p>Impacts to 3,472.97 acres of Diegan coastal sage scrub (includes 2.11 acre disturbed Diegan coastal sage scrub) would require mitigation at a 2:1 ratio, for a total of 6,945.94 acres of mitigation. As the proposed project would result in impacts to 0.5 acre of coastal California gnatcatcher occupied habitat, at least one acre of coastal sage scrub provided as mitigation shall be occupied by coastal California gnatcatcher. Mitigation for impacts to Diegan coastal sage scrub shall be accomplished through purchase of 6,945.94 acres of coastal sage scrub within an approved <u>offsite mitigation</u> area, to the satisfaction of the County of San Diego and the Wildlife Agencies. <u>The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</u></p> <p>Mitigation Measure B-1b</p> <p>Impacts to 21.63 acres of coyote brush scrub shall require mitigation at a 4.5:1</p>	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
grassland/pastureland).	<p>2:1 ratio for a total of 32.45-43.26 acres. Coyote brush scrub can be appropriate habitat for coastal California gnatcatcher. Mitigation for impacts to coyote brush scrub shall be accomplished through purchase of 32.45-43.26 acres of coyote brush scrub within an approved offsite mitigation area, to the satisfaction of the County of San Diego and the Wildlife Agencies. The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</p> <p>Mitigation Measure B-1c</p> <p>Impacts to 72.9674.3 acres of non-native grassland shall require mitigation at a 0.5:1 ratio for a total of 36.48-37.15 acres. Mitigation for impacts to non-native grassland cannot be accomplished by preserving non-native habitats. As such, mMitigation for impacts to non-native grassland in the form of purchase of Diegan coastal sage scrub, a habitat of higher ecological value, is considered appropriate. Mitigation for impacts to non-native grassland shall be accomplished through purchase of 36.437.15 acres of Diegan coastal sage scrubnative habitat within an approved offsite mitigation area, to the satisfaction of the County of San Diego and the Wildlife Agencies. The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</p> <p>Mitigation Measure B-1d</p> <p><u>The District shall be required to prepare a Management and Monitoring Plan for the ongoing maintenance of offsite mitigation areas. The Plan shall be subject to the approval of the County of San Diego and the Wildlife Agencies, prior to initiating construction activities. The Plan shall identify a funding commitment and an appropriate natural lands management organization, outline biological resources on the site, provide for monitoring of biological resources, address potential impacts, and identify actions to be taken to eliminate or minimize those impacts.</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>Jurisdictional Wetlands Jurisdictional Wetland Habitat Impacts B-2a through B-2d2f: The proposed project would result in significant impacts on ACOE/CDFG jurisdictional wetlands including <u>0.260.58</u> acre of alkali meadow, <u>0.150.25</u> acre of coastal freshwater marsh, and <u>0.070.35</u> acre of southern cottonwood-willow riparian forest. Impacts to CDFG-only jurisdictional wetlands include <u>0.310.42</u> acre of southern willow scrub.</p>	<p>Mitigation Measure B-2a</p> <p>Impacts to <u>0.260.58</u> acre of alkali meadow shall be mitigated at a 3:1 ratio, with mitigation in the form of creation, required at a minimum ratio of 1:1, for a total of <u>0.781.74</u> acres. Mitigation for impacts to alkali meadow shall be accomplished by creating <u>0.260.58</u> acre of alkali meadow within an approved mitigation area dedicated as open space. The remaining <u>0.521.16</u> acre required for mitigation shall be accomplished through restoration and enhancement (2:1 ratio) of alkali meadow within an approved mitigation area dedicated as open space, or through preservation of <u>0.521.16</u> acre of alkali meadow (1:1 ratio) within an approved mitigation area, <u>to the satisfaction of the County of San Diego and the Wildlife Agencies. The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</u></p> <p>Mitigation Measure B-2b</p> <p>Impacts to <u>0.150.25</u> acre of coastal freshwater marsh shall require mitigation at a 3:1 ratio, with mitigation in the form of creation, required at a minimum ratio of 1:1, for a total of <u>0.450.75</u> acres. Mitigation for these impacts shall be accomplished by creating <u>0.150.25</u> acre of coastal freshwater marsh, within an approved mitigation area dedicated as open space. The remaining <u>0.300.50</u> acre required for mitigation shall be accomplished through the restoration and enhancement (2:1 ratio) of coastal freshwater marsh within an approved mitigation area dedicated as open space, or through preservation of <u>0.300.50</u> acre of coastal freshwater marsh within an approved mitigation area, <u>to the satisfaction of the County of San Diego and the Wildlife Agencies. The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</u></p> <p>Mitigation Measure B-2c</p> <p>Impacts to <u>0.070.35</u> acre of southern cottonwood-willow riparian forest shall require mitigation at a 3:1 ratio, with mitigation in the form of creation</p>	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>required at a minimum ratio of 1:1, for a total of 0.211.05 acres. Mitigation for these impacts shall be accomplished by creating 0.070.35 acre of southern cottonwood-willow riparian forest, within an approved mitigation area dedicated as open space. The remaining 0.140.70 acre required for mitigation shall be accomplished through the restoration and enhancement (2:1 ratio) of southern cottonwood-willow riparian forest, within an approved mitigation area dedicated as open space, or through preservation of 0.140.70 acre of southern cottonwood-willow riparian forest within an approved mitigation area, <u>to the satisfaction of the County of San Diego and the Wildlife Agencies. The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</u></p> <p>Mitigation Measure B-2d</p> <p>Impacts to 0.310.42 acres of southern willow scrub shall require mitigation at a 3:1 ratio, with mitigation in the form of creation, required at a minimum ratio of 1:1, for a total of 0.931.26 acre. Mitigation for these impacts shall be accomplished by creating 0.310.42 acre of southern willow scrub, within an approved mitigation area dedicated as open space. The remaining 0.620.84 acre of mitigation shall be accomplished through the restoration and enhancement (2:1 ratio) of southern willow scrub, within an approved mitigation area dedicated as open space, or through preservation of 0.620.84 acre of southern willow scrub within an approved mitigation area, <u>to the satisfaction of the County of San Diego and the Wildlife Agencies. The habitat shall be placed within a dedicated biological open space easement, prior to impacts occurring on the project site, and managed in perpetuity.</u></p> <p>Mitigation Measure B-2e</p> <p><u>The District shall be required to prepare a wetland creation/restoration/enhancement plan (as appropriate) for the mitigation of project impacts to jurisdictional wetland habitat and for ongoing maintenance requirements. The District shall submit the Plan to the County of San Diego and the Wildlife Agencies for approval, prior to initiating construction</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p><u>activities. The Plan shall include, but not be limited to, planting and irrigation plans, planting palettes and seed mix, implementation schedule, success criteria, vegetation monitoring, and contingency measures.</u></p> <p><u>Mitigation Measure B-2f</u></p> <p><u>The District shall be required to prepare a Management and Monitoring Plan for the ongoing maintenance of offsite mitigation areas. The Plan shall be subject to the approval of the County of San Diego and the Wildlife Agencies, prior to initiating construction activities. The Plan shall identify a funding commitment and an appropriate natural lands management organization, outline biological resources on the site, provide for monitoring of biological resources, address potential impacts, and identify actions to be taken to eliminate or minimize those impacts.</u></p>	
<p><i>California Gnatcatcher</i> Impact B-3: The proposed project would result in significant impacts to coastal California gnatcatcher as the result of grading and construction activities.</p>	<p><u>Mitigation Measure B-3</u></p> <p>(a) Impacts to coastal California gnatcatcher habitat shall be mitigated through habitat based mitigation given in Mitigation Measure B-1a.</p> <p>(b) Cause to be placed on the face of the grading and improvement plans, “No clearing or grubbing of sensitive habitats shall occur from February 15 to August 31 of any year unless nesting activity is completed for the year (prior to August 31) or as approved by the County and concurred with the Wildlife Agencies.”</p> <p>(c) Cause to be placed on the face of the grading plans:</p> <p>(1) “Conspicuous construction fencing shall be maintained in place to protect all open space easements, until the conclusion of construction”; and,</p> <p>(2) “Prior to commencement of grading, the applicant shall submit to the County of DPLU a statement from a California Registered Engineer, or licensed surveyor, verifying that said engineer or surveyor has examined the construction fencing and determined that is has been placed at the outer edge of the construction area.</p>	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p><i>Least Bell's Vireo</i></p> <p>Impact B-43: The proposed project would result in significant impacts to least bell's vireo as the result of vegetation clearing of southern cottonwood-willow riparian forest and southern willow scrub.</p>	<p>Mitigation Measure B-4 Mitigation Measure B-3</p> <p>All clearing and grubbing in southern cottonwood-willow riparian forest shall be restricted during the breeding season for least Bell's vireo (March 15 to September 15), thereby avoiding direct impacts to this species.</p> <p>Habitat-based mitigation required in Mitigation Measures B-2c and B-2d shall be offered for direct impacts to least Bell's vireo habitat. Impacts to southern cottonwood-willow riparian forest and southern willow scrub shall require offsite mitigation at a 3:1 ratio, for a total of 0.24<u>1.05</u> acre and 0.93<u>1.26</u> acre, respectively, as described in Mitigation Measures B-2c and B-2d.</p>	Less than Significant Impact.
<p><i>Southwestern Willow Flycatcher</i></p> <p>Impact B-54: The proposed project would result in significant impacts to southwestern willow flycatcher during the breeding season as the result of clearing and grading activities, and from the removal of vegetation in riparian habitat.</p>	<p>Mitigation Measure B-54</p> <p>All clearing and grubbing in southern cottonwood-willow riparian forest shall be restricted during the breeding season for southwestern willow flycatcher (March 15 to September 15), thereby avoiding direct impacts to this species. Impacts to areas of potentially appropriate habitat (southern cottonwood-willow riparian forest) for southwestern willow flycatcher shall be mitigated for at a 3:1 ratio, as described in Mitigation Measure B-2c.</p>	Less than Significant Impact.
<p><i>Migratory Birds</i></p> <p>Impact B-65: The proposed project would result in significant impacts to migratory birds as the result of grubbing, clearing, or grading activities during the breeding season (February to August).</p>	<p>Mitigation Measure B-56</p> <p>(a) Project activities resulting in potentially direct impacts to migratory birds, such as clearing and grubbing, shall be restricted during the breeding season for migratory birds (approximately February to September). In the event that construction activities occur within the breeding season, a nesting bird survey shall be required in order to avoid direct impacts from grubbing of vegetation. The nesting survey shall be conducted prior to commencement of project activities occurring within the migratory bird breeding season. Nesting bird surveys shall include the entire area affected by project improvements,</p>	Less than Significant Impact.

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>as well as native habitat located within 300 feet of the project boundary. Nesting bird surveys shall be conducted no more than one week prior to the scheduled start date for project activities impacting native habitat. In the event that nesting birds are detected within the study area, clearing and grubbing activities shall be restricted until the end of the breeding season.</p> <p>(b) Cause to be placed on the face of the grading plans, “To avoid potential impacts on any potentially nesting migratory birds, one of the following clearing and grubbing limitations shall apply: a County-certified, qualified biologist shall perform a survey to be completed not more than one week prior to initiation of activities, and based on the survey; certify in writing to the Wildlife Agencies that there are no nesting migratory birds on the project site; If the biologist’s survey has located nesting migratory birds, certify in writing to the County and/or Wildlife Agencies as appropriate that nests are not within 300 feet of the project boundary; The biologist shall verify in writing to the County and/or Wildlife Agencies that nesting has occurred but has ceased and clearing, grubbing and grading can occur until the following February 1 without impact on nesting migratory birds.</p>	
<p>Other Wildlife Species Impact B-76: The proposed project would result in significant impacts to sensitive avian species, including white-faced ibis, Cooper’s hawk, white-tailed kite, San Diego cactus wren, yellow warbler, yellow-breasted chat, and rufous-crowned sparrow, from grubbing, clearing, and grading activities.</p>	<p>Mitigation Measure B-76 Direct impacts to white-faced ibis, white-tailed kite, Cooper’s hawk, San Diego cactus wren, yellow warbler, yellow-breasted chat, and rufous-crowned sparrow shall be avoided by restricting clearing of vegetation during the breeding season (approximately February to September). Mitigation for impacts to habitats used by these species shall occur as habitat-based mitigation, as stated in Mitigation Measures B-1a and B-1c, and B-2a and B-2c.</p>	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>Indirect Impacts Impact B-87: The proposed project would result in significant impacts as the result of edge effects and/or indirect impacts on open space, resulting from the invasion of non-native plant species, lighting, errant construction, human activities and/or human and pet intrusion.</p>	<p>Mitigation Measure B-87 Indirect impacts shall be mitigated through implementation of the following measures:</p> <ul style="list-style-type: none"> (a) The limits of grading shall be <u>temporarily</u> flagged and fenced with silt fencing or construction fencing, prior to grading to prevent impacts to areas adjacent to the limits of grading. Prior to clearing of vegetation, a qualified biologist shall inspect the location of the fence <u>to ensure that no vegetation loss occurs from installation of the fence. The fencing shall be temporary and shall only be removed upon the completion of grading, brushing and clearing activities.</u> (b) A qualified biologist shall monitor the limits of grading during clearing, grubbing, and grading activities. The site shall be monitored once a day and reports shall be submitted to the County of San Diego District weekly. <u>Unanticipated impacts to sensitive resources shall be reported to the appropriate resource agencies within 24 hours. The biological monitor shall have the authority to halt construction activities to prevent or avoid the take of any listed species and/or to ensure compliance with all avoidance, minimization, and mitigation measures. Any unauthorized impacts or actions shall be brought to the attention of the District and the Wildlife Agencies within 24 hours.</u> (c) No <u>To reduce potential indirect impacts resulting from construction activities or resulting noise, no grubbing, clearing, or grading, or trenching shall be conducted within 300 feet of appropriate habitat for least Bell’s vireo during its breeding period (March 15 to September 15); appropriate habitat for coastal California gnatcatcher during its breeding period (February 15 to August 31); and within 500 feet of occupied raptor nests.</u> (d) All proposed lighting of the completed project shall be shielded and directed away from riparian habitats immediately west of the project area. 	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p><u>(e) Native plants shall be used to the greatest extent feasible in the landscape areas adjacent to and/or near existing areas of native habitat. The use of invasive plants or vegetation that requires intensive irrigation, fertilizers, or pesticides adjacent to native habitat (Native Area) shall be prohibited. Water used for landscaping shall be directed away from adjacent habitat and contained and/or treated within the development footprint.</u></p> <p><u>(f) Permanent signage shall be installed along the northern boundary of the onsite Native Area to identify the area as such, and to restrict access into this area of the property. Signage shall be clearly visible and shall be placed approximately every 100 feet along the northerly limits of the Native Area. Signage shall be corrosion resistant, a minimum of six by nine inches in size, not less than three feet in height above ground surface, and state the following: “Sensitive Environmental Resources; Disturbance Beyond this Point is Restricted.”</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
Cumulative Biological Impacts (Section 3.1.5)		
<p><u>Cumulative Impacts</u> <i>Diegan Coastal Sage Scrub</i> Impact B-98: The proposed project would contribute to significant cumulative impacts on Diegan coastal sage scrub. Collectively, the cumulative projects would result in significant impacts on approximately 94.0 acres of Diegan coastal sage scrub. The proposed project would impact 3.472<u>3.97</u> acres (includes 2.11 acres disturbed Diegan coastal sage scrub), or approximately four percent of the cumulative impact.</p>	<p><u>Mitigation Measure B-98</u> Mitigation for this impact is the same as for Mitigation Measure B-1a.</p>	<p>Less than Significant Impact (Project Contribution).</p>
<p><i>Non-native Grassland</i> Impact B-109: The proposed project would contribute to significant cumulative impacts on non-native grassland. Collectively, the cumulative projects would result in significant impacts on approximately 194<u>195</u> acres of non-native grassland. The proposed project would impact 72.877<u>74.3</u> acres (includes 72.3</p>	<p><u>Mitigation Measure B-109</u> Mitigation for this impact is the same as Mitigation Measure B-1c.</p>	<p>Less than Significant Impact (Project Contribution).</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>acres disturbed non-native grassland), or approximately 38 percent of the cumulative impact.</p>		
<p><i>Southern Cottonwood-Willow Riparian Forest</i> Impact B-1110: The proposed project would contribute to significant cumulative impacts on southern cottonwood-willow riparian forest. Collectively, the cumulative projects would result in significant impacts on approximately 39.52<u>39.8</u> acres of southern cottonwood-willow riparian forest. The proposed project would impact 0.07<u>0.35</u> acre, or approximately 0.2 percent of the cumulative impact.</p>	<p>Mitigation Measure B-1011 Mitigation for this impact is the same as for Mitigation Measure B-2c.</p>	<p>Less than Significant Impact (Project Contribution).</p>
<p>CULTURAL RESOURCES (SECTION 3.2)</p>		
<p>Impact CR-1: The proposed project would result in significant impacts on cultural resource site CA-SDI-682, <u>Locus B</u>.</p>	<p>Mitigation Measure CR-1 <i>Archaeological Site Capping Plan</i> An archaeological site capping plan for the protection of site CA-SDI-682 and Locus BA and B shall be implemented to the satisfaction of the County of San Diego Director of Planning and Land Use. Implementation of the capping plan shall include the following:</p> <ul style="list-style-type: none"> • Prior to placing the cap, submit a letter to the Director of Planning and Land Use that a County certified archaeologist has been retained to 	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>supervise and monitor capping of the archaeological site.</p> <ul style="list-style-type: none"> • Capping of the archaeological site shall be conducted by first placing construction fabric (e.g. Amoco) or a minimum of six inches of sterile sand over the entire area of the archaeological site to be capped. Cover the sand layer with 1.5 to 2.0 feet of clean fill dirt. This layer shall be “feathered” out to ten feet beyond the defined boundary of the capping area to create a buffer. The materials used for capping shall be stockpiled and spread by hand. • After capping, the soil cap shall be landscaped with drought-resistant shallow rooted species. Selection of the species shall be made in consultation with a landscape architect. Temporary irrigation shall be a drip system and shall be removed as soon as the vegetation has established. • After the cap has been completed and the landscaping installed, the archaeologist shall prepare a final letter report that details how the capping procedure and landscaping was completed. • After capping, all of the following activities are prohibited from taking place on the capped archaeological site: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space. <p>The sole exception(s) to the prohibition is: The planting of shallow rooted plants, irrigation lines, or utility lines in the sterile cap above the archaeological deposits, according to a plan approved by the Director of Planning and Land Use.</p> <p>Moreover, recommendations per County directives include: <i>Archaeological Open Space Easement Dedication</i> Grant <u>Prior to issuance of a grading permit, the District shall provide evidence to the County of San Diego that an open space easement has been recorded</u></p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>over portions of Lot(s) _____ as shown on the _____, the limits of Locus B. This easement is for the protection of archaeological site CA-SDI-682, Loci A and Locus B and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space.</p> <p>The sole exception(s) to the prohibition is:</p> <ul style="list-style-type: none"> • Scientific investigations conducted pursuant to a research design prepared by an archaeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use. • Implementation of a site capping plan approved by the Director of Planning and Land Use. • Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. • Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to the Zoning Ordinance of the County of San Diego. • Activities required to be conducted pursuant to a revegetation, habitat management or landscaping plan approved by the Director of Planning and Land Use. • Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use. 	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p><i>Temporary Fencing for Archaeological Sites</i></p> <p>Prior to approval of grading permits or improvement plans, the applicant shall: Prepare and implement a temporary Fencing and Signage Plan for the protection of archaeological site CA-SDI-682, Loei-Locus A and Loei-Locus B, during any grading activities required within one hundred feet (100') of open space easement "A," as shown on the open space exhibit plot plan dated _____ <u>fifty (50) feet of the limits of Locus A or the open space easement dedicated over Locus B.</u> The fencing plan shall be prepared in consultation with a qualified archaeologist to the satisfaction of the County of San Diego Director of Planning and Land Use. The fenced area shall include a buffer sufficient to protect the archaeological site. The fence shall be installed under the supervision of a qualified archaeologist prior to commencement of grading or brushing and will be removed only after the grading operations have been completed.</p> <p><i>Grading Monitoring Program</i></p> <p>A Grading Monitoring Program shall be implemented to mitigate for the potential presence of undiscovered, buried resources in the proximity of CA-SDI-682, including Loei-Locus C and where grading would occur in on the south side of SR 76. The Grading Monitoring Program shall include the following:</p> <p>Prior to approval of grading or improvement plans, the applicant shall:</p> <ul style="list-style-type: none"> • Implement a Grading Monitoring Program to mitigate potential impacts to undiscovered buried cultural resources to the satisfaction of the Planning Director. • Provide evidence to the Department of Planning and Land Use that a County certified archaeologist <u>and Native American Monitor have</u>has been contracted to implement a Grading Monitoring Program to the satisfaction of the Director of Planning and Land Use (DPLU). <u>The consulting archaeologist shall contract with a Native American monitor to be involved with the Grading Monitoring Program.</u> A letter from the Project Archaeologist shall be submitted to the Director of 	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>Planning and Land Use.</p> <ul style="list-style-type: none"> • <u>If human remains are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.</u> • Complete and submit a final report that documents the results, analysis, and conclusions of all phases of the Grading Monitoring Program to the satisfaction of the Director of Planning and Land Use. 	
<p>Impact CR-2: The proposed project could result in significant impacts to unknown <u>undiscovered historic</u> resources at CA-SDI-16890.</p>	<p>Mitigation Measure CR-2 <i>Grading Monitoring Program</i> A Grading Monitoring Program shall be implemented to mitigate for the potential presence of undiscovered, buried resources in the proximity of CA-SDI-16890. The Grading Monitoring Program shall include the following: Prior to approval of grading permits or improvement plans, the applicant shall:</p> <ul style="list-style-type: none"> • <u>Implement a Grading Monitoring Program to mitigate potential impacts to undiscovered buried cultural resources, to the satisfaction of the Planning Director. A Monitoring Discovery and Historic Properties Treatment Plan shall be prepared to the satisfaction of the County of San Diego Director of Planning and Land Use.</u> • <u>Provide evidence to the Department of Planning and Land Use that a County certified archaeologist and Native American Monitor have</u>has been contracted to implement a Grading Monitoring Program to the satisfaction of the Director of Planning and Land Use (DPLU). <u>The consulting archaeologist shall contract with a Native American monitor to be involved with the Grading Monitoring Program. A letter from the Project Archaeologist shall be submitted to the Director of Planning and Land Use.</u> 	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<ul style="list-style-type: none"> • <u>A Monitoring Discovery and Historic Properties Treatment Plan shall be prepared, prior to commencement of all construction activity. The applicant shall complete and submit a final report that documents the results, analysis, and conclusions of all phases of the Grading Monitoring Program to the satisfaction of the Director of Planning and Land Use.</u> • <u>If human remains are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.</u> 	
NOISE (SECTION 3.3)		
<p>Impact N- 1: Noise resulting from traffic on I-15 would result in exterior noise levels at sensitive land uses (outdoor areas) exceeding the 70 dBA CNEL threshold. This would be a significant impact.</p>	<p>Mitigation Measure N-1</p> <p>As outdoor use areas are developed concurrently with the campus, an exterior noise analysis based upon the final design of the buildings and outdoor areas shall be required. Upon completion of the final development plans for outdoor areas identified for use by students and faculty, the exterior noise analysis shall be prepared and submitted to the Palomar Community College District to ensure that outdoor noise levels are within the limits of State Guidelines and are conducive to an education environment.</p>	<p>Less than Significant Impact.</p>

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
<p>Impact N-2: The future interior noise level of classrooms exposed to an exterior CNEL greater than 60 dBA CNEL may experience an interior CNEL of greater than 50 dBA CNEL. This would be a significant impact.</p>	<p>Mitigation Measure N-2 Prior to issuance of building permits for the proposed project, an interior noise analysis (using worst-case noise levels, either existing or future) compliant with the California Code of Regulations (CCR), Title 24, Noise Insulation Standards shall be required. The acoustical analysis shall demonstrate that, at onsite locations where noise levels at structural façades is in excess of 60 dBA CNEL, the proposed architectural design will reduce interior noise to 50 dBA CNEL or less.</p>	Less than Significant Impact.
<p>Impact N-3: Noise generated from mechanical equipment associated with the proposed project would significantly impact sensitive receptors onsite (i.e. classrooms), or within the project vicinity.</p>	<p>Mitigation Measure N-3 Electrical and mechanical equipment (i.e., ventilation and air conditioning units) shall be located away from sensitive receptor areas. Additionally, the following considerations should be given prior to installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporation of the use of parapets into building design. A site-specific noise analysis shall be required to demonstrate that noise from electrical and mechanical equipment does not exceed maximum interior noise level criteria established for sensitive land uses and that maximum exterior noise levels have been mitigated to the maximum extent feasible.</p>	Less than Significant Impact.
PALEONTOLOGY (SECTION 3.4)		
<p>Impact PAL-1a to 1g: Implementation of the proposed project would result in significant impacts to unknown paleontological resources during grading and improvement activities.</p>	<p>Mitigation Measure PAL-1a A qualified paleontologist shall be at the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual having an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques, is knowledgeable in the geology and paleontology of San Diego County, and who has worked as a paleontological mitigation project supervisor in the County for at least one year.</p>	Less than Significant Impact.

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>Mitigation Measure PAL-21b A paleontological monitor shall be onsite on a full-time basis during the original cutting of previously undisturbed deposits of moderate paleontological resource sensitivity (i.e., Quaternary river terrace deposits) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual having experience in the collection and salvage of fossil materials. The paleontological monitor shall work under the direction of a qualified paleontologist. If the qualified paleontologist or paleontological monitor ascertains that the river terrace deposits are not fossil-bearing, the qualified paleontologist shall have the authority to terminate the monitoring program.</p> <p>Mitigation Measure PAL-31c If fossils are discovered, they shall be recovered by the qualified paleontologist or paleontological monitor. In most cases, fossil salvage can be completed in a short period of time, although some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for recovering small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the recovery site.</p> <p>Mitigation Measure PAL-41d If any sub-surface bones or other potential fossils are found anywhere within the project site by construction personnel in the absence of a qualified paleontologist or paleontological monitor, the qualified paleontologist shall be notified immediately to assess their significance and make further recommendations.</p> <p>Mitigation Measure PAL-51e Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.</p> <p>Mitigation Measure PAL-61f Prepared fossils, along with copies of all pertinent field notes, photos, and</p>	

Table S-1, continued

Potential Impact	Mitigation Measures	Significance of Impact After Mitigation
	<p>maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum. Donation of the fossils shall be accompanied by financial support from the applicant for initial specimen storage.</p> <p>Mitigation Measure PAL-7<u>1g</u></p> <p>A final summary report outlining the results of the mitigation program shall be prepared by a qualified paleontologist and submitted to the County of San Diego for concurrence. This report shall include discussions of the methods used, stratigraphic section(s) exposed; fossils collected, and significance of recovered fossils.</p>	

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