

**ADDENDUM A
to
REQUEST FOR PROPOSALS (RFP)
RFP 2026-0925A**

**HODGES GOLF IMPROVEMENT CENTER
12675 SUNSET DRIVE
ESCONDIDO, CALIFORNIA 92025**

ALL INQUIRIES REGARDING THIS RFP SHALL BE DIRECTED TO:

HodgesGolfRFP@sandiego.gov

The City of San Diego responses to questions received at the Hodges Golf email address follow:

Operational questions:

- Please provide detailed financials including number of buckets of range balls sold from the last 3 years.

File attached.

- What is the annual electric costs?

This is not information required by the City of San Diego to satisfy terms of the most recent lease.

- What is the status of the liquor license?

Hodges Golf Improvement Center license status click [HERE](#).

- Do you have exact locations and netting height requirements to fulfill your requirement for “Increased netting height to prevent stray balls from entering the adjacent riverbed.”?

Proposer to provide a plan for adherence to the Multiple Species Conservation Program (MSCP) Subarea Plan to ensure that golf balls and other items do not enter into the adjacent sensitive habitat from the golf center.

Proposer to demonstrate their expertise and plan to comply with the MSCP, whether with a netting plan or another plan that they envision. MSCP GIS layer is publicly available.

The City's preference is surrounding the entire property.

- Please identify on the site plan the exact location and approximate linear footage and height of the netting required.

While subject to change, the current goal is roughly 40' high and surrounding the entirety of the driving range area.

- What is the monthly payment by the instructors for the teaching agreements? How much total instructor revenue per month?

All available financial information attached.

- What is the monthly payment for renting the teaching building on the west side of the property?

This is not information required by the City of San Diego to satisfy terms of the most recent lease.

- What are the lighting restrictions? Are there business hour restrictions because of the lights?

Please see regulations [Here](#). Please refer to attached Conditional Use Permit No. 98-0466 – MMRP.

- Is the clubhouse roof the original or has it been replaced since the opening of the property?

Original

Range maintenance questions:

- What is the water source?

City of Escondido provides potable water and wells can be used for ground water.

Lessee uses water from well on leased property. Effective 2021, calculate the water rate adjustment by using the published untreated CWA cost minus 11%

(Estimated Lessee's Electricity Costs) = Eff. 1/1/21 the water rate is \$1,312/AF (\$1,474-11%). Eff. 1/1/2022 the water rate is \$1,355/AF (\$1,523 - 11%).

Below are the CWA water rates since 2023, including the link to CWA's website with this information.

Rates & Charges - San Diego County Water Authority

San Diego County Water Authority (CWA)			
Untreated Water Rates per Acre Foot (AF)			
2026	2025	2024	2023
\$1,490/AF	\$1,355/AF	\$1,200/AF	\$1,085/AF

- What is the total annual water usage?

Annual water usage is dependent upon operations of the site, but for reference, below is the second quarter 2026 water usage report.

THE HODGES GOLF IMPROVEMENT CENTER
APR.MAY.JUNE 2026 (2ND QUARTER)

Meter Reading 1(1st of the month)	30422	Meter Reading 1(1st of the month)	30737	Meter Reading 1(1st of the month)	31002
Meter Reading 2(end of month)	30737	Meter Reading 2(end of month)	31002	Meter Reading 2(end of month)	31407
Usage	315	Usage	265	Usage	405
Times 1000 for pump decimal	315000	Times 1000 for pump decimal	265000	Times 1000 for pump decimal	405000
Divide by 325851 (1acre ft= 325851 gallons of water)	0.9666995038	Divide by 325851 (1acre ft= 325851 gallons of water)	0.8132551381	Divide by 325851 (1acre ft= 325851 gallons of water)	1.242899362
Times Water Rate	\$1,405.31	Times Water Rate	\$1,405.31	Times Water Rate	\$1,405.31
Water Bill	\$1,358.51	Water Bill	\$1,142.88	Water Bill	\$1,746.66

Total Water Payment

\$4,248.05

- What is the total annual water cost?

This will vary depending on usage. Available information regarding cost estimates and previous uses are included below:

San Diego County Water Authority (CWA)			
Untreated Water Rates per Acre Foot (AF)			
2026	2025	2024	2023
\$1,490/AF	\$1,355/AF	\$1,200/AF	\$1,085/AF

THE HODGES GOLF IMPROVEMENT CENTER

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- Is there a pump station or is it direct off of a main to the irrigation line?

This information is not known. Additional due diligence would be required.

- Are there any environmental restrictions with the property?

Please reference the attached Conditional Use Permit No. 98-0466 – MMRP.

Lessee would be required to adhere to the Multiple Species Conservation Program (MSCP) Subarea Plan and the City of San Diego's Zero Emissions Policy, as well as all other applicable law.

Additional environmental restrictions may result from proposed development or uses as part of the permitting and environmental review process that may occur during the lease approval or throughout the lease term.

- What areas on property that flood with a heavy rain?

The proposer is responsible for conducting due diligence including but not limited to any hydrology analyses or studies they deem prudent or necessary to evaluate proposer interest in the opportunity.

Flood information can be found on the FEMA website [Here](#).

- What area do you want to rehabilitate the sod? How many total acres?

The area proposed for sod rehabilitation is the roughly 8.25-acre area where the balls are currently hit into.

General questions:

- Is there a preferred lease term length?

This is negotiable.

- Will the tenant be responsible for the property tax bill? If so, because the parcel is shared with other tenants/uses, how is it calculated?

The lessee will be responsible for the County. It is Parcel #272-131-08.

- What is your goal for a lease start date?

Spring/Summer 2027

- What operational approvals are needed from the City of Escondido and what approvals go through the City of San Diego?

Please reference attached Conditional Use Permit for split of approvals by City.

Draft lease

- Section II.B.5 of the RFP refers to a draft Lease Agreement and says any requested changes to its terms must be included in the proposal. Please provide the draft lease.

This statement was incorrectly included. Lease documents will be reviewed and negotiated upon selection of a Proposer.

City owned equipment

- Which items are City owned and which are owned by the current lessee (for example the ball dispenser, ball washer, picker, range balls, mats, dividers, target greens, netting, poles, light fixtures, POS, furniture, refrigerators and cooler, and maintenance equipment)? Please provide an inventory.

There is no active inventory identifying which items remain with the land and which do not. Improvements shall remain with the leasehold; the treatment of personal property is not specified.

Flooding

- Please describe the history of flooding at the Property (dates, extent and closures). What is the FEMA flood zone for the leasehold?

flood information can be found on the FEMA website [Here](#)

- Has the site had flood damage or insurance claims, and does the City insure the existing buildings?

None that the City is aware of.

- Is the current drainage system in the landing area working and clear of debris?

To the best of the City's knowledge.

Netting

- For the required netting height increase, what height and location does the City expect?

A plan for adherence to the Multiple Species Conservation Program (MSCP) Subarea Plan to ensure that golf balls and other items do not enter into the adjacent sensitive habitat from the golf center with the preference being to surround the whole range

- Do any environmental, habitat (MSCP or MHPA), zoning (AG-1-1) or height limits apply?

All applicable City code and policies apply.

But, for reference, find MSCP and MHPA information included [Here](#). Please see attached Conditional Use Permit No. 98-0466 - MMRP for environmental and MSCP language.

- Does the City expect new netting around the whole range or only along the riverbed side?

Preference is around the whole range.

Errant golf balls

- Has the City received reports of golf balls leaving the range onto neighboring property, including the Sikes Adobe Historic Farmstead?

There was a claim with the EPA for Hodges ESA regarding golf balls in the outlying areas.

An important aspect, as referenced in the RFP document, is the installation of taller netting around the property as golf balls have been discovered in the surrounding riverbed

- Have there been any claims or reports of hikers being hit by golf balls on the trail next to the driving range?

None that the City is aware of.

Hours and lighting

- Are there limits on hours of operation or night lighting?

Please refer to the attached Conditional Use Permit No- 98-0466 - MMRP as well as additional regulations [Here](#).

- Has the City received complaints from nearby homeowners about the range lights at night? We understand neighbors complained when the range first opened.

None that the City is aware of.

Water source

- Please describe the current water sources (on site wells and Escondido potable water), the condition of the wells and irrigation system, and the water rate method under the new lease.

Well water for operations and potable water from City of Escondido.

- How much water was pumped in each of the last 3 years (meter readings or acre feet)?

Chart below is what is available.

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Total Water Payment

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- Will the lessee be responsible for well maintenance and repair?

Yes

Liquor license

- May the lessee obtain an ABC beer and wine license?

Yes

- Are there any restrictions, such as where guests may drink (tee line, patio or parking lot), hours of sale, or conditions from the City or the zoning?

None so long as it is allowable within permit.

Instruction building

- May proposers see inside the separate golf instruction building before proposals are due? We were not able to see inside during the October 5 site visit.

An additional site visit is scheduled for Monday 10/26 at 9:00am specifically to view this area.

City boundary

- The Property has an Escondido mailing address but is owned by the City of San Diego. What share of the Property is within the City of San Diego, and what share (if any) is within the City of Escondido?

While the property is owned and managed by the City of San Diego, 100% of the land is within Escondido city limits.

Business license

- Is a City of Escondido business license required in addition to the City of San Diego Business Tax Certificate?

Yes.

Prevailing wage

- Will improvements made and paid for by the lessee under this lease be considered public works subject to California prevailing wage requirements?

Yes.

Bonds and deposit

- What security deposit, performance bond or construction bond will the City require from the selected lessee, and in what amount?

This is dependent upon the negotiation of economic terms.

- Will the City need to follow the Surplus Lands Act process? If so, when will it begin and how long is it expected to take?

The answer to this question is dependent on things like term length and the nature of the proposed improvements to the property as verified by the State's Housing and Community Development Department.

- The RFP mentions a draft Lease Agreement, however none was included in the PDF. Please provide the draft Lease Agreement.

This statement was incorrectly included. Lease documents will be reviewed and negotiated upon selection of a Proposer.

- Is there any City code or policy that sets a maximum lease term that would apply to this property?

No.

- Does the City's Prevailing Wage Ordinance apply to construction activities that may occur on the site?

Yes

- Does the City's Living Wage Ordinance apply to operations of the facility?

Yes

- The City's Zoning Ordinance appears to indicate that Active Recreation is not a permitted use in AG-1-1 zone, while Passive Recreation is a permitted use. Is a driving range considered "Active Recreation" or "Passive Recreation"?

While additional research is being conducted for confirmation, because a Conditional Use Permit was provided for the previous lease, under San Diego Municipal Code Section 126.0302(c), conditional use permits run with the land independent of the operator.

- Will this have any implications on our ability to obtain building permits and related permits for improvements on the site? **No.** Will the site need to be re-zoned? **No.**
- What is the depth of the existing well onsite?
Further investigation will be required to properly answer this question during due diligence during lease negotiations.
- Is the water on the property potable or drinkable?
Potable.
- Is the facility on sewer or septic?
Sewer.
- Who is the serving water agency?
Well water.
- What size is the water meter?
Unknown.
- Please describe the electrical utility serving the property and the level of power in terms of voltage and amps at the meter panel.
This is currently unknown and additional research is required at this time.
- May financial statements of individual members or investors be submitted under separate confidential cover, and will they be exempt from public disclosure? **Anyone doing business with the City of San Diego is not exempt to Public Record Requests.**
- Will a financial institution's proof-of-funds letter satisfy the requirement for an individual investor?
Yes.
- The RFP states: Rehabilitation of the sod located throughout the Property including in the driving range. Please clarify if the "outfield" or "floor" (the area that golf balls are hit into) that is currently dirt, is to be considered in rehabilitation efforts or if this statement only applies to areas that currently have grass.
The goal and intent is for the implementation of sod through the driving range.
- As a newly formed corporate entity, how should we respond to the RFP's request for three years of CPA-prepared financials or tax returns?
Please provide relevant proof of funds, bank statements, etc.
- The RFP mentions a requirement of netting to protect the riverbed. How much of the property perimeter will require netting?

The City preference is the whole range.

- Does the City have information or reports on the current revenue from golf instructors, and can you provide these to us?

All available financial information is attached.

- Are there any known limits on hours of operation?

Please refer to attached Conditional Use Permit No. 98-0466 - MMRP.

- Are there restrictions on lighting and the hours they function?

Please see regulations [Here](#). Please refer to attached Conditional Use Permit No. 98-0466 – MMRP.

- When does the City anticipate bringing a new lease agreement to City Council for review?

Timing is dependent on the time taken to review and negotiate the lease document, but the City typically cites 6–9 months as a possible timeline.

- Will any other bodies or agencies other than the San Diego City Council need to approve the lease?

The Land Use & Housing Committee will review this lease prior to full Council approval.

- Will the City allow a rent credit during construction?

This is negotiable during the discussion of economic terms.

- The RFP asks for a proforma with revenue by month/year broken into individual revenue streams. Is the city asking for any detail beyond general revenue stream categories such as "food and beverage," "merchandise," "range fees," "lessons," etc.?

The primary purpose is to understand projected net income, so revenue and expenses for a specific term.

- How many years should the proforma cover?

At least 5 years.

Sales By Category

Attachment 1 - Previous Financials

The Hodges Golf Improvement Center

Sunday, January 1, 2023 - Sunday, December 31, 2023

	Sales					Refunds			Total		
Item by Category and Sub-Category	Qty	Sales	Tax	Cost	Margin	Qty	Sales Refund	Tax Refund	Qty	Sales	Tax
Accessories	787	\$6,943.10		\$3,139.89	54.78%		\$0.00		787	\$6,943.10	
Driving Range	72,663	\$1,200,727.00		\$0.00	100.00%	(3)	(\$33.00)		72,660	\$1,200,694.00	
Goods	2,088	\$40,481.06		\$17,108.97	57.74%		\$0.00		2,088	\$40,481.06	
Regrip	685	\$12,616.95		\$0.00	100.00%		\$0.00		685	\$12,616.95	
Rental	971	\$1,941.00		\$0.00	100.00%		\$0.00		971	\$1,941.00	
Repair/Fitting	30	\$850.00		\$0.00	100.00%		\$0.00		30	\$850.00	
Short Game	1,523	\$7,610.62		\$0.00	100.00%	(1)	(\$5.00)		1,522	\$7,605.62	
Snacks	7,735	\$19,739.11		\$0.00	100.00%		\$0.00		7,735	\$19,739.11	
Total	86,482	\$1,290,908.84	\$6,255.95	\$20,248.86	98.43%	(4)	(\$38.00)	\$0.00	86,478	\$1,290,870.84	\$6,255.95

Sales By Category

The Hodges Golf Improvement Center

Monday, January 1, 2024 - Tuesday, December 31, 2024

	Sales					Refunds			Total		
Item by Category and Sub-Category	Qty	Sales	Tax	Cost	Margin	Qty	Sales Refund	Tax Refund	Qty	Sales	Tax
Accessories	746	\$7,010.04		\$3,168.55	54.80%		\$0.00		746	\$7,010.04	
Driving Range	78,528	\$1,330,691.00		\$0.00	100.00%	(23)	(\$427.50)		78,505	\$1,330,263.50	
Goods	1,957	\$37,155.22		\$17,414.10	53.13%		\$0.00		1,957	\$37,155.22	
Regrip	652	\$10,217.63		\$0.00	100.00%		\$0.00		652	\$10,217.63	
Rental	1,240	\$2,477.00		\$0.00	100.00%		\$0.00		1,240	\$2,477.00	
Repair/Fitting	21	\$421.12		\$0.00	100.00%		\$0.00		21	\$421.12	
Short Game	1,869	\$9,335.00		\$0.00	100.00%		\$0.00		1,869	\$9,335.00	
Snacks	8,862	\$24,066.50		\$0.00	100.00%		\$0.00		8,862	\$24,066.50	
Total	93,875	\$1,421,373.51	\$6,104.05	\$20,582.65	98.55%	(23)	(\$427.50)	\$0.00	93,852	\$1,420,946.01	\$6,104.05

Sales By Category

The Hodges Golf Improvement Center

Wednesday, January 1, 2025 - Tuesday, September 30, 2025

	Sales					Refunds			Total		
Item by Category and Sub-Category	Qty	Sales	Tax	Cost	Margin	Qty	Sales Refund	Tax Refund	Qty	Sales	Tax
Accessories	644	\$6,283.06		\$2,895.49	53.92%		\$0.00		644	\$6,283.06	
Driving Range	67,409	\$1,140,380.00		\$0.00	100.00%	(9)	(\$128.00)		67,400	\$1,140,252.00	
Goods	1,526	\$32,689.90		\$13,551.42	58.55%	(3)	(\$774.73)		1,523	\$31,915.17	
Regrip	604	\$9,920.87		\$0.00	100.00%		\$0.00		604	\$9,920.87	
Rental	1,190	\$2,376.04		\$0.00	100.00%		\$0.00		1,190	\$2,376.04	
Repair/Fitting	22	\$290.00		\$0.00	100.00%		\$0.00		22	\$290.00	
Short Game	1,910	\$9,543.08		\$0.00	100.00%		\$0.00		1,910	\$9,543.08	
Snacks	6,710	\$18,998.01		\$0.00	100.00%		\$0.00		6,710	\$18,998.01	
Total	80,015	\$1,220,480.96	\$5,282.96	\$16,446.91	98.65%	(12)	(\$902.73)	(\$60.04)	80,003	\$1,219,578.23	\$5,222.92

5686

DOC 2000-0318962

JUN 16, 2000 1:02 PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW
PERMIT INTAKE, MAIL STATION 501

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 68.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE AND RESOURCE
PROTECTION ORDINANCE PERMIT NO. 98-0466 - MMRP**

HODGES GOLF CENTER

This permit is granted by the Council of The City of San Diego [Council] to The City of San Diego, Owner, and the Hodges Golf Improvement Center, L.L.C., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 101.0462 and 101.0510.

Permission is hereby granted by the Council to the referenced Owner/Permittee to temporarily operate an instructional golf facility and implement associated site improvements. The subject 17.5-acre project site is located on the south side of Sunset Drive, between Interstate 15 and Via Rancho Parkway, within the A1-10 zone of the San Pasqual Valley Community Plan area, and is legally described as all that portion of Rancho San Bernardo in the City of San Diego, County of San Diego, according to patent map thereof (recorded book 2, page 462 of patents).

1. This permit shall consist of the following land uses, facilities and site improvements as identified by dimension, quantity, type and location on the approved Exhibits "A" for the project, dated April 10, 2000, on file in the office of the City's Planning and Development Review Department:

- a. Development of a golf driving range (including range targets, turf lawn, and approximately 80 practice tee pads) in the southern two-thirds of the property; and
- b. Development of a golf instructional facility in the northern one-third of the property, including a clubhouse building, maintenance buildings, a miniature golf course, various putting and chipping greens, a golf instructional center, and surface parking stalls; and
- c. Site landscaping and permanent irrigation features; and
- d. Accessory improvements as may be determined by the City Manager (or designated representative) to be consistent with the applicable sections of the municipal code in effect for this site.

2. No grading or building permits shall be granted nor shall any activity authorized by this permit be conducted on the premises until the Permittee signs, notarizes and returns this permit's

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signature page to the Planning and Development Review Department for final processing and recordation with the Office of the County Recorder.

3. Prior to the issuance of any grading permits for this project, complete grading plans and corresponding construction drawings (and technical reports) shall be submitted to the City's Planning and Development Review Department for approval. All plans shall be in substantial conformity to the approved Exhibits "A," dated April 10, 2000, on file in the office of Planning and Development Review, as determined by the City Manager (or designated representative). No changes, modifications or alterations of the approved Exhibits "A" for this project, dated April 10, 2000, on file in the office Planning and Development Review, shall be made unless the Permittee obtains approval of either an amendment of this permit (via a noticed public hearing) or Substantial Conformance Review [SCR] approval by the City Manager (or designated representative).

4. The property included within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit (unless otherwise authorized by the City Manager).

5. This permit may be canceled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by either the City of San Diego or the Permittee.

6. This permit is a covenant running with the subject property and shall be binding upon the Permittees and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

7. This permit must be utilized by the Permittees within 36 months after the effective date of final approval, following all appeals. Failure to utilize the permit within 36 months from the effective date of approval will automatically void the permit.

8. In the event that any condition of this permit, on a legal challenge by the Permittees, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be deemed void.

9. The construction and continued use of this permit shall be subject to the regulations of this area or other governmental agencies.

10. The issuance of this permit by The City of San Diego does not authorize the applicant to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. In accordance with authorization granted to The City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], The City of San Diego through the issuance of this permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of The City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal

standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by The City of San Diego pursuant to this permit shall be altered in the future by The City of San Diego, USFWS or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.

12. All slopes and earthen berms constructed on the property shall be hydroseeded and irrigated in accordance with requirements of the City's Landscape Technical Manual and City-Wide Landscape Ordinance.

13. Prior to the issuance of any building permits, complete building, landscape (including a permanent automatic irrigation system) and surface improvement plans (and corresponding construction drawings) shall be submitted to the City's Planning and Development Review Department for approval. All plans shall be in substantial conformity to the approved Exhibits "A" for this project, dated April 10, 2000, on file in the office of Planning and Development Review, as determined by the City Manager (or designated representative). No changes, modifications or alterations of the approved Exhibits "A" for this project, dated April 10, 2000, on file in the office of Planning and Development Review, shall be made unless the Permittee obtains approval of either an amendment of this permit (via a noticed public hearing) or Substantial Conformance Review [SCR] approval by the City Manager (or designated representative).

14. Prior to the issuance of any grading or building permits for this project, the Permittee shall obtain Council approval of a Lease Agreement between the City of San Diego and the Permittee for the temporary commercial/recreation land use on the subject property (which is owned by the City of San Diego). The Permittee shall comply at all times with the terms, conditions and performance measures per said Lease Agreement. Any breach or default (by the Permittee during the lease period) of any of the terms, conditions and/or performance criteria of the Lease Agreement (as determined by the City Attorney and the City Manager) may result in the revocation of this permit and subsequent termination of the golf instructional center land use on this site. Future non-agricultural land uses proposed on this site prior to termination of the project's Lease Agreement (other than the commercial-recreation use authorized by this permit) shall require discretionary approval of an amendment of this Permit via a noticed public hearing consistent with Chapter 11, Article One, Division 5 of the San Diego Municipal Code.

15. Prior to the issuance of any building permits, the Permittee shall obtain a grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with the San Diego Municipal Code, in a manner satisfactory to the City Engineer.

16. The drainage system proposed for this project, as shown on the approved Exhibits "A," dated April 10, 2000, on file in the office of Planning and Development Review, is subject to approval by the City Engineer.

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17. Prior to the issuance of any building permits, the Permittee shall assure (by permit and bond) the installation of two standard driveways along the project frontage on Sunset Drive, in a manner satisfactory to the City Engineer.

18. This project shall comply at all times with applicable requirements of State Water Resources Control Board [SWRCB] Order No. 92-08-DWQ [NPDES General Permit No. CAS000002], Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be developed and implemented by the Permittee concurrently with the commencement of grading activities on site, and a complete and accurate Notice of Intent [NOI] shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

19. Prior to the issuance of any grading permits, interim landscape and erosion control measures, including hydroseeding of all disturbed land shall be submitted to the satisfaction of the City's Planning and Development Review Department and the City Engineer.

20. The timely erosion control measures incorporated into the project design (including planting and seeding of all manufactured slopes and pads consistent with the approved plans) is considered to be in the public interest and the Permittee shall initiate such measures within 45 days from the date that the grading of the site is deemed to be complete. Such erosion control and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and applicable sections of the City of San Diego Landscape Technical Manual.

21. Prior to the issuance of any Certificate of Occupancy for this project, it shall be the responsibility of the Permittee to install all required landscape features, permanent automatic irrigation systems, obtain all required landscape inspections, and to obtain a No Fee Street Tree permit for the installation, establishment and on-going maintenance of all street trees along the project frontage. Copies of these approved documents must be submitted to the City's Planning and Development Review Department.

22. All required landscaping for this project shall be maintained in a disease-, weed- and litter-free condition at all times and shall not be modified or altered unless this permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted. The Permittee, or subsequent Owner(s) shall be responsible to maintain all street trees and landscape improvements consistent with standards of the City's Landscape Technical Manual.

23. If any required landscape features (including existing or new plantings, hardscape, etc.) indicated on the approved Exhibits "A," dated April 10, 2000, on file in the office of Planning and Development Review, for this project is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially

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available and/or an increased number) to the satisfaction of the City Manager (or designated representative).

24. Portions of the project site are located in the mapped floodplain of the Kit Carson Creek, as delineated on Panel 1079 of the Flood Insurance Rate Map [FIRM] for the City of San Diego. These maps are prepared by the Federal Emergency Management Agency [FEMA]. In connection with approval of this project within the floodplain, the Permittee shall demonstrate compliance with the following requirements:

- a. The developer shall submit a Hydraulic and Hydrologic Study of the area within the floodway for approval by the City Engineer.
- b. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that same elevation.
- c. The developer shall grant a flowage easement, satisfactory to the City Engineer, over the property within the floodway.
- d. The developer shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
- e. The developer shall denote on the final map and the improvement plans "Subject to Inundation" for those areas at an elevation lower than the 100-year frequency flood elevation plus one foot.
- f. The developer shall provide slope protection, as required by the City Engineer, where the flow velocity exceeds 5 FPS.
- g. The developer shall provide safety fencing where required by the City Engineer.
- h. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.
- i. The developer shall grant drainage easements, in a satisfactory to the City Engineer.
- j. No permits shall be issued for grading or other work in the floodplain of Kit Carson Creek until the developer obtains a Conditional Letter of Map Amendment [Conditional LOMA] or Conditional Letter of Map Revision [Conditional LOMR] from FEMA. The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the City of San Diego's Engineering and Capital Project's Department. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA. Additionally, any subsequent changes to the site or grading plans as may be required to obtain the Conditional LOMR from FEMA shall be reviewed by the City's Planning and Development Review Department to determine the need for a

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an amendment of this RPO/CUP permit and possible additional State California Environmental Quality Act [CEQA] review/certification.

- k. When as-built grading and public improvement plans are available, the Permittee must submit a request for a Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego's Engineering and Capital Project's Department. The developer must provide all documentation, engineering calculations, fees which are required by FEMA.
- l. The grading bond to be provided by the Permittee for this project will not be released until the Final LOMA or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego's Engineering and Capital Project's Department will notify the Planning and Development Review Department of such issuance as soon as it is informed by FEMA.
- m. Notes provided by the Floodplain Management Section of the City of San Diego's Public Works Department/Engineering and Capital Projects Division concerning work in designated floodplains shall be included in all grading and improvement plans.

25. The proposed golf improvement center facility (which includes night lighting) shall be permitted to operate seven days a week. However, the facility's hours of operation (including the use of exterior lighting) shall be limited from 7:00 a.m. to 10:00 p.m.

26. Prior to the issuance of any building permits, the Permittee shall complete construction activities to extend the existing raised median along the project frontage on Sunset Drive as necessary to prohibit left turns in and left turns out of the existing driveway located near the intersection of Sunset Drive/Via Rancho Parkway, in a manner satisfactory to the City Engineer.

27. As surety for the construction of required off-site and/or on-site improvements, the Permittee shall post bonds (and agreement) in a form acceptable to the City of Escondido City Attorney, prior to the issuance of any grading permits for this project.

28. All public improvements required for this project shall be constructed in a manner that does not damage existing public improvements along the project frontage. Any damage to said existing improvements shall be corrected by the Permittee, in a manner satisfactory to the City of Escondido Engineer.

29. The Permittee shall complete the construction of various improvements to the surrounding street system, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving, and based on the following streets within and adjoining the project boundary:

- a. Sunset Drive - Improvements shall include construction of curb and gutter, a minimum six-foot wide commercial sidewalk, along with 28-feet of curb to curb roadway section.
- b. Via Rancho Parkway - Improvements shall include construction of a 6-foot-wide commercial sidewalk, in a manner satisfactory to the City of Escondido City Engineer.

30. Access to the project site shall be improved via the construction of two new (minimum 24-foot-wide) alley-type driveways in accordance with Escondido Standard Drawing No. 3, or an equivalent driveway type in accordance with the City of San Diego Standards, and satisfactory to the City of Escondido City Engineer.
31. Plans for construction within any right-of-way under a jurisdiction other than the City of Escondido will be subject to the review by both the City of Escondido and the other jurisdiction. Further, the Permittee shall be responsible for securing all necessary permits from the appropriate agencies.
32. The Permittee shall provide a detailed detour and traffic control plan for all construction within existing rights-of-way, to the satisfaction of the City of Escondido Traffic Engineer and the Field Engineer. This plan shall be approved prior to the issuance by the City of Escondido of an Encroachment Permit for construction within the public right-of-way.
33. The Permittee shall prepare a complete signing and striping plan for all improved roadways adjacent to the subject property. A private contractor shall do any removal of existing striping City forces shall do all new signing and striping. Further, the Permittee shall post a cash deposit with the City of Escondido for any work to be done by City forces.
34. Prior to the issuance of any grading permits in the City of San Diego, the project is subject to the vacation of public rights-of-ways within or adjoining the project boundary. Specific areas to be vacated adjacent to this site shall be determined by the City of Escondido City Engineer. The street vacation must be approved by the City council. To expedite the project, the encroachment permit process will be considered by the City.
35. The Permittee may be responsible for an overlay of Sunset Avenue due to the many utility trenches necessary to serve this project or damage resulting from construction activities. The determination of the extent of the overlay shall be to the satisfaction of the City of Escondido City Engineer.
36. The Permittee shall be required to construct two 135-watt streetlights along the project frontage on Sunset Avenue in accordance with Escondido Standard Drawing No. 6.
37. The Permittee shall develop and implement an erosion control plan for the project, including riprap, interim slope planting, sandbags, and/or other erosion control measures deemed satisfactory by City staff to control sediment and silt from the project. The Permittee shall be responsible for maintaining all erosion control facilities throughout the project, in a manner satisfactory to both City of San Diego and City of Escondido's City Engineer.
38. At no time shall any grading for this project be allowed in the vicinity of the Kit Carson Creek, be allowed to alter the flood plain in that area or otherwise increase levels of flooding at Escondido Sewer Pump Station 1, located at the easterly end of Sunset Drive. Increased flooding of Sewer Pump Station 1 will have a major impact on the City of Escondido's sewer system.
39. The proposed fill slope along the westerly boundary of the project is within a FEMA designated floodway (Kit Carson Creek with 100 year flow of 4400 CFS) per Flood Insurance Rate Map panel 1079. According to FEMA regulations, any work within floodways shall be subject to review and approval of FEMA. In order to obtain FEMA approval for the proposed improvements, the applicant must process a FEMA map revision.

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40. Portions of the project site are situated within flood way as designated on current flood insurance rate maps. Construction of any improvements within designated flood way shall be subject to advance approval by FEMA.
41. All water and sewer main locations (and sizing) shall be designed and constructed to the satisfaction of the City of Escondido's City Engineer.
42. Public water utilities shall be extended to the project's boundary at such locations as required by the City of Escondido City Engineer.
43. Fire hydrants together with an adequate water supply shall be installed at locations approved by the City of Escondido's Fire Marshal.
44. The Permittee shall enter into an agreement with the City of Escondido for the use of reclaimed water for irrigation of major common areas when reclaimed water is available.
45. The Permittee is required to construct an irrigation system for this development in accordance with the City of Escondido standards for reclaimed water.
46. Sewer utilities shall be extended to the project's boundary at such locations as required by the City of Escondido's City Engineer.
47. The Permittee shall be responsible to acquire an encroachment permit from the City of Escondido for portion of the project located within the City boundary.
48. The Permittee shall be required to pay all sewer and water connection fees of the City of Escondido then in effect at the time of, and in such amounts as may prevail when plans and building permits are approved.
49. A cash security or other form of security satisfactory to the City of Escondido's City Engineer shall be posted by the Permittee as necessary to recover costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10 percent of the total estimated cost of the project grading, not to exceed \$30,000, unless the Escondido City Engineer deems a higher amount necessary. Performance bonds, an instrument of credit, a letter of credit shall secure the balance of the grading work or such other security as may be approved by the City of Escondido's City Engineer and City Attorney.
50. Prior to the issuance of any grading or building permits for this development from the City of San Diego, the Permittee must demonstrate compliance with preceding conditions No. 27-49, in a manner satisfactory to the Escondido City Engineer.
51. There shall be compliance at all times with the regulations of the underlying zone(s) on the property, unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this permit.
52. A topographical survey conforming to the provisions of Section 101.0216 of the Municipal Code may be required if it is determined, during construction of the project, that there may be a

conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the Permittee.

53. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

54. The Permittee shall implement (and comply at all times with) the MMRP adopted for this project, per certified LDR No. 98-0466, in a manner satisfactory to the City Manager and the City Engineer. Prior to the issuance of any grading and/or building permits for this development, all mitigation measures (as specifically outlined in the referenced MMRP) shall be implemented by the Permittee for this project.

55. In order to minimize the potential impact of night lighting on the breeding behavior and success of the least Bell's vireo (located off-site), the "tee pole" proposed along the westernmost portion of the driving range on site shall be turned off during the breeding season for the least Bell's vireo (March 15 - September 15).

56. For the term of this permit, the Permittee shall be responsible for monitoring and trapping the brown-headed cowbird adjacent to the existing agricultural preserve (according to the guidelines established by Griffith Wildlife Biology, or their successor). Two cowbird traps shall be located and monitored by a qualified biologist on a daily basis for the length of the trapping season. The biologist selected for the trapping process must have a minimum of two years experience and submit a year-end report to the Wildlife Agencies summarizing all aspects of the trapping event to include: number of target and non-target species caught, non-target releases, non-target mortalities, cause of mortality and attempts to reduce non-target mortality. Any modifications to the approved cowbird trapping program will require concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Game.

57. In association with Special Provision 8.3 of the corresponding Lease Agreement for this project, the Permittee shall be responsible for implementing corrective actions (as warranted) to prevent noxious weeds, pests, and erosion throughout the subject property; in a manner satisfactory to the City Manager (or designated representative). Furthermore, the Permittee shall be responsible for maintaining all landscape features on site (per the project's Landscape Concept Plan - Exhibit "A"), including the removal (wherever necessary) of invasive plant species on the backside of the project's perimeter landscape berm and within the eastern boundary side channel (adjacent to Kit Carson Creek along the project's western property line).

58. In addition to the preceding conditions for this project, the Permittee shall implement and/or comply with the following requirements and monitoring measures, as recommended for the proposed development by the San Dieguito River Valley Joint Powers Authority [JPA], the Rancho Bernardo Community Planning Board, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game:

- a. Prior to the issuance of a Certificate of Occupancy, the Permittee shall deposit a cash contribution (or equivalent bonding mechanism) with the San Dieguito River Park in the amount of \$47,700.00, guaranteeing that the portion of the JPA's planned "Coast-to-Crest Trail" which borders the subject property will be built in accordance with specifications of the River Park. Furthermore, the Permittee shall be responsible for maintaining the trail for the term of this permit.

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shall utilize "Musco" lighting (similar to the lighting system being at Rancho Bernardo Community Park) behind (i.e. north of) the tee area to minimize glare and light pollution in the surrounding area. The lighting system shall consist of flood lights mounted on poles (maximum 5-feet high) directed at the target greens away from adjacent wetlands habitat and the landscape berms. Said flood lights shall be mounted below the height of the berm to avoid disturbing adjacent wetland habitat. This lighting is intended to ensure that the predominance of project lighting will be on the site. No changes or modifications to the lighting plan for this project shall be made in the field, unless otherwise approved by the City Manager (or his representative).

shall install additional mature, fast-growing native trees along the perimeter of the project site to enhance the screening capability of the Sycamore Grove approved Landscape Concept Plan - Exhibit "A").

shall install an owl box perch and two hawk perches on site.

shall utilize the facility's clubhouse/golf pro-shop structure to store "Coast-to-Crest" trail maps, allow the sale of Sikes Adobe books and allow public use of the clubhouse training room for Sikes Adobe video educational instruction.

shall serve as the annual title sponsor (\$5,000.00) for the San Diego County Park's "Coast-to-Crest" trail run.

on the approved Exhibits "A" for this project, dated April 10, 2000, the Office of Planning and Development Review, a variable 6- to 10-foot high chain link fence shall be installed on top of the landscape berm to prevent access along the eastern boundary of the site as necessary to protect trail users from being hit by errant golf balls.

with the Mitigated Negative Declaration certified for this project (Mitigated Negative Declaration LDR No. 98-0466), the Permittee shall develop and implement a Best Management Plan to monitor the use of herbicides and fertilizers on site (and their potential encroachment into the agricultural preserve area), and to report such activities in writing to the San Diego Environmental Analysis Section.

balls into wetlands areas adjacent to the project site shall be prohibited.

of the City of San Diego by Resolution No. R-292939 on April 10,

each and every condition of the Permittee hereunder.



vement Center, L.L.C.



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On 6-15-00

Date

before me,

BETH ANN CARROLL

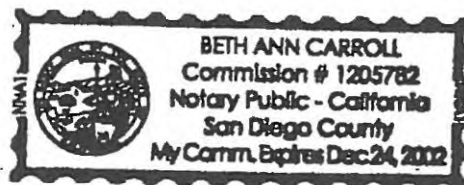
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Stephen Hesse

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On 6-15-00

Date

before me,

BETH ANN CARROLL

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Kevin Sullivan

Name(s) of Signer(s)

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On

6-13-00

Date

before me,

Beth Ann Carroll

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Patrick Ahern

Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

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☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
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Land Development
Review Division
(619) 236-6460

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Mitigated Negative Declaration

LDR No. 98-0466
SCH No. 98111074

SUBJECT: Hodges Golf Improvement Center. AMENDMENTS TO THE SAN PASQUAL VALLEY PLAN AND PROGRESS GUIDE AND GENERAL PLAN/CONDITIONAL USE PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT/LEASE AGREEMENT(CPA/GPA/CUP/RPO/LA) to develop a golf improvement center including an 80-tee driving range, putting and chipping areas, a golf instruction school, an 18-hole miniature golf course, a 3,000-square-foot clubhouse, maintenance and equipment buildings, 106 parking spaces, and landscaping on 17.47 acres of City-owned land in the San Pasqual Valley Planning Area. (All that portion of Rancho San Bernardo in the City of San Diego according to patent map thereof recorded book 2 page 462 of patents). Applicant: City of San Diego Real Estate Assets Department and The Hodges Golf Center, LLC.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

To ensure that site development would avoid significant environmental impacts, a mitigation, monitoring and reporting program will be required. Compliance with the mitigation measures would be the responsibility of the permittee. The basis for the mitigation measures are described below under each issue item.

Cultural Resources

1. Prior to issuance of any grading permits, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified archaeologist and/or archaeological monitor, as defined in the City of San Diego Historical Resources Guidelines, have been retained to implement the monitoring program. The requirement for archaeological monitoring shall be noted on the grading plans. **ALL PERSONS INVOLVED IN THE ARCHAEOLOGICAL MONITORING OF**

THIS PROJECT MUST BE APPROVED BY LDR PRIOR TO THE START OF MONITORING. THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION.

2. The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
3. The qualified archaeologist or archaeological monitor shall be present on-site full-time during grading of native soils.
4. **WHEN REQUESTED BY THE ARCHAEOLOGIST, THE RESIDENT ENGINEER SHALL DIVERT, DIRECT, OR TEMPORARILY HALT GROUND DISTURBING ACTIVITIES IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. THE ARCHAEOLOGIST SHALL IMMEDIATELY NOTIFY LDR OF SUCH FINDINGS AT THE TIME OF DISCOVERY.** The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR and the Native American community. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery will be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.
5. All cultural materials and associated records collected during the initial archaeological survey and evaluation phase and as a result of this archaeological monitoring program shall be cleaned, cataloged and permanently curated with an appropriate institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species, and specialty studies shall be completed as appropriate.
6. Prior to the release of the grading bond, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) and verification that arrangements have been made for curation of collected materials from any significant sites identified during the monitoring program shall be submitted to and approved by the Environmental Review Manager of LDR. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR prior to release of the grading bond. Additionally, any sites or features encountered shall be recorded with the South Coastal Information Center at San Diego State University and the San Diego Museum of Man.

Biological Resources

7. Prior to the issuance of any grading permit for the project, the permittee shall provide evidence that either a) a Section 404 permit from the Army Corps of Engineers and/or a Section 1603 permit from the California Department of Fish and Game have been obtained or b) that such permits are not required by those agencies.
8. A biological monitor shall be onsite to ensure that grading limits are observed. The biological monitor shall have the authority to divert work or temporarily stop operations to avoid significant losses of wetland resources.

be submitted to the City reporting site conditions as they relate to biological resources.

9. Prior to the initiation of any construction-related grading, the construction site foreman shall discuss the sensitive nature of the adjacent habitats with each crew and subcontractor.
10. Prior to the issuance of any grading permits, the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits shall be defined with silt fencing and checked by the biological monitor before initiation of construction grading. The biological monitor shall submit a letter to the owner and/or the city indicating that the fencing has been checked and grading can commence.
11. By 15 March, the Permittee shall conduct noise tests to confirm that acceptable noise levels can be achieved at potential breeding territories while grading or construction activities are occurring. The results of the noise testing shall be approved by FWS and PDR-EAS before construction may occur after 15 March.
12. Monitoring of noise levels at potential breeding territories shall occur randomly twice a week when construction occurs during the breeding season (15 March through 15 September) to ensure that construction noise would not cause noise levels within potential habitat to exceed 60 dB(A) Leq hourly or the current ambient noise levels if greater than 60 dB(A) Leq hourly. However, if the habitat adjacent to the project area becomes occupied by a vireo, then daily monitoring of noise levels will be required until it can be established that levels will not exceed 60 dB(A) Leq at the edge of habitat. If excessive noise levels are found to occur during the monitoring, construction shall cease until additional noise control measures have been implemented to the satisfaction of the FWS. No noise monitoring or noise control measures are necessary for construction activities occurring in the non-breeding season (16 September through 14 March).
13. The locations(s) of such monitoring shall be defined through coordination between the City and FWS and shall take into account any known locations of vireo nests. The monitoring program shall be carried out by the Permittee.
14. Each noise monitoring period shall last at least one hour and shall take place during the normal construction operating hours. Readings during quiet times (e.g., lunch break) shall be avoided. The noise meter shall be placed between one and two meters above the ground to monitor the portion of the canopy most actively used by the vireo, or shall be placed as otherwise recommended by a qualified biologist.
15. Confounding noise events not related to the project construction activities and not part of the typical ambient noise characteristics shall be factored out of the data. These events include, but are not limited to traffic if such events were not included as part of the baseline ambient noise levels. The duration, time, and description of each event shall be recorded by the person conducting the monitoring.
16. Noise monitoring reports shall be prepared on a monthly basis and forwarded to PDR-EAS and FWS.
17. The conditions of the noise monitoring plan described above shall be made part of the construction contract(s) for the project. The Permittee and the Construction Manager shall ultimately be responsible for meeting the appropriate noise levels and shall require the contractor to meet the

established noise levels and take the necessary actions to reduce noise to acceptable levels if the levels are in violation of the noise threshold criteria. As indicated in requirement 11 above, construction may need to be restricted, redirected, delayed, etc. if adverse impacts occur during construction.

18. Any unforeseen impacts to wetland habitats beyond those discussed in the biology report shall be reported to the City within 24 hours and mitigated, including revegetation, per the biology guidelines after consultation with the City of San Diego.
19. The permittee shall not retrieve golf balls from wetland areas outside of the berm between April 15 and September 15.
20. No trash, oil, parking, or other construction related activities shall be allowed outside the established limits of grading.
21. Prior to the issuance of a grading permit, the permittee shall complete a detailed wetland revegetation plan. Working drawings shall be submitted for construction approval and plan implementation shall commence concurrently with overall site landscaping. Prior to issuance of a permit for any landscaping, the permittee shall submit a bond to the Environmental Review Manager in the amount necessary to complete the revegetation plan described in the biological resources report prepared by REC Environmental and dated July 13, 1999. The actual bond amount shall be based on an estimate by a qualified biologist. The bond shall be released when the City, Army Corps of Engineers and California Department of Fish and Game agree that the final success criteria have been achieved.

Land Use

22. Construction permit applications shall be reviewed by the Land Development Review Division to ensure that all site lighting is consistent with Exhibit A. Plans showing lighting shall include a note that no changes to the lighting may be authorized in the field.
23. A six-foot high chain-link fence shall be installed at the top of the landscaped berm to be constructed around the south, east and west perimeters of the project site. The placement of the fence along the southern perimeter of the project site shall provide a barrier to the wetland habitat identified within the MHPA.

Hydrology/Water Quality

24. Prior to issuance of any grading permit, the applicant shall provide evidence that a Conditional Letter of Map Revision (LOMR) has been obtained from the Federal Emergency Management Agency (FEMA) for changes to the floodway. The request for the Conditional LOMR must be submitted through the Floodplain Management Section of City of San Diego's Engineering and Capital Projects Department. The developer must provide all documentation, engineering calculations and fees which are required by FEMA. Any changes to the site plan required to obtain the letter shall be reviewed by the Land Development Review Division to determine the need for a permit amendment and additional CEQA review.
25. When as-built grading and public improvement plans are available, the developer must submit a Final LOMR to FEMA via the Floodplain Management Section of City of San Diego's Engineering and Capital

Projects Department. The developer must provide all documentation, engineering calculations and fees which are required by FEMA.

26. The grading bond for this project shall not be released until the Final LOMR is issued by FEMA. The Floodplain Management Section of City of San Diego's Engineering and Capital Projects Department shall notify the Planning and Development Review Department of such issuance as soon as it is informed by FEMA.
27. Prior to the issuance of any grading permit, the permittee shall submit a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for the application of a National Pollutant Discharge Elimination System (NPDES) permit. A Notice of Receipt from the SWRCB and a Storm Water Pollution Prevention Plan (SWPPP) shall be submitted and deemed satisfactory to the City Engineer.
28. The SWPPP shall be incorporated into the grading and drainage design plans, and shall provide for implementation of construction and post-construction Best Management Practices (BMPs) on-site to reduce the amount of pollutants and sediments in construction and post-construction surface runoff before it is discharged into the natural drainage. The grading plans shall note the condition requiring a SWPPP and Monitoring Program Plan. No grading shall be performed during the rainy season (November 15 through February 15) without special erosion control measures approved by the City Engineer. Construction related BMPs shall include silt fencing, sandbagging and/or jute matting at the toe of the outside of the berms.
29. Prior to the issuance of the Certificate of Occupancy, a site inspection of the drainage system by the City Engineer shall occur as part of the MMRP. Existing runoff catchment basins or temporary erosion control devices shall not cease operations until the SWPPP and drainage system are approved by the City Engineer.
30. The drainage system shall be cleaned and maintained every four months, or as necessary, to ensure the system functions properly. An annual letter report prepared by the permittee identifying the quarterly clean-out dates, system conditions and required maintenance shall be provided to the City Engineer. Spot checks of the drainage system may be made by the City Engineer to ensure proper clean-out and maintenance.
31. An initial ground cover inspection shall occur approximately six months after the hydroseeding and planting phase of the overflow side channel construction. A summary of the inspection and any growth-enhancement recommendations shall be made in writing and submitted to and reviewed by the Land Development Review Division within 60 days of the inspection. Subsequent inspections shall occur annually until adequate ground cover is established.
32. The above mitigation monitoring and reporting program will require a deposits of \$2,500.00 to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Federal Government

US Army Corps of Engineers (26)
US Fish and Wildlife Service (23)
US Soil Conservation Service (430)

State of California

State Clearinghouse (46)
California Department of Fish and Game, Region 5 (32A)
Regional Water Quality Control Board, Region 9 (44)
California Department of Transportation, District 11 (430)
Office of Historic Preservation (41)
Department of Parks and Recreation (40/428)
Native American Heritage Commission (56)

City of San Diego

Councilmember Warden, District 5
Planning and Development Review Department
Water Department (MS 9A)
Real Estate Assets Department (MS 51A)
Wetlands Advisory Board (91A)

Others

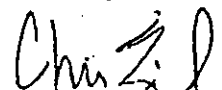
City of Escondido - Attn: Jay Petrek (98)
County of San Diego -Planning and Land Use (68)
Sierra Club (165A)
San Diego Audubon Society (167)
California Native Plant Society (170)
Southwest Center for Biological Diversity (176)
Citizens Coordinate for Century III (179)
Dr. Florence Shipek (208)
Dr. Lynne Christenson (208A)
Vonn-Marie May (209)
San Diego State University/South Coastal Information Center (210)
San Diego Historical Society (211)
Save Our Heritage Organization (214)
Ron Christman (215)
Louie Guassac (215A)
Clarence R. Brown Sr. (217)
San Diego County Archaeological Society (218)
Kumeyaay Cultural repatriation Committee (225)
Native American Distribution - NOTICE ONLY (225A-225R)
Dorothy Tavui - San Pasqual Band of Mission Indians
San Pasqual/Lake Hodges Planning Group (426)
Del Dios Town Council (427)
San Dieguito Planning Group (412)
Friends of the San Dieguito River Valley (419)
Rancho Bernardo Community Planning Group (400)
San Dieguito River Park - Joint Powers Authority (116)
Charlie Janic (432C)
Jacqueline Winterer
Karen Berger
San Pasqual Battlefield Volunteer Association
Palomar Observatory
Hodges Golf Improvement Center, LLC (Applicant)
Lettieri-McIntyre and Associates (Agent)

VII. RESULTS OF PUBLIC REVIEW:

() No comments were received during the public input period.

- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Chris Zirkle, Senior Planner
Planning and Development Review Department

August 30, 1999
Date of Draft Report

Analyst: Herrmann/Zirkle

Date of Final Report
H:\DEC_FILE\MNDs\hodge.mnd

CITY OF SAN DIEGO
Planning and Development Review Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

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CITY OF SAN DIEGO

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REAL ESTATE ASSETS DEPT.

PUBLIC NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below:

LDR No. 98-0466, SCH No. 98111074

SUBJECT: Hodges Golf Improvement Center. AMENDMENTS TO THE SAN PASQUAL VALLEY PLAN AND PROGRESS GUIDE AND GENERAL PLAN, CONDITIONAL USE PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT, LEASE AGREEMENT(CPA/GPA/CUP/RPO/LA) to develop a golf improvement center including an 80-tee driving range, putting and chipping areas, a golf instruction school, an 18-hole miniature golf course, a 3,000-square-foot clubhouse, maintenance and equipment buildings, 106 parking spaces, and landscaping on 17.47 acres of City-owned land in the San Pasqual Valley Planning Area. (All that portion of Rancho San Bernardo in the City of San Diego according to patent map thereof recorded book 2 page 462 of patents). Applicant: City of San Diego Real Estate Assets Department and The Hodges Golf Center, LLC.

This recommended finding that the project will not have a significant effect on the environment is based on an Environmental Initial Study conducted by the City. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

For environmental review information, contact Myra Herrmann at (619)236-6827. For information regarding public meetings/hearings on this project, contact Kevin Sullivan, Project Manager at (619)236-6269. Written comments regarding the adequacy of this Draft Mitigated Negative Declaration must be received by the Land Development Review Division at the above address by **September 28, 1999**

A Mitigated Negative Declaration for a similar project on this site was previously distributed for public review. The project was modified and the Mitigated Negative Declaration is being redistributed. Due to the changes to the project and the analysis in the Mitigated Negative Declaration, the City will not be responding to comments made on the previous draft. Rather, and in keeping with the options allowed by the intent of Section 15088.5 of the State CEQA guidelines, commentors are required to re-submit any and all comments.

This information is available in alternative formats for persons with disabilities. To request this notice in alternative format, call (800) 735-2929 (TEXT TELEPHONE). To request the Mitigated Negative Declaration, Initial Study and/or supporting documents in alternative format, call the Development Services Department at 236-6540 immediately to ensure availability.

A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Larry Monserrate, Environmental Review Manager
Planning and Development Review Department

This notice was published in the PUBLIC RECORD REPORTER and distributed on
August 30, 1999

City of San Diego
Planning and Development Review Department
LAND DEVELOPMENT REVIEW
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
LDR No. 98-0466
SCH No. 98111074

SUBJECT: Hodges Golf Improvement Center. AMENDMENTS TO THE SAN PASQUAL VALLEY PLAN AND PROGRESS GUIDE AND GENERAL PLAN/CONDITIONAL USE PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT/LEASE AGREEMENT(CPA/GPA/CUP/RPO/LA) to develop a golf improvement center including an 80-tee driving range, putting and chipping areas, a golf instruction school, an 18-hole miniature golf course, a 3,000-square-foot clubhouse, maintenance and equipment buildings, 106 parking spaces, and landscaping on 17.47 acres of City-owned land in the San Pasqual Valley Planning Area. (All that portion of Rancho San Bernardo in the City of San Diego according to patent map thereof recorded book 2 page 462 of patents). Applicant: City of San Diego Real Estate Assets Department and The Hodges Golf Center, LLC.

I. PURPOSE AND MAIN FEATURES:

The City Real Estate Assets Department proposes to lease the project site to the applicant for development of a golf improvement facility for 25 years. The project requires a Conditional Use Permit (CUP) to allow this use on the site. The City's Municipal Code (Section 101.0510.C.3.o) allows driving ranges and miniature golf facilities in the A-1-10 zone in the Future Urbanizing Area with approval of a CUP. However, an amendment to the San Pasqual Valley Plan and the Progress Guide and General Plan is required to add language allowing for consideration of a golf improvement facility on this particular site with approval of a CUP. A Resource Protection Ordinance (RPO) permit is required due to the site's location within the 100-year floodplain fringe. The project also requires City Council approval of the lease.

The proposed golf improvement center facilities would be developed in the northern one-third of the site adjacent to Sunset Drive and Via Rancho Parkway. The southern two-thirds of the site would consist of turf and a landscaped perimeter berm for the driving range. The improvements to be developed in the northern portion of the site include 80 practice tee hitting stations, putting and chipping greens, a golf instruction school, a 3,000-square-foot clubhouse building (one-story with a mezzanine), various mechanical and maintenance buildings, an 18-hole miniature golf course, and 106 parking spaces. Night lighting is proposed on the driving range until 10 p.m., seven days a week.

The proposed facility would include a landscaped berm around the perimeter of the driving range to contain golf balls within the site, thereby eliminating the need for tall poles and fencing to contain the balls. The berm would be constructed on disturbed areas of the site and include the creation (also in a disturbed area) of an overflow side channel running parallel to the east bank of Kit Carson Creek. Construction of the overflow side channel would begin at the northwestern corner of the project site in an area already protected by existing riprap. This side channel is intended to contain overflow from Kit Carson Creek in the event of a 100-year storm flood, control erosion in Kit Carson Creek and protect site from flooding. Construction of the side channel

would not impact wetland habitats within or adjacent to Kit Carson Creek. Construction of the berm in the southwest corner of the project site includes a "saddle" to serve as both a view corridor from the Sikes Adobe towards Mule Hill and the River Valley. The berm is intended to serve as both a visual and physical barrier between the driving range activities and the wetland resources located to the east, west and south of the project site. The backside of the berm would be planted with riparian trees such as California sycamores, oaks and willows, as well as a native/naturalized hydroseed mix to blend with the adjacent offsite open space. The driving range and the interior portion of the berm would be landscaped with turf. A six-to ten-foot-high vinyl-coated chain link fence would be developed at the top of the perimeter fence for ball containment and to restrict access between the proposed project and adjacent open space areas. A 30-foot-high and 100-foot-long, green, vinyl safety fence would divide the practice tees into two sections. This safety fence is needed to protect golfers at the end of the practice tees from being hit by golf balls hit on the other half of the practice tees.

Development of the project would involve 16,500 cubic yards of excavation and 121,000 cubic yards of fill, requiring approximately 104,500 cubic yards of fill material to be imported to the site (primarily for development of the perimeter berm). The perimeter berm would be constructed along the western, southern and eastern sides of the driving range. The berm would vary between 10 and 20 feet in height and 40 to 100 feet in width. Grading plans indicate that the exterior or backside of the berm would be contoured with a 2:1 slope. The interior side of the berm would have a slope ratio varying between 2:1 and 3:1. Onsite drainage would be directed to an underground filtering/desilting basin to be re-used and to intercept pollutants and sediments prior to release into the open space to the west. Night lighting would be directed down and away from the adjacent open space areas.

Access to the site would be provided by the existing signalized intersection of Via Rancho Parkway and Sunset Drive. Two driveways are proposed along Sunset Drive with access at the eastern driveway restricted to right turns in and out only and the project would provide improvements (e.g., bike lanes) on Sunset Drive. The project design provides for construction of the San Dieguito River Park's Coast-to-Crest trail on a 14-foot wide bench along the backside of the southern and eastern perimeter of the berm. The trail is not proposed to be located within wetland habitats to the south of the project. The project has been designed to accommodate, if necessary, an alternative trail alignment along the northern portion of the site adjacent to Sunset Drive and Via Rancho Parkway. The final trail alignment on and off the project site would be selected by the River Park Joint Powers Authority, could require additional grading and would be subject to separate permitting and/or CEQA analysis.

II. ENVIRONMENTAL SETTING:

The project site is located approximately 1/4-mile east of Interstate 15, adjacent to the south side of Sunset Drive and Via Rancho Parkway within the San Pasqual Valley Planning Area. The northern boundary of the project site coincides with the northern limits of the City of San Diego and abuts the City of Escondido. The property is relatively flat with onsite elevations ranging from 340 feet mean sea level (MSL) at the northern edge of the site to 319 feet MSL at the southern edge of the site. The southern portion of the site is located in the 100-year floodplain and the entire site is within the Focused Planning Area of the San Dieguito River Park. The property is zoned A-1-10 and is within the Future Urbanizing Area.

The majority of the project site has been disturbed by previous agricultural uses and is presently vacant. Approximately four to five acres were previously used for agricultural purposes with Christmas trees being the primary crop grown onsite. In addition, the northern portion of the site was previously used for a weekly farmers market which included paved and dirt parking areas, storage sheds and a sales booth.

Kit Carson Creek is located immediately west of the site. Lake Hodges and the Multiple Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP), including Cornerstone Lands, are located to the south. East of the project site is undeveloped land and riparian habitat within the MHPA. Existing commercial uses adjacent to the site within the City of Escondido include the North County Faire regional shopping center to the north, two gas stations to the northwest along Via Rancho Parkway, and a mini-storage facility to the west along Sunset Drive.

The Sikes Adobe, built around 1872, is located approximately 140 feet west of Kit Carson Creek. This structure is recognized by the City of San Diego as Historical Site No. 231. In addition, on May 7, 1993, the State Historic Preservation Commission designated the adobe as Historical Site No. 231. Mule Hill, the site of an engagement associated with the Battle of San Pasqual, is located southeast of the site. More information on these sites is provided in the Cultural Resources discussion.

Two other projects in the vicinity should be considered part of the environmental setting and impact analysis for this project. The first is the establishment of a temporary Christmas Tree and Halloween pumpkin sales facility on a three-acre, City owned site on Sunset Drive immediately west of Kit Carson Creek. The second is another golf driving range (Pinery Practice Golf Range, LDR 93-0135) which is proposed to be located on the south side of Lake Hodges at Pomerado and Highland Valley Roads. This site is designated for agricultural uses by the San Pasqual Valley Plan but the Plan also specifically allows consideration of a commercial-recreation use through the Conditional Use Permit process (page 28). All three sites are currently used for agricultural purposes or have been used for agricultural purposes in the past.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Land Use

San Pasqual Valley Plan

The project site is zoned A-1-10 (an agricultural zone with a ten acre minimum lot size), is designated for agricultural uses in the San Pasqual Valley Plan and is located within the Future Urbanizing Area (FUA) of the City as shown in the City's Progress Guide and General Plan. The Zoning Ordinance allows lands zoned A-1-10 and located within the FUA to develop as driving ranges and miniature golf facilities with approval of a CUP; however, the San Pasqual Valley Plan and Progress Guide and General Plan do not allow this use on this site. The project proposes amendments to the San Pasqual Valley Plan and the Progress Guide and General Plan to add language allowing the proposed use on the site with approval of a CUP. No changes to the existing agricultural land use designation for the property are proposed as part of the land use plan amendments.

The San Pasqual Valley Plan emphasizes preservation of the valley for agricultural uses but also recognizes the value of visitor-serving uses such as the Thomas Jaeger Winery, the Wild Animal Park and the Escondido Golf course (page 27) at specific locations. Plan policies require that visitor-serving uses minimize impacts on the valley's rural character and, to implement this policy, the plan includes design and development standards for grading and structures. During preparation of the San Pasqual Valley Plan, city staff proposed that the project site be designated for commercial use (via a change from Future Urbanizing to Planned Urbanizing) but during plan adoption, the site was designated to retain agricultural land uses.

The conversion of this acreage within the 11,000-acre San Pasqual Valley Plan area is considered to be an incrementally adverse, but not significant land use impact for several reasons. First, this land represents only a small percentage of the plan area. Second, the site is located in an area where a number of other non-agricultural uses have been established (including North County Faire, a regional shopping center across the street). Finally, the land use change associated with the subject site would affect only this site. Plan language regarding other sites within the planning area would not change; therefore, the project would not increase pressures to convert additional acreage within the valley to non-agricultural uses.

The design of the project is inconsistent with some of the Design and Development Standards in the San Pasqual Valley Plan (page 93) in terms of grading and structural design. The plan calls for grading to retain the natural shape of the landform. While guidelines such as this are generally applied to hillside development, the project site is relatively flat and the grading would create a 10- to 20-foot tall berm around the perimeter of the site. The project also deviates from the grading standards because the southern half of the site is within the 100-year floodplain. This impact is considered to be less than significant because the valley floor in the vicinity of the project is almost one mile wide, because structures would be built on only a small portion of the site and because no significant hydrological (flooding) or biological impacts would remain after mitigation. In addition, the floodplain in this area was artificially modified by channelizing the creek under North County Faire and past grading south of Sunset Drive. The final conflict with the grading standards is that the outside of the berm does not include variable slope gradients. This impact is considered to be less than significant because the grading is at least contoured, undulation would not make the slope any more naturally appearing (given the flat topography of the site) and because the slope is not on a highly visible ridge or hillside.

In terms of structural design, the buildings are consistent with the standards in that they are low in profile and feature a rural theme (log veneer siding, stone veneer chimney and exposed heavy timber framing). However, the project includes night time lighting where the standards limit exterior lighting to that needed for security purposes. The majority of project lighting, however, does have horizontal cutoffs and downward shielding as recommended by the plan when lighting is proposed. Given the proximity of the site to the night time lighting at North County Faire, this land use impact is less than significant.

Coast to Crest Trail Plan

The San Pasqual Valley Plan specifies the alignment of the San Dieguito River Park Coast-to-Crest trail on and adjacent to the project site. The Valley Plan and the MSCP indicate that the "trail should occur [south of the site] on the open space side of the fence/barrier within an adequately sized wetland buffer area (100-200 feet)." This

project also facilitates a second potential alignment northeast of the project site along Via Rancho Parkway.

The project site is within the Focused Planning Area of the San Dieguito River Park. Some of the relevant River Park Plan objectives include: 1) Preservation of Existing Natural Character, Visual Quality and Sensitive Resources of the Open Space Corridor, 2) Preservation of the Natural Floodplain and 3) Retention of Agricultural Uses. In terms of first goal, the project would not maintain the site in its current state nor restore its appearance; however, the project would leave the majority of the site devoid of structures, would facilitate the trail alignment and, by locating the trail on the backside of the southern berm, would provide a buffer between hikers and the commercial development to the north. The impact analysis for the second two goals is the same as the analysis of impacts on the goals of the San Pasqual Plan in terms of agriculture. Although the project would have an adverse impact on these goals, the impact is less than significant and no mitigation is required.

Multiple Species Conservation Program (MSCP)

The City of San Diego MSCP Subarea Plan has specific management directives for this area of Lake Hodges for the protection of the adjacent wetland resources and for the least Bell's vireo. The Management Directive for this parcel states:

"Due to the sensitivity of the wetlands and the presence of least Bell's vireos on the north side of the reservoir and adjacent to I-15, install fencing or other aesthetic barriers at the MHPA boundary if development of this site occurs in the future. Trails should occur on the open space side of the fence/barrier within an adequately sized wetland buffer area (100 – 200'). Provide regular maintenance of this site for development impacts, litter and debris."

In addition to the general management guidelines, the Subarea Plan also addresses specific issues for species evaluated for coverage under the MSCP. Issues for the least Bell's vireo include:

"... appropriate succession of habitat, upland buffers for all known populations, cowbird control, and specific measures to protect against detrimental edge effects to this species; Any clearing of occupied habitat must occur between September 15 and March 15 (i.e. outside of the nesting period)".

The project site is outside of the mapped boundary of the MHPA and, therefore, does not adversely affect the preserve design. The adequacy of the buffer proposed between the site and the surrounding wetlands and impacts to vireos are addressed in the Biological Resources discussion. A Biological Resources mitigation measure would preclude clearing of occupied habitat during the breeding season.

The project is adjacent to the MHPA and is therefore subject to specific land use adjacency guidelines. These guidelines address drainage, lighting, noise, barriers, invasive plants and brush management.

Drainage and Toxins: Drainage from the proposed driving range located adjacent to the MHPA has the potential to impact the open space through release of toxins, chemical, petroleum products and other harmful elements. All runoff from the project will be directed to the onsite filtering/desilting basin in the southern area of the driving range to intercept pollutants and sediments from the development prior to release into

the open space. The lessee would maintain the drainage filter devices and private storm drains to prevent build-up and failure of the system. This regular maintenance would include dredging out of sediments and removal of exotic plant materials if present. This maintenance is required as a mitigation measure.

Lighting: Night lighting of the developed areas (i.e., parking lots, sidewalks, buildings and the driving range adjacent to the MHPA) shall be directed away from open space areas or shall provide adequate shielding to prevent intrusion into open space areas. The project proposes directional lighting and a landscaped perimeter berm to prevent light from shining into the MHPA and adjacent open space. The adequacy of the lighting design is further discussed in the Biological Resources discussion. City review of construction plans to ensure that light are built as planned is a mitigation measure.

Noise: Mitigation for indirect impacts to least Bell's vireos includes restricting onsite grading during the least Bell's vireo breeding season (March 15 through September 15) unless noise levels are less than 60 dBA Leq or do not increase existing noise levels if they currently exceed 60 dBA Leq at occupied nests or breeding territory. Noise monitoring, if construction occurs during the breeding season, is a mitigation requirement. Noise associated with the operation of the proposed golf improvement center would be limited and is discussed in the Biological Resources discussion.

Barriers: Barriers are sometimes required by the MHPA Adjacency Guidelines to prevent public access and domestic animal predation from affecting the MHPA. The project would install a six foot high chain link fence along the top of the perimeter berm. The fence would serve as a physical barrier between the development and the open space impeding access into the MHPA. Construction of the fence is a mitigation measure.

Invasives: The proposed project would revegetate all manufactured slopes directly adjacent to the MHPA with native plants. All non-native plant species would be located internal to the project and inside the fence to be located on top of the perimeter berm. No species considered to be invasive are proposed.

Brush Management: No brush management is necessary adjacent to the MHPA for this project since no structures are proposed in the southern portion of the site.

Cultural Resources

A cultural resources survey of the project area and record searches were conducted by ASM Affiliates in January and October of 1998 to determine the presence or absence of significant prehistoric and historic resources within the project boundaries. A May 20, 1999 update from ASM documents indirect, visual impacts on Mule Hill. The records searches from the San Diego Museum of Man and the South Coastal Information Center at San Diego State University and indicated that no archaeological resources have been previously recorded within the project area. The project site was surveyed on January 5, 1998. Intensive survey methods were employed throughout the project area except where visibility was limited by existing developments, the parking lot in the northern portion of the site and landscape debris south of the Christmas tree nursery. No prehistoric or historic artifacts were identified during the intensive survey. However, two historic resources are located near the project site: the Sikes Adobe (SDI-12,650H) located to the west and the Mule Hill Site (CA-SDI-12,649H) located to the southeast.

Based on three years of research by the San Pasqual Battlefield Volunteer Association (SPBFVA), a rectangular 1.17-acre area has been defined on the lower creek terrace (Cook 1998). This area has been defined based on published and unpublished maps of the Battle of San Pasqual that were prepared by the U.S. Government from first hand accounts. According to the ASM Affiliates, Cultural Resources Report, the site of the First Engagement at Mule Hill appears to be located at the southeast corner of the proposed project site. However, Department of Parks and Recreation Site Forms (DPR 523) from South Coastal Information Center at San Diego State University indicate that the proposed project site is located outside of the mapped location of the First Engagement at Mule Hill. The Battle of Mule Hill was the final American retreat during the Battle of San Pasqual in 1846 between the Americans under General Stephen Watts Kearny and the California lancers under the command of Andres Pio Pico. Since exact dimensions and location of the First Engagement cannot be defined with absolute accuracy a thorough surface survey and metal detector survey was conducted by ASM Affiliates in October 1998 to determine if metallic subsurface items related to the Battle of Mule Hill could be identified within the project area. The surveys revealed no archaeological indications of the battle and/or historic ballistics or military accouterment. The reports further indicates that the SPBFA members agreed that the engagement site is somewhat arbitrarily defined and that most of it would be preserved in dedicated open space as part of the MSCP. Therefore, no impacts are anticipated for the First Engagement site as a result of the proposed project.

The potential for impacts to the historic Sikes Adobe (located offsite and west of Kit Carson Creek) from altered drainage patterns was evaluated in the project's hydrology study. A HEC-2 analysis was completed by Rick Engineering (June, 1999) and analyzes the flooding impacts at the Sikes Adobe from construction of the project. The hydrology study concludes that the proposed creation of an overflow side channel would eliminate onsite and offsite flooding from Kit Carson Creek and would result in water surface elevations during the 100-year storm event which are at or below the existing condition. Therefore, the Sikes Adobe would not be subject to increased flooding potential as a result of the project.

The archaeological survey concluded that no significant cultural resources are present at the project site. However, because the project is in a sensitive area and resources, including non-metallic resources may have been buried by alluvial deposits or recent historical disturbances, an historical or cultural resources monitoring program will be required during removal of existing vegetation and the initial stages of grading for the proposed CUP. The applicant has agreed to have a qualified archaeologist present during grading and a Mitigation, Monitoring and Reporting Program has been prepared. Design of the Hodges Golf Improvement Center is in general conformance with the recommended Mitigation, Monitoring and Reporting Program for Cultural Resources as identified in the San Pasqual Valley Plan.

Visual impacts to the Sikes Adobe and Mule Hill are discussed in the Visual Quality section

Biological Resources

The majority of the project site has been disturbed by various activities; however, construction and operation has the potential to directly and indirectly impact biological resources off site. Therefore, a biological resource survey, report (Rec Civil Engineering, July, 1999) and letter addendum (June 8, 1999) have been prepared and are available for review at the offices of the Land Development Review Division. The

reports include general biological surveys on site and in the vicinity of the project, wetlands delineation and a least Bell's vireo survey (conducted in accordance with US Fish and Wildlife Service protocol).

The entire 17.47-acre project site consists of disturbed habitat. Disturbed habitat includes areas that have been cleared in the past and/or are still being used for farming. The disturbed habitat onsite consists of a paved parking lot, areas of active tree farming, mulch piles, abandoned agriculture plots, and miscellaneous storage facilities and buildings. Sensitive plant or animal species observed on site were limited to foraging raptors (one northern harrier and one redtail hawk). However, one sensitive reptile, the orange throated whiptail, may potentially occur. Impacts to orange throated whiptails have been mitigated city-wide by inclusion of their preferred habitat within the MHPA.

Wetland habitat also surrounds the site to the west (Kit Carson Creek), east and south (Lake Hodges). These wetlands are linked with a large tract of wetlands associated with Lake Hodges. Wetland habitat types adjacent to the site include alkali marsh, freshwater marsh, riparian scrub and riparian woodland. Typical species include black willow, mulefat, ambrosia and cattail.

A variety of sensitive bird species were observed in the offsite habitat: raptors (white-tailed kite, American kestrel, great egret, snowy egret) and songbirds (least Bell's vireo (a state and federally listed endangered species), yellow warbler and yellow breasted chat). In addition, the MHPA boundary, which encompasses the Lake Hodges basin, is located immediately to the south.

The only listed species occurring adjacent to the site is the least Bell's vireo. The least Bell's vireo is both state and federally listed as endangered. Three territorial male least Bell's vireo occur in the riparian habitat adjacent to the site. The yellow warbler and the yellow-breasted chat were observed adjacent to the site in the western drainage as well as adjacent to the site in the willow woodland to the south.

The proposed project would result in direct impacts to disturbed habitats onsite. The loss of 17.47 acres of disturbed areas including mulch piles, agricultural areas, tree farm and ancillary buildings would not be considered a significant biological impact. No direct impacts to offsite wetland habitats, nor to the least Bell's vireo, a state and federally listed endangered species, would result from the proposed project.

Additional mitigation measures require staking of the grading limits by a biological monitor and revegetation/mitigation of unforeseen wetland impacts in accordance with the City's Biology Guidelines.

The project could also result in indirect impacts to wetland habitat and sensitive species during construction. Prior to grading, silt fences would be installed at the perimeter of the site. In addition, if grading occurs during the least Bell's vireo breeding season, the monitor would determine the location(s) of breeding territories and monitor noise levels in these territories to ensure that construction noise in these areas does not exceed 60 dB(A) or the ambient noise at the time, whichever is greater.

Long term indirect impacts to wetland vegetation in Kit Carson Creek south of the channel improvements due to diversion of water from the driving range are not potentially significant because this vegetation relies on groundwater rather than surface water in the creek.

After construction, indirect impacts from lighting and noise could continue to impact least Bell's vireo during operation of the project. Outdoor noise sources may include automobile noise from users of the facility, lawn mowers, ball collectors, and golf balls being hit. Lighting impacts and noise from human activity would be compounded by operation of the above-mentioned Farmer's Market which could potentially be located on the west side of the creek.

According to golf course designer Patrick Ahern, maximum driving distances, coupled with the size and configuration of the driving range would result in approximately twelve golf balls per month being hit over the perimeter fence and berm. Construction of the "saddle" in the southwest corner of the project site would serve as an integral element of the driving range to contain golf balls which are hit beyond the inner perimeter berm but not beyond the outer berm in this area. Due to the topography, these balls would be picked up by hand. In order to prevent impacts from this human incursion into wetland areas, the applicant has agreed to pick up these balls only outside of the least Bell's vireo breeding season.

The lighting plan for the project is more thoroughly described in the Lighting Discussion below; however, given the proximity to sensitive species in the adjacent wetlands, lighting has the potential to impact biological resources. Based on information provided by the lighting designer, the REC biological report update evaluated impacts from all lighting which would result in increases of 0.05 foot-candles or greater in the adjacent wetlands (0.05 foot-candles is equivalent to the light given off by a full moon). There are three areas where light would increase in excess of that resulting from a full moon: two areas outside the northeast (0.94 foot-candle increase) and northwest (0.15 foot-candle increase) corners of the site, and the southern edge of the site (0.13 foot-candle increase). Only the area outside of the northwest corner supports riparian woodland habitat and least Bell's vireo. Areas along the southern edge and northeast corner of the site are dominated by marsh habitat which does not support the least Bell's vireo.

The potential biological impacts related to increases in light intensity are an increase in night predation due to greater visibility and, particularly in amphibians and rodents, a decrease in activity. An increase in light intensity of 0.05 foot-candles does not represent a perceptible change to humans and presumably would not be to other animals; therefore the increase of 0.10 foot-candles above that of a full moon, to 0.15 foot-candles directly adjacent to the limits of grading at the northwest corner would not be significant enough to degrade the quality of habitat for use by the least Bell's vireo.

Lighting which could be generated by the temporary use of a three-acre, City-owned site on Sunset Drive immediately west of Kit Carson Creek would be required only during winter months when pumpkins and Christmas trees are sold (November through December). This lighting would not impact least Bell's vireo as the birds are not present during the winter months.

Wetland buffers required by the MHPA and the City's Biological Guidelines are intended to reduce, among other things, the noise and lighting impacts described above. In this case, construction of a vegetated berm, 10 to 20 feet in height and 40 to 100 feet in width would provide a sufficient buffer between the wetlands and the proposed development. This buffer has been designed to protect the existing functions and values of the wetlands adjacent to Lake Hodges and Kit Carson Creek. The Landscape Concept Plan also includes a vegetation plan for the backside of the berm which includes native riparian woodland plant species. This would increase the

function and value of the buffer and provide the physical barrier necessary to mitigate indirect impacts to below a level of significance.

Traffic/Circulation

A traffic study and parking analysis was prepared by Linscott, Law & Greenspan (LLG) Engineers, in August 1999 to determine and evaluate the traffic impacts on the local circulation system due to the development of the proposed golf improvement center. The project would generate a maximum of 1,200 ADT with 70 AM peak hour trips and 110 PM peak hour trips. The project generated traffic would not significantly impact the surrounding street system under the existing conditions plus project-generated traffic, nor under community plan buildout plus project generated traffic conditions, based on City of San Diego criteria. The addition of total project traffic to the buildout volumes does not affect intersection Levels of Service (LOS) except for Via Rancho Parkway/Sunset Drive, which falls from LOS B to LOS C in the PM peak hour. However, the delay of 4.7 seconds is not considered significant and LOS C is an acceptable Level of Service. In addition, the street segments v/c ratios remain unchanged with the addition of project generated traffic. Traffic impacts are below a level of significance, and mitigation would not be required.

The proposed project provides adequate parking for the proposed uses. Although the City of San Diego does not have a specific parking rate for the proposed uses, the project provides 15 percent more parking spaces (a total of 106 spaces) than is recommended for similar facilities by the United States Golf Association. Turning movements at the eastern driveway along Sunset Drive will be restricted to right-turns out only.

Hydrology/Water Quality

A Preliminary Drainage/Water Quality Study was prepared for the proposed project in June, 1999 by Rick Engineering to analyze storm water and urban runoff from the project into the watershed of Lake Hodges. The study identifies the required runoff control facilities necessary to protect the water quality of the lake by minimizing non-point source pollution (including sediment) using best management practices.

Drainage from the parking lot and improvements proposed in the northern portion of the site would be directed into 15-inch and 12-inch PVC drainage pipes which would transport all onsite drainage to the filtering/desilting basin proposed in the southwesterly corner of the driving range. The entire driving range is also designed to sheet flow into the filtering/desilting basin which would prevent any runoff from draining directly into Kit Carson Creek and Lake Hodges. The filtering basin would capture initial storm run-off and irrigation flows, which carry the pollutants, for eventual irrigation re-use. The filtering/desilting basin would allow major storm flows into Kit Carson Creek via a storm drain pipe outlet. Drainage into the MHPA would be mitigated by construction of the filtering/desilting basin in the southwestern corner of the driving range for pollutant control.

A combination of Best Management Practices (BMPs) are proposed to reduce potential water quality impacts to Lake Hodges to below a level of significance. A filtering/desilting basin is proposed at the southwest corner of the site to avoid significant impacts resulting from sediment and chemicals. During construction, sediment would be trapped in the basin and removed on a daily basis in the event of rain. After the project is constructed, the proposed grass-lined filtering/desilting basin

facility would reduce potential water quality impacts from herbicides, pesticides and fertilizers to Lake Hodges by allowing pollutants to settle and filter through the rock/gravel filter blanket layer. Filtered water would be stored in a deep well sump and recycled for range irrigation. Through this facility, most of the irrigation water and initial storm water runoff would be contained within the driving range. Construction and maintenance of this facility is a mitigation measure.

In addition, several measures are proposed to reduce potential water quality impacts from the proposed berm to below a level of significance. During construction, silt fencing and sandbagging would be installed around the perimeter of the berm and the exterior of the graded berm would be jute-matted to control erosion. The exterior of the berm would only be temporarily irrigated for establishment of the revegetation landscaping. No supplemental fertilizers or chemicals would be used on the landscaping on the exterior slopes of the berm. No grading would be performed during the rainy season (November 15 through February 15) without special erosion control measures approved by the City Engineer.

The southern half of the project site is located within the 100 year floodplain of Kit Carson Creek/Lake Hodges. The project has been designed to locate all buildings outside of the area subject to inundation by the 100-year flood. The southern portion of the driving range would be subject to inundation by the 100-year flood but since no buildings or structures are proposed in this area, no significant flooding impacts would occur.

A HEC-2 analysis was completed to determine the need for flood control improvements. Kit Carson Creek, located along the western perimeter of the project site conveys storm runoff from a watershed extending to the north of the site after running under North County Faire and Via Rancho Parkway. The existing main channel of the creek is adequate for low flows only and overtops during large storm events, thus inundating portions of the site. The main channel for Kit Carson Creek has been encroached in the past by the placement of fill on both sides of the channel, resulting in the increased flow velocities that exist today. The report concludes that existing velocities of up to 14 feet per second within the creek reach erosive levels in major storm events, and can be mitigated by providing additional cross-sectional channel area. This can be accomplished by constructing a side channel adjacent to and east of the existing Kit Carson Creek channel - on the project site. The proposed side channel is outside of the existing wetland area. The existing channel would continue to convey low flows in the proposed condition. However, in a major storm event, water from 100-year flood would overflow the eastern bank of the existing channel and flow into the proposed side channel. Erosion of the bank would continue until the stable eastern bank of the side channel is reached. This bank would be protected by riprap to the north near Sunset Drive and erosion control matting to the south. The erosion control matting would be planted with native riparian vegetation.

The Kit Carson Creek overflow side channel has been designed to convey water not contained in the main channel during the 100-year storm event. In order to provide adequate erosion control within the side channel, a minimum of 30% ground cover must be achieved. This would be accomplished in accordance with mitigation that ensures the an initial ground cover inspection would occur approximately six months after the hydroseeding and planting phase of the overflow side channel construction, and that a summary of the inspection and any growth-enhancement recommendations would be made in writing and submitted to and reviewed by the Land Development

Review Division within 60 days of the inspection. Subsequent inspections would occur annually until adequate ground cover is established.

Construction of the overflow side channel would not increase the 100-year water surface elevation, therefore, the project would not subject itself or upstream or downstream properties to increased flooding potential, including the Sikes Adobe. The applicant would be required to obtain a Conditional Letter of Map Revision (Conditional LOMR) prior to the issuance of any grading permit. If obtaining the Conditional LOMR requires any substantial changes to the site plan, a permit amendment and additional environmental review would be required.

Visual Quality

The project site consists of relatively flat land which gently slopes to the south and has been completely disturbed by current and past agricultural activities. The visual quality of the site is characterized by accessory buildings, structures and parking areas in the northern portion of the site associated with the farmers market and pumpkin and Christmas tree sales. Choose & Cut Christmas trees occupy approximately four acres of the site. Debris piles related to agricultural activities occur within the site. The remainder of the site consists of flat land with disturbed vegetation.

Views of the site from the surrounding area are limited by mature trees (approximately 20-30 feet in height) located offsite to the west, south and southeast of the project area which essentially block views of the site from Interstate 15, the area west of Kit Carson Creek, and Lake Hodges. The northern portion of the site is visible from traffic along Via Rancho Parkway and Sunset Drive. More distant views of the site exist from residents located at higher elevations including the existing residences located 0.4, and one mile to the northeast, west and south respectively. Most of the views of the proposed facility from the Sikes Adobe are blocked by the mature trees along Kit Carson Creek. There is however, a break in the tree canopy along Kit Carson Creek near the Sikes Adobe. The landscaping plan proposes to revegetate the back side of the berm with native species (sycamores, oaks, willows and a native/naturalized hydroseed mix) to blend with the surrounding natural open space. Additionally, the project proposes the construction of a "saddle" along the southwest perimeter of the project site. Construction of the "saddle" would create a view corridor to maintain views from the Sikes Adobe looking southeasterly towards Mule Hill and the river valley. Therefore, views to and through the project site and into the river valley would be maintained once the landscaped berm and "saddle" are constructed and new vegetation begins to blend with existing mature trees in the surrounding open space.

Views to the north from Mule Hill would be altered by the project by replacing a view of a vacant site with a view of a landscaped berm and, from higher elevations, the turf on the driving range. The assessment of view impacts from Mule Hill includes an evaluation of the integrity of the cultural landscape of the battlefield. This view currently includes the essentially vacant site in the foreground and North County Faire in the background. Relatively undisturbed land exists to the east and south while Interstate 15 and its bridge over Lake Hodges are visible to the west. The building of Hodges Dam in 1918 and the flooding which formed Lake Hodges contributed to changes in vegetation in the valley floor. The riparian habitat now forms a physical and visual barrier between the site of the California attack on the American column and Mule Hill itself. The Sikes Adobe dates to much later than the battle but still conforms to the rural landscaped setting that existed in the 1840s. Proximity to modern roads, the I-15 corridor and North County Faire have also greatly impacts the

setting and feeling of the battlefield site but there is sufficient distance for a feeling of open space to be preserved at Mule Hill proper. However, the proposed project would not result in a significant impact to the Mule Hill setting because the landscape integrity has already been compromised and the project limits development of structures to the area close to the road and North County Faire.

Views from the community of Rancho Bernardo are from approximately one mile away. Although the green of the driving range grass would be visible from higher elevations, details of the berm would not. Night lighting is described more thoroughly in the Lighting Discussion, but is expected to blend in with the parking lot lighting at North County Faire. Visual impacts to residents of Rancho Bernardo are less than significant and no mitigation is required.

The proposed 10 to 20 foot tall perimeter berm and "saddle" construction would alter the existing, flat topography of the site. However, the mature tree canopy that exists to the west, east and south of the project site would block direct views of the berm from offsite except from the north and northwest, thereby minimizing the contrast in the topography with the relatively flat topography of the surrounding area. Views of the berm from residences located at higher elevations in the surrounding area would be screened by the surrounding mature trees except for the residences located to the northeast. In addition, the visual impact of the berm would be mitigated by the landscaping plan which proposes to revegetate the back side of the berm with native species (sycamores, oaks, willows and a native/naturalized hydroseed mix) to blend with the surrounding natural open space. The berm has been designed with varying heights to provide a more natural, undulating appearance, including the construction of the "saddle" in the southwest corner which would be planted with native/naturalized grassland plant species. When viewed from Via Rancho Parkway to the north, the driving range would have the appearance of an undulating, landscaped amphitheater with trees along the top of the berm. The San Dieguito River Park Coast-to-Crest Trail would be located along the southern berm; views to developed sites to the north would be largely blocked by the berm.

Lighting

A lighting plan has been prepared for the proposed project by Ericson Lighting Design and is available for review in the Land Development Review Division of Development Services. The lighting plan provides a point illumination study demonstrating that the project lighting would be contained onsite. On site lighting is composed of four light types: parking lot, tee lighting (forward through and sports lights), in-flight lighting and green/fairway lighting.

Fourteen light standards would be located behind the tee stations. These light standards would be 40 feet tall with full cut-off, forward throw luminaires located below glare-control floodlights. These light standards (1000 watts each) would light only the tee area, not the entire driving range. Additional site lighting would be provided by shielded flooded lights (1000 watts each) mounted on five-foot-tall poles at each of the target greens to light the greens and the adjacent fairway area. These five-foot-tall lights would also be located along the interior of the berm, shining inward towards the driving range. The lights located along the interior of the berm would be 250 watt shielded lights, directed away from the wetlands and/or toward the greens and are mounted below berm height. Ground-mounted lights (1000 watts each) would be located at the edge of the tee area to uplight the underside of the ball. The purpose of these lights would be to light the ball as it leaves the tee. Providing uplighting at the tee eliminates the need for additional flood lighting

directed onto the driving range. Parking lot lighting would be low pressure sodium using one-foot-candle minimum light level according to City of San Diego criteria.

The proposed golf improvement center would light the project site for night-time use until 10 p.m. The lighting plan has been designed to avoid offsite lighting of the adjacent open space. In addition, all light sources within the project area would include glare control shielding to minimize source brightness. The project site is located adjacent to commercial and recreational land uses which utilize night lighting, such as the North County Fair regional shopping center, Kit Carson Park and San Pasqual High School. Since all range lighting would be shielded, directed down and away from adjacent habitat areas and public roadways (except for uplighting at the tee areas), glare from the project site would not impact public views from Interstate -15 or Via Rancho Parkway to the west and north respectively. The proposed lighting would incrementally increase the night sky lighting in the area. However, the project would not result in a significant increase in night lighting given its proximity to the existing sources of night lighting in the surrounding area.

Water Usage and Conservation

The proposed project is estimated to have a maximum daily water usage of 155,000 gallons per day (GPD) with the average daily usage on an annual basis being approximately 73,000 GPD. This daily water consumption estimate includes 10,000 GPD for irrigating the putting greens in the northern portion of the project and providing potable water for the clubhouse. Potable water for the project would be provided from the City of Escondido. The remaining average daily water usage of 63,000 GPD to irrigate the turf in the driving range will be provided from the existing well which currently provides irrigation water for the Christmas trees and pumpkins that are grown onsite.

The project has been designed so that all of the runoff from the site drains to a filtering catch basin in the southwest corner of the project. An underground reservoir would store the runoff from the site for reuse as irrigation water for the project. It is estimated that this catch basin system would have the potential to recycle up to 20,000 GPD of water to minimize water consumption and impacts on groundwater resources. Design of the Hodges Golf Improvement Center is in general conformance with the recommended Mitigation, Monitoring and Reporting Program for Water Conservation as identified in the San Pasqual Valley Plan.

Agricultural Resources

Limited portions of the project site have been used for agricultural production since approximately 1983. Prior to 1983, the property was utilized as grazing land. Since 1983, approximately three to four acres have been used for growing Christmas trees and approximately one acre has been used for growing pumpkins and corn maize.

The agricultural use of the property has been very limited since only about five acres of the site have soils which are marginally suitable for growing crops. The remainder of the site is comprised of shallow, clay and saline soils or fill material which are not suitable for agriculture (Charlie Jancic, phone conversation, 8/26/98). The current agricultural use of the project site is supported by the farmer's market that operates on the site and the visibility of the site from traffic on Via Rancho Parkway which attracts customers to the pumpkin and Christmas tree lot at the holidays.

According to the Soil Survey San Diego Area, California published by the United States Department of Interior, the project site includes two mapped soil types: Chino silt loam, saline and Ramona sandy loam. The Soil Survey does not rate Chino silt loam for crop

suitability since this soil is not very suitable for agriculture due to the saline content of this soil. Ramona sandy loam is classified as agricultural land by the Soil Survey. This soil is well suited for growing barley and Christmas trees due to clay content of the soil but is not classified as prime agricultural land. According to the Soil Conservation Service (Howard Mueller, phone conversation, 8/28/98), it would be difficult to sustainably farm on the site given the small size of the site, the limited amount of agriculturally suitable soils on the site, the constraints of the surrounding existing urban development and sensitive habitat, the poor water quality which restricts its usability for agricultural irrigation, and the potential for freezing. In general, the higher quality agricultural land in the San Pasqual Valley is located upstream from "the narrows" where the groundwater has a much lower total dissolved solids (TDS) content and is more suitable for irrigating crops. However, according to the San Pasqual Valley Plan, "The most valuable soils are found in the upper San Pasqual Valley and in the flood plain above Hodges Reservoir" (page 26).

The proposed project would terminate the existing agricultural activities on the site which are limited to growing approximately four acres of Christmas trees and one acre of pumpkins and corn maize. The loss of the site for agricultural use would not have a significant impact on agricultural resources since only five acres of the site have soils which are marginally suited for agricultural use, the demand for "choose and cut" Christmas trees has declined over the past decade, and the groundwater has limited suitability for irrigation.

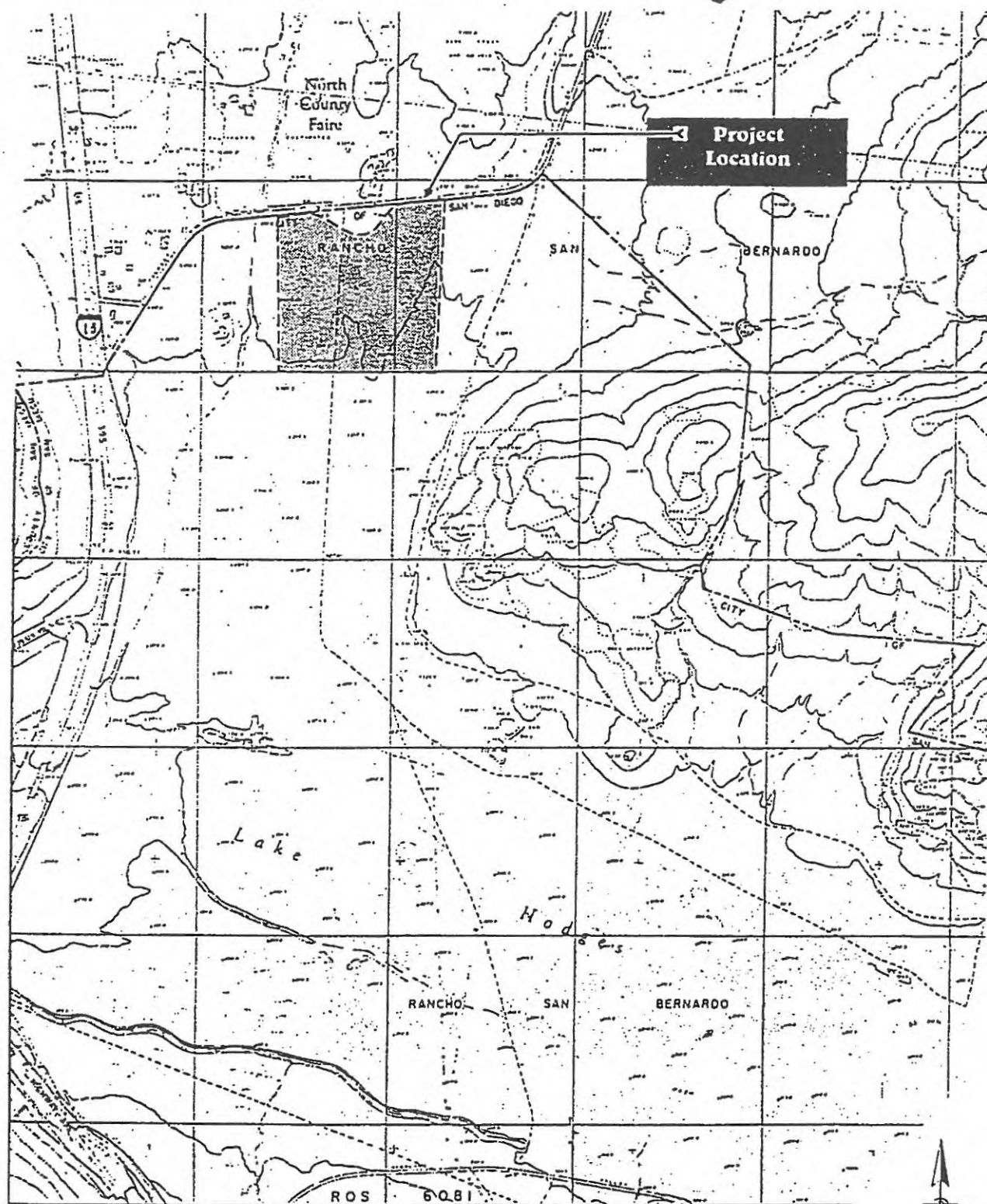
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Herrmann (H:\DEC_FILE\MNDs\hodesmnd)

Attachments: Location Map
Site Plan
Landscape Concept Plan
Initial Study Checklist



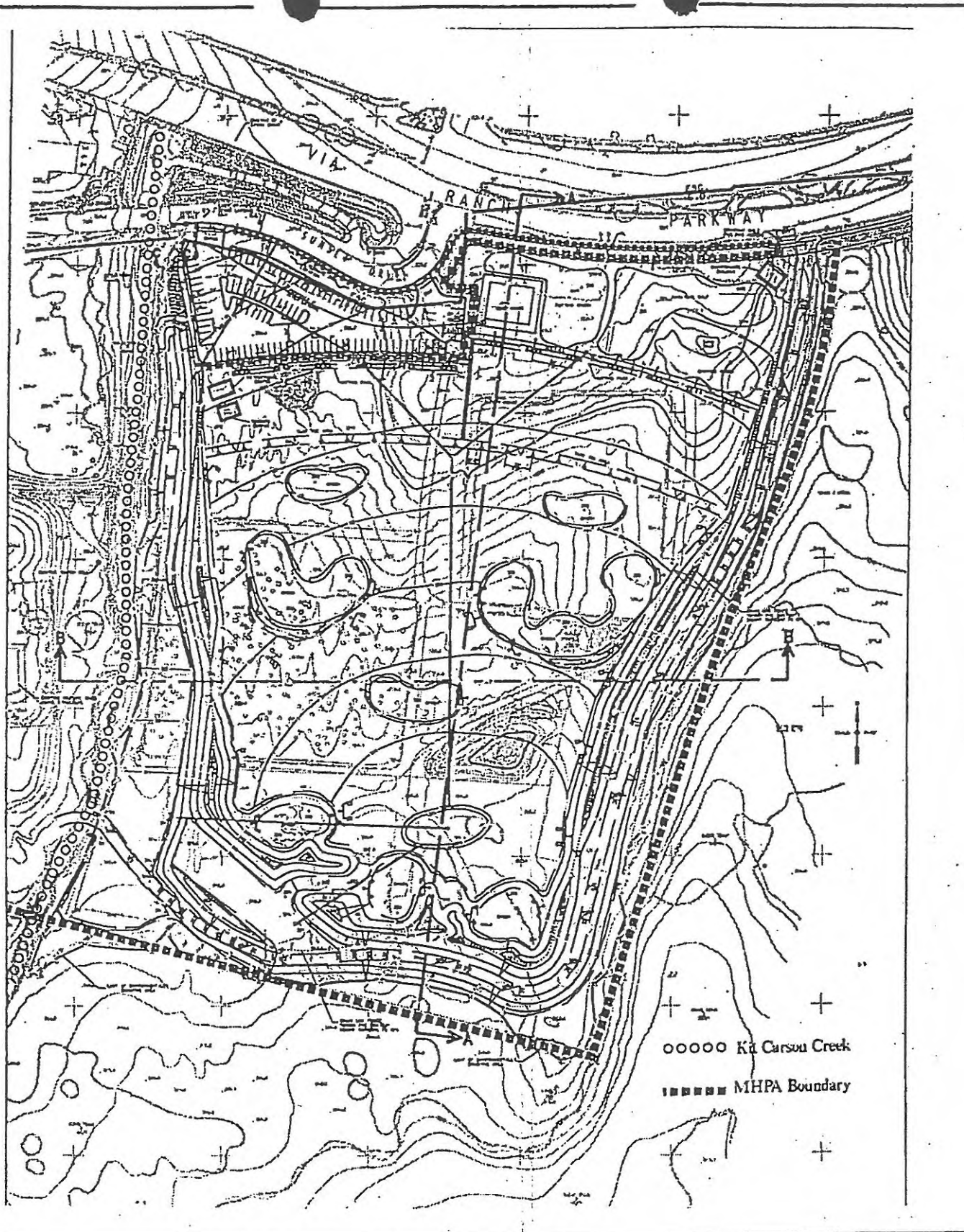
Source: City of San Diego Engineering and Development Map Book 800' Scale, 1989
Page Address: 322-1749

800 SCALE



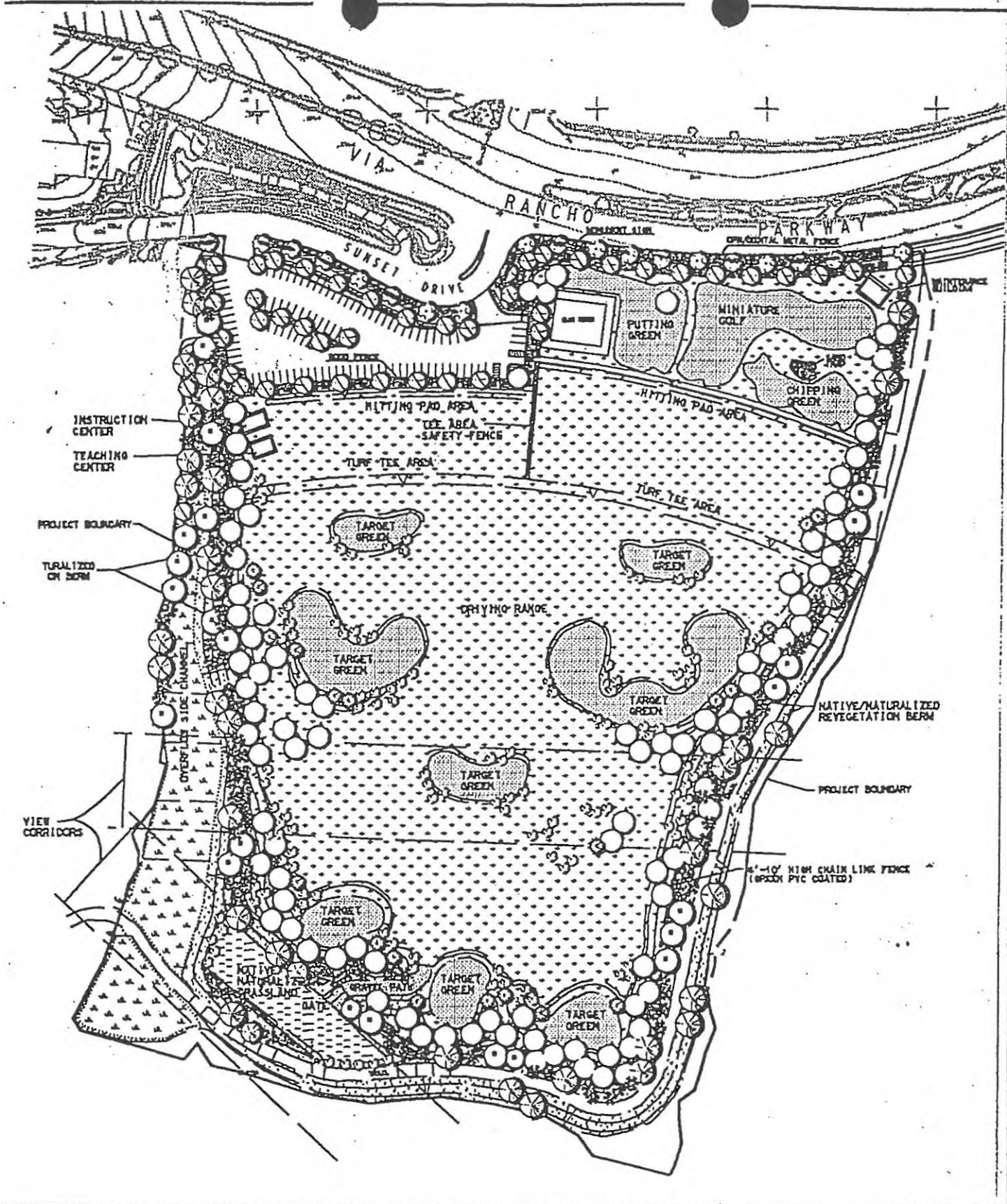
LOCATION MAP • 98-0466
HODGES GOLF IMPROVEMENT CENTER
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
1



SITE PLAN • 98-0466
HODGES GOLF IMPROVEMENT CENTER
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
2



LANDSCAPE CONCEPT PLAN • 98-0466
HODGES GOLF IMPROVEMENT CENTER
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
3

Initial Study Checklist
Date 09/08/98
LDR No. 98-0466

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>Geologic hazard categories 52 & 32 (variable stability; liquefaction) low to moderate risk. No impacts anticipated from golf center development. See Hydrology/Water Quality Discussion.</u>	<u>—</u>	<u>—</u>	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>See Water Quality Discussion.</u>	<u>—</u>	<u>—</u>	<u>X</u>
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>Development of golf center would not impact air quality; no significant increase over existing ADT's.</u>	<u>—</u>	<u>—</u>	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>No such concentrations in vicinity.</u>	<u>—</u>	<u>—</u>	<u>X</u>
3. The creation of objectionable odors? <u>Proposed development project would not create objectionable odors.</u>	<u>—</u>	<u>—</u>	<u>X</u>
4. The creation of dust? <u>Temporary during construction.</u>	<u>—</u>	<u>—</u>	<u>X</u>
5. Any alteration of air movement in the area of the project? <u>Proposed development would not alter air movement.</u>	<u>—</u>	<u>—</u>	<u>X</u>
6. A substantial alteration in moisture,			

Yes Maybe No

or temperature, or any change in climate, either locally or regionally?
See B.5.

— — X

C. Hydrology/Water Quality. Will the proposal result in:

1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?
See Hydrology/Water Quality Discussion. Wetlands would be avoided.

— — X

2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
The proposed development would alter existing site conditions with construction of perimeter berms. See Hydrology/Water Quality Discussion.

— X —

3. Alterations to the course or flow of flood waters?
Project site is located within a floodplain. See Hydrology/Water Quality Discussion.

— — X

4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity?
Proposed project would direct run-off into a new filtering/desilting basin through a series of drainage pipes for irrigation re-use. See Discussion

— — X

5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?
See Discussion.

— — X

6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?
See Discussion.

— — X

Yes Maybe No

7. Exposure of people or property to water related hazards such as flooding?
See Discussion.

— — X

8. Change in the amount of surface water in any water body?
See Discussion.

— — X

D. Biology. Will the proposal result in:

1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
No biological resources on project site.
See Biology Discussion.

— — X

2. A substantial change in the diversity of any species of animals or plants?
See D.1.

— — X

3. Introduction of invasive species of plants into the area?
See D.1.

— — X

4. Interference with the movement of any resident or migratory fish or wildlife species?
See D.1.

— — X

5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?
See D.1.

— — X

6. Deterioration of existing fish or wildlife habitat?
See D.1.

— — X

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels?
No significant noise generated from proposed recreational use.

— — X

2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?

— — X

Yes Maybe No

No significant noise generated from proposed recreational development. See Traffic Discussion.

3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?
See Traffic Discussion.

— — X

F. Light, Glare and Shading. Will the proposal result in:

1. Substantial light or glare?
New golf center development would provide shielded lighting directed down toward turf areas. Clubhouse would be constructed entirely from wood with a stone veneer chimney and asphalt shingle roof. See Lighting Discussion.

— — X

2. Substantial shading of other properties?
See F.1.

— — X

G. Land Use. Will the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site?
Proposed development is consistent with the adopted San Pasqual Valley which allows for driving ranges in the A-1-10 Zone in the FUA with a CUP.

— — X

2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
See Land Use Discussion.

— — X

3. A conflict with adopted environmental plans for the area?
See Land Use Discussion.

— — X

4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Comprehensive Land Use Plan (CLUP)?
Not located within a CLUP.

— — X

H. Natural Resources. Will the proposal result in:

	Yes	Maybe	No
1. The prevention of future extraction of sand and gravel resources? <u>Project site is outside the area containing significant sand resources and outside the alluvial plain classified as MRZ-2 as identified by the California Division of Mines and Geology. No impacts anticipated.</u>	—	—	<u>X</u>
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>See Agricultural Resources Discussion.</u>	—	—	<u>X</u>
I. <u>Recreational Resources:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>Proposed development project would not impact existing recreational area. JPA Coast-to-Crest Trail incorporated into northern boundary of site plan.</u>	—	—	<u>X</u>
J. <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? <u>Proposed development project will not alter planned population densities.</u>	—	—	<u>X</u>
K. <u>Housing.</u> Will the proposal affect existing housing in the community, or create a demand for additional housing? <u>Proposed development project will not impact or create a demand for additional housing in the community.</u>	—	—	<u>X</u>
L. <u>Transportation/Circulation.</u> Will the proposal result in:			
1. Traffic generation in excess of specific/ community plan allocation? <u>No significant increase in traffic from proposed recreational development project.</u>	—	—	<u>X</u>
2. An increase in projected traffic which is substantial in relation to the capacity of the street system? <u>Proposed development project will not</u>	—	—	<u>X</u>

Yes Maybe No

Increase projected traffic capacity for surrounding street system. See Traffic Discussion.

- | | | | | |
|----|---|---|---|---|
| 3. | An increased demand for off-site parking?
<u>Adequate parking (116 parking spaces) will be provided on-site as part of proposed development project.</u> | — | — | X |
| 4. | Effects on existing parking?
<u>Adequate parking will be provided on-site as part of proposed development project.</u> | — | — | X |
| 5. | Substantial impact upon existing or planned transportation systems?
<u>Proposed development project is consistent with planned systems.</u> | — | — | X |
| 6. | Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
<u>Existing public access would not be impacted by new development.</u> | — | — | X |
| 7. | Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?
<u>Project is consistent with standard engineering design.</u> | — | — | X |

M. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- | | | | | |
|----|--|---|---|---|
| 1. | Fire protection?
<u>All existing services are adequate.</u> | — | — | X |
| 2. | Police protection?
<u>See M.1.</u> | — | — | X |
| 3. | Schools?
<u>See M.1.</u> | — | — | X |
| 4. | Parks or other recreational facilities?
<u>See M.1.</u> | — | — | X |
| 5. | Maintenance of public facilities, including roads? | — | — | X |

	Yes	Maybe	No
See M.1.			
6. Other governmental services? See M.1.	—	—	<u>X</u>
N. <u>Utilities</u> . Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
1. Power? See M.1.	—	—	<u>X</u>
2. Natural gas? See M.1.	—	—	<u>X</u>
3. Communications systems? See M.1.	—	—	<u>X</u>
4. Water? Water service to be provided by the City of Escondido. See Water Usage Discussion.	—	—	<u>X</u>
5. Sewer? Sewer service to be provided by City of Escondido.	—	—	<u>X</u>
6. Storm water drainage? See Hydrology/Water Quality Discussion.	—	—	<u>X</u>
7. Solid waste disposal? See M.5.	—	—	<u>X</u>
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy? Project is the construction of a golf center and would not result in excessive use of fuel or energy.	—	—	<u>X</u>
P. <u>Water Conservation</u> . Will the proposal result in:			
1. Use of excessive amounts of water? Potable water would be provided by the City of Escondido; water for irrigation would come from an recycled runoff stored in an underground reservoir avoiding depletion of water from Lake Hodges Basin. See Water Usage Discussion.	—	—	<u>X</u>

Yes Maybe No

2. Landscaping which is predominantly non-drought resistant vegetation?
New landscaping would include native riparian and hydroseed mix to blend with adjacent habitat and would conform with the Landscape Technical Manual.

— — X

Q. Neighborhood Character/Aesthetics. Will the proposal result in:

1. The obstruction of any vista or scenic view from a public viewing area?
See Visual Quality Discussion.
2. The creation of a negative aesthetic site or project?
See Visual Quality Discussion.
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development?
New development would include wood frame building with asphalt shingle roof, new landscape, hardscape and perimeter berm/fencing.
4. Substantial alteration to the existing character of the area?
See Q.3.
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
No distinctive or landmark trees located on property; all existing agricultural uses to be removed during grading and replaced with turf and native vegetation on berm slopes in accordance with the all applicable regulations.
6. Substantial change in topography or ground surface relief features?
Changes to site topography (berms) are necessary to facilitate new development. See Visual and Hydrology/Water Quality Discussion.
7. The loss, covering or modification of any unique geologic or physical features such

— — X

— — X

— — X

— — X

— — X

— — X

Yes Maybe No

as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?

No such features on project site.

— — X

R. Cultural Resources. Will the proposal result in:

1. Alteration of or the destruction of a prehistoric or historic archaeological site?

Monitoring for potential subsurface cultural resources will be required. See Initial Study Discussion.

— X —

2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?

See Cultural Resources Discussion.

— X —

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?

See Cultural Resources Discussion.

— X —

4. Any impact to existing religious or sacred uses within the potential impact area?

Native American groups were notified during public review for this project. Cultural Resources Discussion.

— X —

S. Paleontological Resources. Will the proposal result in the loss of paleontological resources?

Quaternary Alluvium/Slope Wash, low resource potential. No impact anticipated.

— — X

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?

Proposed project would not create a potential health hazards.

— — X

2. Exposure of people to potential health hazards?

No such hazards in project vicinity.

— — X

Yes Maybe No

3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
See T.1. and T.2.

— — X

U. Mandatory Findings of Significance.

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, 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?
Mitigation required for cultural, biological and hydrology/water quality resources.

— X —

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)
No long term impacts anticipated.

— — X

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
No such cumulative impacts.

— — X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
See U.3.

— — X

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- ☒ City of San Diego Seismic Safety Study, Updated 1995.
- ☐ USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- ☐ Geology of the San Diego Metropolitan Area, California.
- ☒ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- ☒ Site Specific Report: Revised Preliminary Drainage and Water Quality Study, Rick Engineering (June 1999).

B. Air N/A

- ☐ Regional Air Quality Strategies (RAQS) - APCD.
- ☐ State Implementation Plan.
- ☐ Site Specific Report: _____

C. Hydrology/Water Quality

- ☒ Flood Insurance Rate Map (FIRM), September 29, 1989.
- ☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- ☒ Site Specific Report: Preliminary Drainage and Water Quality Study, Rick Engineering (June 1999).

D. Biology

- ☒ Community Plan - Resource Element
- ☐ City of San Diego Vernal Pool Maps
- ☐ California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.
- ☐ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- ☐ Robinson, David L., San Diego's Endangered Species, 1988.
- ☐ California Department of Fish and Game, "San Diego Vegetation", March 1985.

- ☐ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- ☐ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- ☐ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- ☐ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- ☐ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.
- ☒ Site Specific Report: MSCP/MHPA Maps 1997: Biological Resources Report. REC Civil Engineering & Environmental (July 1999).
- E. Noise**
 - ☒ Community Plan
 - ☐ San Diego International Airport - Lindbergh Field CNEL Maps, January 1993 - December 1993.
 - ☐ Brown Field Airport Master Plan CNEL Maps.
 - ☐ Montgomery Field CNEL Maps.
 - ☐ NAS Miramar CNEL Maps, 1990.
 - ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1990-94.
 - ☐ San Diego Association of Governments - Average Daily Traffic Map, 1989.
 - ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1998.
 - ☐ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.
 - ☒ City of San Diego Progress Guide and General Plan.
 - ☒ Site Specific Report: Traffic Impact Analysis. Linscott Law & Greenspan Engineers (August 1999).
- F. Light, Glare and Shading**
 - ☒ Site Specific Report: Lighting Study submitted with project plans, 1999.
- G. Land Use**
 - ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.
- ☐ Airport Comprehensive Land Use Plan.
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination
- H. Natural Resources**
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, December 1973.
- ☒ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- ☒ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- I. Recreational Resources**
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.
- ☒ Additional Resources: Site visit - City Staff, 1998.
- J. Population N/A**
- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Series VII Population Forecasts, SANDAG.
- K. Housing N/A**
- ☐ _____
- L. Transportation/Circulation**
- ☐ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1994.
- ☐ San Diego Region Weekday Traffic Volumes 1990-94, SANDAG.
- ☒ Site Specific Report: Traffic Impact Analysis, Linscott Law & Greenspan Engineers (August 1999).
- M. Public Services N/A**
- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- N. Utilities N/A**
- ☐ _____
- O. Energy N/A**
- ☐ _____
- P. Water Conservation N/A**
- ☐ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.
- Q. Neighborhood Character/Aesthetics**
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Local Coastal Plan.
- R. Cultural Resources**
- ☒ City of San Diego Archaeology Library.
- ☐ Historical Site Board List.
- ☒ Community Historical Survey: San Pasqual Valley Plan, Heritage Resource Element
- ☒ Site Specific Report: Cultural Resource Study, ASM Affiliates (May 1999).
- S. Paleontological Resources**
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

— Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

— Site Specific Report: _____

T. Human Health/Public Safety

— San Diego County Hazardous Materials Management Division

— FAA Determination

X Site Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 1999.

— Airport Comprehensive Land Use Plan Airport Land Use Planning Handbook.

— Site Specific Report:

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