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NOTICE OF PREPARATION of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

Project Name: Pechstein Site Master Plan Project

Lead Agency: Vista Irrigation District

Project Location: The Pechstein Site Master Plan (SMP) Project (Project) is located in unincorporated northwestern San Diego County, California, east of the City of Vista and north of the City of San Marcos (Figure 1, Project Location). The Project would include a series of capital improvements at and adjacent to the Pechstein Reservoir property, northwest of the intersection of Buena Creek Road, Blue Bird Canyon Road, and Robinhood Road, as well as proposed pipeline alignments in public rights-of-way along Buena Creek Road and Monte Vista Drive (Figure 2, Project Site). The Pechstein Reservoir property occurs on two Vista Irrigation District (VID) owned parcels: Assessor's Parcel Nos. 181-181-34 and 181-181-32.

Environmental Impact Report: VID is preparing an environmental impact report (EIR) for the Project. VID will be the lead agency under the California Environmental Quality Act (CEQA) (California Public Resources Code Division 13, Section 21000 et seq., and California Code of Regulations, Section 15600 et seq.) for the Project. This notice of preparation (NOP), prepared pursuant to the requirement specified in CEQA Section 21092, describes the Project that will be analyzed in the EIR and identifies areas of probable environmental effects of the Project that will be included in the scope of the EIR.

In compliance with CEQA Guidelines Section 15082, VID is making the NOP available for a 30-day scoping period. Responsible agencies, trustee agencies, and other interested parties are invited to provide input on the scope of the environmental impact analysis pursuant to CEQA. Comments may be submitted in writing during the review period and addressed to:

Greg Keppler, PE Engineering Project Manager
Vista Irrigation District
1391 Engineer Street
Vista, California 92081
gkeppler@vidwater.org
760-597-3100

If submitting a comment by email, please include "Pechstein NOP" in the email subject line.

The NOP comment period begins on **October 21, 2026**, and closes at **5:00 p.m. on November 20, 2026**. Please provide your written or electronic comment no later than 30 days after receipt of this notice or November 20, 2026, whichever is later. If submitting a comment on behalf of an agency or organization, please indicate a contact person in your comment letter or email. VID will consider all written comments pertaining to the scope of the EIR that are received during the noticed public scoping period.

Public Scoping Meeting: VID will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit comments on the scope of the environmental issues to be addressed in the EIR. The public scoping meeting will be held **Tuesday, November 10, 2026**, at VID headquarters, 1391 Engineer Street, Vista, California 92081, in the board room, from 1:00 p.m. to 2:30 p.m. Interested parties are welcome to attend and are encouraged to recommend environmental topics that they believe should be addressed in the EIR.

Project Setting: The VID-owned property containing the existing Pechstein Reservoir spans 26.7 acres across two parcels; the reservoir serves as VID's primary treated water storage and distribution hub, receiving flows from both the Escondido–Vista Water Treatment Plant, via the Vista Flume, and the San Diego County Water Authority (SDCWA) Second San Diego Aqueduct, via the VID-3 turnout and flow control facility (VID-3 FCF). The original Pechstein Reservoir at this site was an open-surface impoundment with an earthen dam. Under VID's Filtered Water Storage Project of 1976, the open reservoir was demolished and a 20-million-gallon pre-stressed concrete tank and a graded pad for a future 10-million-gallon tank were constructed in its place. Other existing on-site infrastructure at the Pechstein Reservoir property includes two pump stations, Pump Station (PS) 10 and PS 12; appurtenant pipelines; chemical storage; and pressure regulating facilities. VID prepared the Pechstein SMP in 2026 to establish a comprehensive plan for improvements at and around the Pechstein site and is conducting environmental impact review of Project implementation.

Project Description: The Project would entail construction of seven components identified in the Pechstein SMP, as described below, including four facilities within the Pechstein Reservoir property, one facility adjacent to the Pechstein Reservoir property, and two buried pipelines beneath paved public and private roadways. The site improvements at the Pechstein Reservoir property would generally include construction of aboveground and belowground concrete structures, installation of underground piping, establishment of paved maintenance pads and access roads, expansion and reconfiguration of the stormwater quality and detention basin area, and landscaping. Site work would entail vegetation clearing, earthwork, and post-construction restoration of temporary impact areas. Staging would occur within the Pechstein Reservoir property. Pipelines would be installed via trench construction in roadways, except a segment of jack-and-bore tunneling to install the pipe beneath an existing culvert.

New Pechstein II Reservoir and Site Improvements: A new Pechstein II Reservoir (Pechstein II) would be constructed on the Pechstein Reservoir property to ensure reliability during rehabilitation of the existing reservoir (described below), provide long-term operational flexibility for the VID system, and alleviate storage deficiencies within VID's service area. Pechstein II would be a partially buried 10 million gallons circular concrete reservoir with a total water depth of 27 feet and an outside diameter of approximately 255 feet. Construction would include grading activities, improving

access roads within the site, yard piping improvements, stairs, handrails and access hatches, painting the exterior of the tank, valve vaults, electrical, instrumentation and supervisory control and data acquisition (SCADA) systems upgrades, and security improvements. Two potential locations within the Project site for the new Pechstein II were evaluated in the SMP: (1) the existing graded pad adjacent to Pechstein I Reservoir (Pechstein I) and (2) the undeveloped area at the northeast quadrant of the site. The variation in reservoir placement affects the layout of other SMP facilities. Alternative 1 at the existing graded pad is the preferred alternative for the location for Pechstein II; Alternative 2 will be evaluated as a project alternative pursuant to CEQA.

Construction of Pechstein II and future facilities at the site would require improvements to on-site drainage infrastructure, including improvements to the existing on-site detention basin north of the existing Pechstein I. This basin captures water related to operating the VID system and stormwater drainage from the site and surrounding area. The existing basin system would be modified to allow for connection of Pechstein II facilities and would be designed to meet existing standards for water quality treatment.

Pechstein I Reservoir Roof Replacement and Other Associated Improvements:

This component would involve replacing the existing Pechstein I roof, which would require demolition of the existing corrugated sheet metal roofing, gable concrete masonry walls, wood beams, wood purlins and joists, and concrete columns and construction of a new segmented aluminum roof supported by new stainless steel columns. The Pechstein I roof replacement component would also include other improvements such as sealing interior reservoir slab joints, repairing concrete, replacing stairs and handrails, installing access platforms and hatches, repairing and improving piping, removing submerged valves and installing new buried valves outside the reservoir tank, repainting the tank wall exterior to match Pechstein II, replacing electrical and instrumentation equipment, and restoring pavement and landscaping immediately surrounding the tank.

Connection to the Vista Flume Replacement: The SMP includes reconfiguring the downstream terminus connections of the existing Vista Flume to Pechstein I and Pechstein II. However, VID is entering the engineering design phase of the Flume Replacement Pipeline Project, which is a separate, independent project. Integrated planning for the existing and future downstream terminus connections is critical to ensure that all source water delivery, alongside Pechstein I and Pechstein II, operates properly and efficiently. These connections would involve underground pipe installation in the site's southeast corner, abandonment of existing pipes, and installation of pressure sustaining and flow control facilities (for both the Vista Flume and VID No. 3 water sources) constructed in an aboveground building.

SDCWA VID-3 Turnout and Flow Control Facility Replacement: SDCWA is planning to replace the aging VID-3 FCF located east of the Pechstein site, across Blue Bird Canyon Road. The existing VID-3 FCF connects the Pechstein Reservoir to the Second San Diego Aqueduct, supplying a secondary source of treated water to VID's system. The replacement facility would be owned, operated, and maintained by SDCWA. A conceptual location for the potential new VID-3 FCF is currently proposed south of the Pechstein Reservoir property, south of Buena Creek Road and adjacent to the Second Aqueduct pipelines. A new buried 36-inch pipeline and valves would be installed via

trench construction from the new VID-3 FCF across Buena Creek Road and would connect to the pressure sustaining and flow control facilities located in an aboveground building in the southeast corner of the Pechstein site.

Consolidation of Pump Stations 10 and 12: This component would entail replacing the aging PS 10 and 12 facilities, which have a combined pumping capacity of 10,060 gallons per minute, with a modern Consolidated Pump Station with a new electrical service, an electrical distribution system with back-up power, and a combined firm pumping capacity of 9,500 gallons per minute to maintain the ability to rapidly fill the upper pressure zone reservoirs for tank cycling, emergency response, and system reliability. The existing PS 10 and PS 12 would be demolished once the replacement is constructed.

HB Reservoir Redundant Pipeline: VID would construct a new 18-inch-diameter pipeline beneath the southern branch of Buena Creek Road to the HB Reservoir southwest of the Pechstein site. This would be a redundant pipeline paralleling an existing pipe to address capacity deficiencies and improve operational flexibility. The new pipeline would connect to 984/976 Pressure Zone piping at the intersection of Blue Bird Canyon Road and Buena Creek Road. The pipeline would be installed via trench construction buried beneath the paved private roadway.

Secondary Feed to 837 Zone Pipeline: The SMP would include installation of a new pipeline exiting the Pechstein site to the northwest and running beneath Buena Creek Road and Monte Vista Drive. The new pipeline would have a diameter of 30 inches and connect to the Pechstein I and Pechstein II outlets and the existing 26-inch transmission main at the western end of the site, improving redundancy and reliability as a secondary feed for VID's 837 Pressure Zone northwest of the Pechstein site. The pipe would be installed via trench construction buried beneath paved roadway, except at a Buena Creek culvert crossing east of Ora Avo Drive, where the pipe would be constructed using trenchless methods (jack-and-bore construction) to avoid impacts on the creek bed and riparian vegetation.

Discretionary Actions: The lead agency discretionary action associated with this Project is VID Board of Director issuance of construction contracts for individual capital improvement projects from the SMP.

Discretionary actions for responsible agencies under CEQA would include a Domestic Water Supply Permit issued by the State Water Resources Control Board, Division of Drinking Water.

Cortese List Notice: Pursuant to California Public Resources Code, Section 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Potential Environmental Effect Areas: A CEQA initial study was prepared to preliminarily assess the Project's reasonably foreseeable environmental impacts that warrant more detailed analysis and inclusion in the EIR, as well as those that can be deemed no impact or less-than-significant impact pursuant to CEQA and not warrant detailed inclusion in the EIR. Based on the initial study, included as Attachment A to this

NOP, it was determined that the EIR will include detailed impact discussions for the following topics:

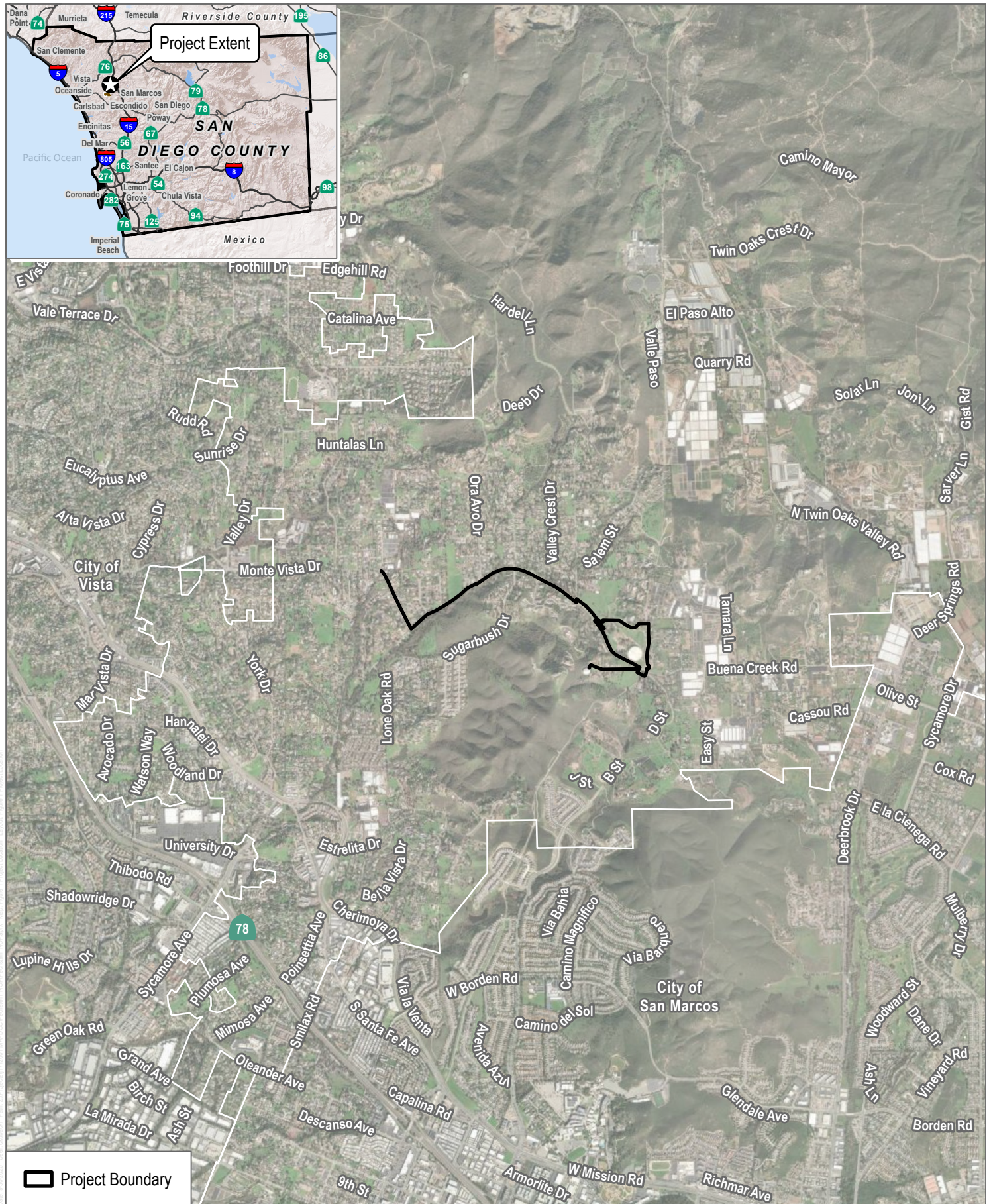
- Aesthetics/visual resources
- Air quality
- Biological resources
- Cultural resources
- Energy
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Noise and vibration
- Transportation
- Tribal cultural resources
- Wildfire

Based on the initial study, it was concluded that the Project would not result in reasonably foreseeable potentially significant adverse effects on the environment for the following topics:

- Agricultural and forestry resources
- Land use and planning
- Mineral resources
- Population and housing
- Public services
- Recreation
- Utilities and service systems

The EIR will also evaluate the cumulative impacts of the Project when considered in conjunction with other related past, present, and reasonably foreseeable future projects, as well as alternatives to the Project.

As environmental documentation for the Project is completed, it will be available for review at the VID Headquarters, 1391 Engineer Street, Vista, California 92081, at the front desk and online at: <https://www.vidwater.org/pechstein-site-master-plan>.



SOURCE: Maxar 2025; Open Street Map 2023; SDCWA 2023

FIGURE 1

Project Location

Pechstein Site Master Plan Project

CEQA Initial Study

Pechstein Site Master Plan

OCTOBER 2026

Prepared for:

VISTA IRRIGATION DISTRICT

1391 Engineer Street

Vista, California 92081

Contact: Greg Keppler, PE

Prepared by:

DUDEK

2280 Historic Decatur Rd, Suite 200

San Diego, California 92106

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB	Assembly Bill
CAL FIRE	California Department of Forestry and Fire Protection
CEQA	California Environmental Quality Act
FCF	turnout and flow control facility
IS	Initial Study
MRZ	Mineral Resource Zone
NOP	Notice of Preparation
Project	Pechstein Site Master Plan Project
PS	Pump Station
SDCWA	San Diego County Water Authority
SMP	Site Master Plan
SRA	State Responsibility Area
VHFHSZ	Very High Fire Hazard Severity Zone
VID	Vista Irrigation District

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1 Introduction

1.1 Project Overview

Vista Irrigation District (VID) has prepared the Pechstein Site Master Plan (SMP) Project (Project) for which an Environmental Impact Report (EIR) will be prepared to analyze and disclose impacts on the environment pursuant to the California Environmental Quality Act (CEQA). The Project would establish a comprehensive plan for a series of capital improvements at and adjacent to VID's existing Pechstein Reservoir site (Project site), an approximately 26.7-acre property in unincorporated northwestern San Diego County, California, east of the City of Vista and north of the City of San Marcos. The Project entails construction of seven components identified in the Pechstein SMP: (1) new Pechstein II Reservoir (Pechstein II) and site improvements, (2) Pechstein I Reservoir (Pechstein I) roof replacement and other associated improvements, (3) connection to the Vista Flume replacement, (4) San Diego County Water Authority (SDCWA) VID-3 turnout and flow control facility (VID-3 FCF) replacement, (5) consolidation of Pump Stations 10 and 12, (6) HB Reservoir Redundant Pipeline, and (7) secondary feed to the 837 Zone Pipeline.

1.2 California Environmental Quality Act Compliance

VID is the CEQA lead agency responsible for the review and approval of the Project. The purpose of an initial study (IS) checklist is to determine whether the Project would result in any potentially significant impacts and to determine if potential environmental impacts should be studied further in an EIR.

Based on this initial study, VID has determined that an EIR will be prepared to further assess the potentially significant impacts of the Project. Impacts identified throughout the IS as "no impact" or "less than significant impact" will not be evaluated further in the EIR, but will be addressed in Chapter 5, Other CEQA Considerations, of the EIR.

1.3 Public Review Process

As specified in the CEQA guidelines, the IS/notice of preparation (NOP) will be circulated for a 30-day scoping period. The NOP comment period begins on October 21, 2026, and closes at 5:00 p.m. on November 20, 2026. Responsible agencies, trustee agencies, and other interested parties are invited to provide input on the scope of the environmental analysis. The IS/NOP for the Project will be available for public review on VID's website (<https://www.vidwater.org/pechstein-site-master-plan>). Written comments on the IS/NOP will be accepted in hardcopy or email format and should be received at the following address or email address by 5:00 p.m. on November 20, 2026. Please indicate a contact person in your comment.

Vista Irrigation District
1391 Engineer Street
Vista, California 92081
Contact: Greg Keppler, PE
Email: gkeppler@vidwater.org

Following the closure of the IS/NOP scoping period, VID will consider all written comments received during the noticed public scoping period for the preparation of the EIR.

Public Scoping Meeting

VID will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit comments on the scope of the environmental issues to be addressed in the EIR. The public scoping meeting will be held on Tuesday, November 10, 2026, at VID headquarters, 1391 Engineer Street, Vista, California 92081, in the board room, from 1:00 p.m. to 2:30 p.m. All parties are welcome to attend and are encouraged to recommend environmental issues, mitigation measures, and alternatives to the Project that they believe should be addressed in the EIR.

2 Project Description

2.1 Project Location

The Project is located in unincorporated northwestern San Diego County, California, east of the City of Vista and north of the City of San Marcos (Figure 1, Project Location). The Project would include a series of capital improvements at and adjacent to the Pechstein Reservoir property, northwest of the intersection of Buena Creek Road, Blue Bird Canyon Road, and Robinhood Road, as well as proposed pipeline alignments in public rights-of-way along Buena Creek Road and Monte Vista Drive (Figure 2, Project Site). The Pechstein Reservoir property occurs on two VID-owned parcels: Assessor's Parcel Nos. 181-181-34 and 181-181-32.

2.2 Environmental Setting

VID encompasses a service area of over 21,000 acres in north San Diego County, approximately 30 miles north of downtown San Diego. It serves water to the entire City of Vista, unincorporated areas of the County of San Diego, and a small portion of the City of San Marcos and the City of Oceanside. The service area is composed of a variety of land uses including residential, commercial, industrial, agricultural, and open space. Surrounding water agencies include the City of Oceanside to the west, Vallecitos Water District to the east and south, Carlsbad Municipal Water District to the southwest, and Rainbow Municipal Water District to the north. The Twin Oaks Valley area, in which the Project is located, is east of VID's main service area and falls within the Vallecitos Water District sphere of influence but is currently served by VID.

The VID-owned property containing the existing Pechstein Reservoir spans 26.7 acres across two parcels; the reservoir serves as VID's primary treated water storage and distribution hub, receiving flows from both the Escondido-Vista Water Treatment Plant, via the Vista Flume, and the SDCWA Second San Diego Aqueduct, via the VID-3 FCF. The original Pechstein Reservoir at this site was an open-surface impoundment with an earthen dam. Under VID's Filtered Water Storage Project of 1976, the open reservoir was demolished, and a 20-million-gallon pre-stressed concrete tank and a graded pad for a future 10-million-gallon tank were constructed in its place. Other existing on-site infrastructure at the Pechstein Reservoir property includes two pump stations, Pump Station (PS) 10 and PS 12; appurtenant pipelines; chemical storage; and pressure regulating facilities. VID prepared the Pechstein SMP in 2026 to establish a comprehensive plan for improvements at and around the Pechstein site and is conducting environmental impact review of Project implementation.

The Project site is within the coastal-influenced inland portion of northwestern San Diego County, which experiences a Mediterranean climate characterized by warm, dry summers and mild, wet winters. Topography in the vicinity generally consists of gently rolling hills and developed uplands with elevations ranging from approximately 300 to 1,000 feet above mean sea level. Native vegetation within undeveloped portions of the area may include coastal sage scrub, non-native grassland, ornamental landscaping, and other disturbed habitats associated with urban and utility development.

2.3 Project Characteristics

The Project would entail construction of seven components identified in the Pechstein SMP, as described below, including four facilities within the Pechstein Reservoir property, one facility adjacent to the Pechstein Reservoir property, and two buried pipelines beneath paved public and private roadways. The site improvements at the Pechstein Reservoir property would generally include construction of aboveground and belowground concrete structures, installation of underground piping, establishment of paved maintenance pads and access roads, expansion and reconfiguration of the stormwater quality and detention basin area, and landscaping. Site work would entail vegetation clearing, earthwork, and post-construction restoration of temporary impact areas. Staging would occur within the Pechstein Reservoir property. Pipelines would be installed via trench construction in roadways, except a segment of jack-and-bore tunneling to install the pipe beneath an existing culvert.

New Pechstein II Reservoir and Site Improvements

Pechstein II would be constructed on the Pechstein Reservoir property to ensure reliability during rehabilitation of the existing reservoir (described below), provide long-term operational flexibility for the VID system, and alleviate storage deficiencies within VID's service area. Pechstein II would be a partially buried 10 million gallons circular concrete reservoir with a total water depth of 27 feet and an outside diameter of approximately 255 feet. Construction would include grading activities, improving access roads within the site, yard piping improvements, stairs, handrails and access hatches, painting the exterior of the tank, valve vaults, electrical, instrumentation and supervisory control and data acquisition (SCADA) systems upgrades, and security improvements. Two potential locations within the Project site for the new Pechstein II were evaluated in the SMP: (1) the existing graded pad adjacent to Pechstein I and (2) the undeveloped area at the northeast quadrant of the site. The variation in reservoir placement affects the layout of other SMP facilities. Alternative 1 at the existing graded pad is the preferred alternative for the location for Pechstein II; Alternative 2 will be evaluated as a project alternative pursuant to CEQA.

Construction of Pechstein II and future facilities at the site would require improvements to on-site drainage infrastructure, including improvements to the existing on-site detention basin north of Pechstein I. This basin captures water related to operating the VID system and stormwater drainage from the site and surrounding area. The existing basin system would be modified to allow for connection of Pechstein II facilities and would be designed to meet existing standards for water quality treatment.

Pechstein I Reservoir Roof Replacement and Other Associated Improvements

This component would involve replacing the existing Pechstein I roof, which would require demolition of the existing corrugated sheet metal roofing, gable concrete masonry walls, wood beams, wood purlins and joists, and concrete columns and construction of a new segmented aluminum roof supported by new stainless-steel columns. The Pechstein I roof replacement component would also include other improvements such as sealing interior reservoir slab joints, repairing concrete, replacing stairs and handrails, installing access platforms and hatches, repairing and improving piping, removing submerged valves and installing new buried valves outside the reservoir tank, repainting the tank wall exterior to match Pechstein II, replacing electrical and instrumentation equipment, and restoring pavement and landscaping immediately surrounding the tank.

Connection to the Vista Flume Replacement

The SMP includes reconfiguring the downstream terminus connections of the existing Vista Flume to Pechstein I and Pechstein II. However, VID is entering the engineering design phase of the Flume Replacement Pipeline Project, which is a separate, independent project. Integrated planning for the existing and future downstream terminus connections is critical to ensure that all source water delivery, alongside Pechstein I and Pechstein II, operates properly and efficiently. These connections would involve underground pipe installation in the site's southeast corner, abandonment of existing pipes, and installation of pressure sustaining and flow control facilities (for both the Vista Flume and VID No. 3 water sources) constructed in an aboveground building.

SDCWA VID-3 Turnout and Flow Control Facility Replacement

SDCWA is planning to replace the aging VID-3 FCF located east of the Pechstein site, across Blue Bird Canyon Road. The existing VID-3 FCF connects the Pechstein Reservoir to the Second San Diego Aqueduct, supplying a secondary source of treated water to VID's system. The replacement facility would be owned, operated, and maintained by SDCWA. A conceptual location for the potential new VID-3 FCF is currently proposed south of the Pechstein Reservoir property, south of Buena Creek Road and adjacent to the Second Aqueduct pipelines. A new buried 36-inch pipeline and valves would be installed via trench construction from the new VID-3 FCF across Buena Creek Road and would connect to the pressure sustaining and flow control facilities located in an aboveground building in the southeast corner of the Pechstein site.

Consolidation of Pump Stations 10 and 12

This component would entail replacing the aging PS 10 and 12 facilities, which have a combined pumping capacity of 10,060 gallons per minute, with a modern Consolidated Pump Station with a new electrical service, an electrical distribution system with back-up power, and a combined firm pumping capacity of 9,500 gallons per minute to maintain the ability to rapidly fill the upper pressure zone reservoirs for tank cycling, emergency response, and system reliability. The existing PS 10 and PS 12 would be demolished once the replacement is constructed.

HB Reservoir Redundant Pipeline

VID would construct a new 18-inch-diameter pipeline beneath the southern branch of Buena Creek Road to the HB Reservoir southwest of the Pechstein site. This would be a redundant pipeline paralleling an existing pipe to address capacity deficiencies and improve operational flexibility. The new pipeline would connect to 984/976 Pressure Zone piping at the intersection of Blue Bird Canyon Road and Buena Creek Road. The pipeline would be installed via trench construction buried beneath the paved private roadway.

Secondary Feed to 837 Zone Pipeline

The SMP would include installation of a new pipeline exiting the Pechstein site to the northwest and running beneath Buena Creek Road and Monte Vista Drive. The new pipeline would have a diameter of 30 inches and connect to the Pechstein I and Pechstein II outlets and the existing 26-inch transmission main at the western end of the site, improving redundancy and reliability as a secondary feed for VID's 837 Pressure Zone northwest of the Pechstein site. The pipe would be installed via trench construction buried beneath paved roadway, except at a Buena Creek culvert crossing east of Ora Avo Drive, where the pipe would be constructed using trenchless methods (jack-and-bore construction) to avoid impacts on the creek bed and riparian vegetation.

2.4 Project Construction and Phasing

Implementation of the Project would involve a variety of construction methods, and construction would be anticipated to occur over an approximately 14-year planning period. Table 1 below provides the preliminary implementation schedule as a reference; however, this is subject to change. As shown, construction for the Project would occur in seven phases.

Table 1. Preliminary Implementation Schedule

Project Activity	Year Start	Year End
New Pechstein II Reservoir and Site Improvements Construction	Fall 2028	Fall 2030
Pechstein I Reservoir Roof Replacement and Other Associated Improvements Construction	Winter 2030/2031	Spring 2032
Connection to the Vista Flume Replacement ¹	Winter 2030/2031	Summer 2032
SDCWA VID-3 FCF Replacement	Winter 2030/2031	Fall 2032
Consolidation of Pump Station 10 and 12 Construction	Winter 2037/2038	Winter 2038/2039
HB Reservoir Redundant Pipeline Construction	Fall 2039	Spring 2040
Secondary Feed to the 837 Zone Pipeline	Fall 2040	Spring 2042

Notes:

- ¹ The schedule is based on the construction of the Vista Flume Replacement Project. The Vista Flume Replacement Project is a separate project effort and is not analyzed as part of this Project.
- ² While the turnout replacement itself is not a VID SMP facility, it will be addressed in the EIR because of the potential to build a VID-owned pipeline to connect the SDCWA turnout facility to the Pechstein site and/or nearby existing VID pipelines.

2.5 Project Operation

Ongoing activities related to operation and maintenance of the Project facilities would include routine maintenance, water quality monitoring, visual inspections, closed-circuit television and camera inspection, flow monitoring, and as-needed repairs. Frequency of maintenance would vary by facility and be based on information obtained from ongoing monitoring activities. Operation and maintenance activities generally require confined-space entry and can be completed with minimal disruption to surrounding areas.

Operations and maintenance activities at the Project site are not expected to change appreciably from the activities that are currently ongoing in the system and the hiring of additional employees would not occur as a result of Project implementation. There could be a minor increase in existing VID staff presence at the Pechstein Reservoir property due to the addition of the second reservoir, but this could be offset by efficiencies in operations and maintenance needs realized by consolidating PS 10 and PS 12 into the Consolidated Pump Station. The addition of the HB Reservoir, redundant pipeline, and secondary feed to the 837 Zone would also result in a negligible increase in District operation and maintenance activities.

2.6 Project Approvals

The intent of the EIR is to provide appropriate environmental impact analysis covering each of the individual components such that subsequent EIRs or mitigated negative declarations would not be needed. Discretionary actions for responsible agencies under CEQA would include a Domestic Water Supply Permit issued by the State Water Resources Control Board, Division of Drinking Water.

3 Initial Study Checklist

1. Project title:

Pechstein Site Master Plan Project

2. Lead agency name and address:

Vista Irrigation District
1319 Engineer Street
Vista, California 92081

3. Contact person and phone number:

Greg Keppler, PE
1391 Engineer Street
Vista, California 92081
760.597.3100

4. Project location:

Located at the intersection of Buena Creek Road and Bluebird Canyon Road in unincorporated County of San Diego.

5. Project sponsor's name and address:

Vista Irrigation District
1391 Engineer Street
Vista, California 92081

6. General plan designation:

Public/Semi Public Facility; SR-10

7. Zoning:

Agriculture (A70)

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

The Pechstein SMP includes seven Project components that would occur on the Project site as part of overall site improvement. The Project components are:

1. New Pechstein II Reservoir and Site Improvements

2. Pechstein I Reservoir Roof Replacement and Other Associated Improvements
3. Connection to the Vista Flume Replacement
4. SDCWA VID-3 FCF Replacement
5. Consolidation of Pump Stations 10 and 12
6. HB Reservoir Redundant Pipeline
7. Secondary feed to the 837 Zone Pipeline

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

The land uses surrounding the existing Pechstein site and proposed pipelines are primarily low-density residential uses, designated as Semi-Rural Residential (SR-10).

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

State Water Resources Control Board, Division of Drinking Water.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to AB 52, Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes. Consultation pursuant to Assembly Bill (AB) 52, California Public Resources Code, Section 21080.3.1, has begun.

Environmental Factors Potentially Affected

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

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

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Signature

10/21/2026

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

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

Potentially Significant Impact. The Project is located in unincorporated San Diego County, near the City of Vista and the City of San Marcos. The County of San Diego General Plan Conservation Element identifies three distinctive geographic regions, which include Low-lying Coastal Plan, Mountainous Peninsular range, and Desert Salton (Imperial) Basin. The Project site is within the low-lying coastal plain region, and is characterized by coastal and inland valleys, terraces, and rolling hills associated with the Coastal Plain. The General Plan does not specifically identify designated scenic resources; however, it states that large expanses of open space, County parks, habitat preserves, reservoirs, and undeveloped lands contribute to the County's open space lands and overall aesthetic resource value (County of San Diego 2011a). In addition, the North County Metro Subregional Plan identifies the San Marcos Mountains, located to the North of the Project site, as a valuable visual landmark of great scenic beauty (County of San Diego 2011b).

The Project site is located in a rural residential area, and a large expansion of open space exists immediately adjacent to the HB Reservoir. The Project would modify the existing Project site through the introduction of Pechstein II; however, the uses at the site would remain unchanged, and construction impacts would be temporary. In addition, The proposed Pechstein II would be partially buried and similar height to the existing tank and would be located at a lower elevation than Blue Bird Canyon Road and Buena Creek Road, would not substantially alter views of the area surrounding the Project site, including view of

the San Marcos Mountains, because they would be consistent with existing conditions at the Project site and would not block any publicly accessible vantage points. However, because the Project proposes to construct and operate the Pechstein II, the Project would alter some views of the existing undeveloped portions of the Project site. As such, this will be further analyzed in the EIR.

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

No Impact. The nearest eligible state scenic highway is State Route 76 approximately 6 miles north of the Project site (Caltrans 2026). The roads adjacent to the Project site include Buena Creek Road and Blue Canyon Road. According to the County of San Diego General Plan, Buena Creek Road and Blue Canyon Road are not listed as County-designated scenic roads (County of San Diego 2011a). Therefore, the Project would not substantially damage scenic resources within a state scenic highway. No impact would occur, and this issue will not be evaluated further in the EIR.

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

Potentially Significant Impact. The Project site is surrounded entirely by land zoned A70, and land uses are designated for Public/Semi-Public Facilities and Semi-Rural Residential (SR-10), which allows for a density of 1 dwelling unit per 10 acres (County of San Diego 2026a, 2026b). Private residences surround the Project site to the north, east, west, and south; undeveloped open space borders the Project site to the northwest. Other land uses in the general vicinity of the Project site include plant nursery, vineyard and agricultural uses, open space with trails, and residential neighborhoods. Given the land uses in the area surrounding the Project site, it is considered a non-urbanized area. Publicly available views of the Project site would be available from Blue Bird Canyon Road and Buena Creek Road. From these viewpoints, the existing Pechstein Reservoir, pump station 12 and appurtenant buildings, chain-link fencing, and open land covered in grass and vegetation, are visible. Implementation of the Project would include an additional reservoir tank and additional facilities that are similar in visual quality as the existing on-site conditions; thus, the Project would not substantially degrade the existing visual character or quality of public views of the Project site. Further, the proposed Pechstein II, which would be a similar height to the existing tank and would be located at a lower elevation than Blue Bird Canyon Road and Buena Creek Road, would not substantially alter views of the area surrounding the Project site, because they would be consistent with existing conditions at the Project site and would not block any publicly accessible vantage points. However, because the Project proposes to construct and operate the Pechstein II, the Project would alter some views of the existing undeveloped portions of the Project site. As such, this will be further analyzed in the EIR.

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

Potentially Significant Impact. The Project would create new nighttime lighting sources associated with the Pechstein II. The increase in light and glare will be further analyzed in the EIR.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

No Impact. The Project site is zoned as Agriculture (A70), designated by the County of San Diego; however, the land use designation at the Project site is for Public/Semi Public facilities, and SR-10 (County of San Diego 2026a, 2026b). The surrounding land use designation is SR-10 to the south, east, and west, and Semi-Rural Residential 1 (SR-1) to the north (County of San Diego 2026a, 2026b). The Project site is designated as “Other Land” by the California Department of Conservation Farmland Mapping and

Monitoring Program, which provides data on California's agricultural lands, and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2022). Other Land is defined as land not included in any other mapping category, such as low density rural developments (DOC 2026). In addition, the Project would not alter the existing uses at the Project site; rather, the Project would continue to serve as VID's primary treated water storage and distribution hub. Therefore, the Project would not convert farmland to non-agricultural use, and no impact would occur.

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

No Impact. The Project site is zoned Agricultural (A70), designated by the County of San Diego, and the land use designation at the Project site includes for Public/Semi Public facilities, and SR-10 (County of San Diego 2026a, 2026b). The Project site has been in use by VID since its use as an open water reservoir in the 1920s. There are no known current agricultural uses on the Project site. In addition, the Project site does not contain property that is under a Williamson Act contract (DOC 2026). Therefore, while the Project site is zoned as Agricultural, there are no current or planned agricultural uses associated with the site, and implementation of the Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact would occur.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

No Impact. The Project site is not zoned for forest land, timberland, or Timberland Production (County of San Diego 2026a). No impact would occur.

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

No Impact. The Project site is not zoned for forest land, nor does it contain any forested areas or land used for timber production (County of San Diego 2026a). No impact would occur.

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

No Impact. As mentioned in 3.2(b) and 3.2(c), the Project would not convert farmland to non-agricultural use or forestland to non-forest use. Therefore, implementation of the Project would result in no impact related to converting farmland or forestland.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

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

Potentially Significant Impact. The Project site is within the San Diego Air Basin, which is under jurisdiction of the San Diego Air Pollution Control District. The Project would be implemented over a period of approximately 14 years and would involve construction and operational activities that emit air pollutants. This issue will be analyzed in the EIR, including air emissions modeling.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. Implementation of the Project may generate criteria air pollutant emissions during construction or operation that may exceed the San Diego Air Pollution Control District's adopted mass daily thresholds of significance. Therefore, the Project has the potential to result in a cumulatively considerable net increase in pollutants criteria, and the EIR will analyze the Project's potential impacts regarding increases in criteria pollutants and the potential for the Project to exceed quantitative thresholds for pollutants for which the South Coast Air Basin is in nonattainment.

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

Potentially Significant Impact. Sensitive receptors include nearby residences located within 1,000 feet of proposed activities. Implementation of the Project may generate localized criteria air pollutant and toxic air contaminant emissions, which have the potential to expose sensitive receptors to increased pollutant concentrations. This impact will be analyzed in the EIR.

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

Potentially Significant Impact. The EIR will evaluate the potential odor sources from the Project's construction and operation and procedures for identifying significant odor impacts.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

- a) ***Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Potentially Significant Impact. The Project would involve vegetation removal, permanent conversion of vegetated areas to developed facilities, and may entail construction-related indirect impacts on wildlife. The EIR will include a biological resources report that analyzes the potential for impacts to sensitive habitats and species, if any, associated with the surrounding area. Such analysis will incorporate updated spatial data from the California Natural Diversity Database and will address recent changes to the status of federal- and state-listed species.

- b) ***Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Potentially Significant Impact. The EIR will analyze the presence of sensitive natural communities on the Project site, if any, and potential Project-related impacts on those resources, incorporating information from the biological resources report.

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

Potentially Significant Impact. The EIR will assess the presence of protected wetlands on the Project site, if any, and analyze the impacts of the Project on those resources, incorporating information from the biological resources report.

- d) ***Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

Potentially Significant Impact. The EIR will evaluate the potential for future development at the Project site to interfere with migratory wildlife corridors or affect the use of native wildlife nursery sites, if any, incorporating information from the biological resources report.

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

Potentially Significant Impact. The EIR will consider the Project's potential to conflict with any local policies regarding the protection of biological resources, incorporating information from the biological resources report.

- f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Potentially Significant Impact. The EIR will consider if the Project would conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, incorporating information from the biological resources report.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

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

Potentially Significant Impact. Implementation of the Project would result in ground disturbing activities that could affect historical resources if they are present on the site. The EIR will include preparation of a cultural resources inventory and impact assessment, and any potential impacts will be analyzed in the EIR.

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

Potentially Significant Impact. Implementation of the Project would result in ground disturbing activities that could affect archeological resources if any are present on site. The EIR will include archaeological and built-environment cultural resources records search and field surveys, and this potential impact will be analyzed in the EIR.

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

Potentially Significant Impact. Implementation of the Project would result in ground disturbing activities that could disturb human remains outside of formal cemeteries if any are present on site, therefore, this impact will be analyzed in the EIR.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

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

Potentially Significant Impact. The Project has the potential to increase energy consumption. Therefore, the EIR will estimate the Project's direct and indirect energy consumption during construction and operation and evaluate whether the Project could cause potential impacts due to wasteful, inefficient, or unnecessary consumption of energy.

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

Potentially Significant Impact. The Project has the potential to increase energy consumption, which may conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Project would be subject to the California Code of Regulations, as applicable, including Title 20 (Appliance Efficiency), and Title 24 (Building Energy Code). Therefore, the EIR will evaluate the Project's potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

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

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

Less-than-Significant Impact. The Alquist-Priolo Earthquake Zoning Act (Alquist-Priolo Act) requires the delineation of fault zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development on or near active fault traces to reduce hazards associated with fault rupture. The

Alquist–Priolo Earthquake Fault Zones are the regulatory zones that include surface traces of active faults. According to the Preliminary Geotechnical Report prepared for the SMP, the Project site is not within a state-designated Alquist-Priolo Earthquake Fault Zone (GEOCON 2026). The closest Alquist-Priolo Earthquake Fault Zone to the Project site is the Elsinore Fault, located approximately 25 miles to the east (CGS 2026a).

Based on the revised CEQA thresholds that became effective in January 2019, impacts would only be considered significant in the event that the Project would directly or indirectly cause substantial adverse effects to the environment related to fault rupture. The Project would not have significant effects in this regard unless the Project would exacerbate the potential for fault rupture to occur or would result in adverse effects as a result of a fault rupture. An example of such a scenario would be activation of faults and associated earthquakes in association with oil field activities, such as disposal of wastewater in deep disposal wells in Oklahoma. The Project infrastructure would not exacerbate the potential for fault rupture to occur nor will the Project result in any significant adverse effects due to a fault. Therefore, impacts would be less than significant, and this issue will not be evaluated further in the EIR.

ii) Strong seismic ground shaking?

Less-than-Significant Impact. The Project site is located in a seismically active region in Southern California and is subject to strong ground shaking. The principal potential earthquake hazard for the Project site is ground shaking, which could cause damage to existing and proposed infrastructure. However, as discussed for 3.7(a-i), impacts would only be considered significant in the event that the Project would directly or indirectly cause substantial adverse environmental effects related to strong seismic ground shaking. The Project would not exacerbate the potential for seismic ground shaking to occur, nor would the implementation of the Project result in any significant adverse environmental effects due to seismic ground shaking. The Project's design and construction would follow required engineering and building code standards to ensure proper protection against damage from geologic hazards such as seismic ground shaking. Therefore, impacts would be less than significant, and this issue will not be evaluated further in the EIR.

iii) Seismic-related ground failure, including liquefaction?

Less-than-Significant Impact. Liquefaction is a phenomenon where unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil during strong earthquake shaking results in the temporary fluid-like behavior of the soil. The Project site is not located within potential earthquake-induced liquefaction zones, as designated by the California Geological Survey and determined by the Preliminary Geotechnical Report prepared for the Project (CGS 2026a; GEOCON 2026). In addition, as discussed for 3.7(a-i), impacts would only be considered significant in the event that the Project would directly or indirectly cause substantial adverse effects related to seismic-related ground failure, including liquefaction. The Project would not exacerbate the potential for seismic-related ground failure to occur and would not result in any significant environmental effects due to seismic-related ground failure. The Project's design and construction would follow required engineering and building code standards to ensure proper protection against damage from geologic hazards such as liquefaction. Therefore, impacts would be less than significant, and this issue will not be evaluated further in the EIR.

iv) Landslides?

No Impact. Implementation of the Project would not directly or indirectly result in adverse effects associated with landslides. Landslides can either be shallow/surficial or deep-seated ground failures (several tens to hundreds of feet deep), in which sections of slope detach and slide downhill. The Project site is relatively flat and has previously been graded. The Project site is not located within potential earthquake-induced landslide zones, as designated by the California Geological Survey (CGS 2026a). Therefore, landsliding is not considered a hazard within the Project site, and no impacts would occur. This issue will not be evaluated further in the EIR.

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

Potentially Significant Impact. Soil exposed by construction activities for the Project could be subject to erosion if exposed to heavy rain, winds, or other storm events. The Project would implement construction best management practices adopted by the Stormwater Quality Management Plan in accordance with the San Diego County Regional Water Quality Control Board. Implementation of construction best management practices would include erosion control measures that have proven effective in minimizing erosion. In addition, the State Water Resources Control Board regulates stormwater discharges associated with construction activities under the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, Order WQ 2022-0057-DWQ, NPDES No. CAS000002 (Construction General Permit). The Construction General Permit applies to projects that disturb one acre or more of soil, as well as projects that disturb less than one acre but are part of a larger common plan of development or sale that would disturb one acre or more. Prior to the commencement of applicable construction activities, the Project would be required to obtain coverage under the Construction General Permit and comply with all applicable permit requirements. Compliance would include preparation and implementation of a project-specific Stormwater Pollution Prevention Plan (SWPPP) identifying best management practices to control erosion, sedimentation, and the discharge of construction-related pollutants in stormwater runoff.

Implementation of the Project would include construction and operation of the Pechstein II, including new and improved drainage facilities in the center of the Project site. The improved drainage facilities would include a biofiltration water quality basin and a hydromodification basin, to improve runoff water drainage on site. As such, operational activities would not be expected to result in substantial soil erosion or loss of topsoil, however construction and operational impacts will be analyzed further in the EIR.

c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Potentially Significant Impact. As stated in impact 3.7(a-iii) and 3.7(a-iv), the Project is not within geologically unstable areas, such as zones of potential liquefaction or collapsible soils. The Preliminary Geotechnical Report prepared for the Project determined that the Project site is within an area identified as having low potential for slope instability, and low potential for subsidence (GEOCON 2026). In addition, Project construction would be completed in accordance with California Building Code regulations, which mandate mitigative engineering to minimize damage and prevent collapse of new facilities proposed by the

Project. Nevertheless, because the Project would involve earth moving activities during construction, this impact will be analyzed in further detail in the EIR.

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

Potentially Significant Impact. Expansive soils are predominantly comprised of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a moderate to high shrink-swell potential can cause damage to roads, buildings, and infrastructure. According to the preliminary geotechnical report prepared for the Project, the Project site is underlain by artificial fill within the south/southwestern portions of the site and Holocene-age colluvial deposits within the remainder of the site overlying Jurassic-age Santiago Peak Volcanics, which are not considered an expansive soil (USDA 2026). In addition, construction activities would be completed in accordance with California Building Code regulations, which mandate mitigative engineering to minimize damage and prevent collapse of proposed facility upgrades, and a Geotechnical Report would be completed prior to construction of structures or infrastructure. Nevertheless, because the Project would require potential significant earthwork activities during construction, this impact will be analyzed in the EIR.

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

No Impact. The Project would not use septic or alternative wastewater systems. Therefore, no impacts would occur and the EIR will not evaluate this issue further.

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

Potentially Significant Impact. Ground disturbing activities would occur as a result of Project construction activities, in which paleontological resources may be impacted. A records search will be conducted for the Project, and the potential to encounter paleontological resources during Project earthwork will be assessed and analyzed for significance in the EIR pursuant to CEQA.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

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

Potentially Significant Impact. Project activities would emit greenhouse gases during construction and operation. The EIR will estimate the Project-generated direct and indirect emissions of greenhouse gases and evaluate the Project's potential to result in a significant greenhouse gas impact.

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

Potentially Significant Impact. Project activities have the potential to increase greenhouse gas emissions during construction and operation, which may result in the potential to conflict with applicable greenhouse gas reduction plans and policies. The EIR will assess whether the Project will conflict with any applicable plan, policy, or regulations related to the reduction of greenhouse gas emissions.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐

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

Potentially Significant Impact. The EIR will evaluate the potential for the Project to result in the long-term use and/or transport of hazardous materials related to maintenance and operation of the water facilities. Furthermore, short-term construction activities would involve transport, use, and disposal of hazardous materials such as solvents, oils, grease, and cleaning fluids. In addition, hazardous materials may be needed for fueling and servicing construction equipment at the Project site. The transport, use, or storage of hazardous materials associated with the Project activities will be assessed in the EIR. Past hazardous materials incidents, if any, will be investigated in the EIR to determine their potential effect on the Project site.

b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Potentially Significant Impact. The Project would include the construction of new facilities and replacement of equipment that may result in the use and/or transport hazardous materials. Therefore, the potential exists for there to be upset/accident conditions involving the release of hazardous materials into the environment and this issue will be analyzed in the EIR.

- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. The Project site is not located within 0.25 miles of an existing or proposed school. The nearest school is Foothills High School, located at 158 Cassou Road, approximately 1 mile southeast of the Project site. No impact would occur, and this impact will not be further addressed in the EIR.

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

No Impact. The Department of Toxic Substances Control maintains a Hazardous Waste and Substances Sites List (Cortese List). Government Code Section 65962.5(a) requires the list be updated at least annually to reflect new information regarding previously listed sites or new sites requiring response action (CalEPA 2026). The Department of Toxic Substances Control is responsible for a portion of the information contained in the Cortese List. According to the Department of Toxic Substances Control's EnviroStor database, no sites or facilities are located within or adjacent to the Project site. The nearest identified site is Huntalas School Site, a School Investigation with no further action needed, located approximately 2 miles north of the Project site (DTSC 2026). Other state and local government agencies are required to provide additional hazardous materials release information for the Cortese List. The State Water Resources Control Board's GeoTracker database identifies leaking underground storage tanks, waste discharge sites, oil and gas sites, and other waste or cleanup sites. A review of GeoTracker did not identify any sites or facilities within or adjacent to the Project site. The nearest identified site with open-site assessment status is the T.E.R.I Inc., Center for Life Planning, a Cleanup Program Site, located approximately 1.6 miles east of the Project site (SWRCB 2026). These hazardous materials sites are located at adequate distances from the Project site such that they would be of no concern to present a worker hazard for construction crews. Therefore, no impact would occur, and this issue will not be evaluated further in the EIR.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The Project site is not located within 2 miles of a public airport or within an airport land use plan (County of San Diego 2021). McClellan-Palomar Airport is approximately 7 miles west of the Project site. Therefore, no impact would occur and this issue will not be evaluated further in the EIR.

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

Potentially Significant Impact. The Project may result in temporary lane closures and increased truck trips during construction that could increase traffic and physically interfere with an adopted emergency response plan. These potential effects will be addressed in the EIR, and mitigation measures will be provided, if necessary.

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

Potentially Significant Impact. A review of the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Viewer Map indicates that the Project site is designated as a Very High Fire Hazard Severity Zone (VHFHSZ) in a State Responsibility Area (SRA) (CAL FIRE 2026). Because the Project site is located in a VHFHSZ, implementation of the Project could result in the exposure of people or structures to wildland fires. This potential impact will be analyzed in the EIR.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

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

Potentially Significant Impact. The Project would require earthwork activities such as excavation and demolition, which would involve the disturbance of surface soils. Once disturbed, these soils could be exposed to the effects of wind and water erosion, causing sedimentation in stormwater runoff. Construction would also involve use of chemicals and solvents such as fuel and lubricating grease for heavy motorized equipment. Inadvertent spills or releases of such chemicals could cause an adverse water quality impact. The EIR will evaluate water quality standards and waste discharge requirements and assess the potential for impacts from future implementation of the Project.

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

Potentially Significant Impact. The Project would increase the impervious surface at the Project site. Therefore, the Project has the potential to impact groundwater recharge. This potential impact will be further evaluated in the EIR, and mitigation measures will be suggested, if necessary.

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

- i) ***Result in substantial erosion or siltation on- or off-site?***

Potentially Significant Impact. The Project would involve earth moving activities that could result in erosion or siltation on or off site. This potential impact will be further evaluated in the EIR.

- ii) ***Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?***

Potentially Significant Impact. The Project would introduce additional impervious ground surface from the construction of Pechstein II and therefore has the potential to substantially increase the rate or amount of surface runoff at the Project site. However, the implementation of the Project would include improved drainage facilities in the center of the Project site where the existing site potentially contains low lying wetland habitat that was previously graded for surface water storage and drainage. The improved drainage facilities would include a biofiltration water quality basin and a hydro-modification basin, to improve runoff water drainage on site. As such, operational activities

would not be expected to result in substantial soil erosion or loss of topsoil. Nevertheless, this potential impact will be analyzed in the EIR.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. As discussed for 3.10(c-i) and 3.10(c-ii), activities under the Project would introduce additional impervious ground surface. This issue will be analyzed in the EIR.

iv) Impede or redirect flood flows?

Potentially Significant Impact. The Project site is not located within the Flood Hazard Boundary (FEMA 2012). However, the Project site would alter the drainage pattern at the Project site. Therefore, this potential impact will be analyzed in the EIR.

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

No Impact. According to the Flood Insurance Rate Maps produced by the Federal Emergency Management Agency, the Project site is not located in a flood hazard zone (FEMA 2012). Additionally, the Project site is located outside of the tsunami hazard area and seiches does not pose a hazard to the Project site (CGS 2026b). Therefore, the Project would not risk the release of pollutants in a flood hazards, tsunami, or seiche zone. No impact would occur, and this issue will not be evaluated further in the EIR.

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

Potentially Significant Impact. As discussed for 3.10(a), the Project would potentially result in erosion-induced siltation and of downstream waterways. In addition, inadvertent spills or releases of chemicals could cause adverse water quality impacts. The EIR will analyze potential impacts related water quality standards and with respect to implementation of the Regional Water Quality Control Board Basin Plan at the Project site.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

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

No Impact. Project activities focus on the rehabilitation and repair of existing facilities, and construction of the Pechstein II at the existing Pechstein Reservoir site. There would be no expansion of facilities or new facility construction outside of the Project site that would divide established communities by constructing barriers between existing community features. The relocated VID-3 FCF would be located at the edge of existing roadways in an area that already supports existing water infrastructure, and which would not physically divide a community. No impact would occur; this issue will not be further evaluated in the EIR.

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

No Impact. The Project site is zoned by the County of San Diego as Agriculture (A70), and the land use designations are Public/Semi-Public Facility, and SR-10 (County of San Diego 2026a, 2026b). The Project would not result in a change of land use designation, zoning, or a change of the existing uses at the Project site. The Project would result in an additional water reservoir storage facilities and associated infrastructure improvements, which would be consistent with the existing uses currently in operation at the Project site. Relevant planning documents to the Project site include the County of San Diego General Plan, and County of San Diego Code of Ordinances. For the reasons stated above, the Project would not have the potential to result in a significant impact due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur, and this issue will not be further evaluated in the EIR.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. The State Mining and Reclamation Act of 1975 (California Public Resources Code, Section 2710 et seq.) requires that the California State Geologist implement a mineral land classification system to identify and protect mineral resources of regional or statewide significance in areas where urban expansion or other irreversible land uses may occur, thereby potentially restricting or preventing future mineral extraction on such lands.

As mandated by the State Mining and Reclamation Act of 1975, aggregate mineral resources within the state are classified by the State Mining and Geology Board through application of the Mineral Resource Zone (MRZ) system. The MRZ system is used to map all mineral commodities within identified jurisdictional boundaries, with priority given to areas where future mineral resource extraction may be prevented or restricted by land use compatibility issues, or where mineral resources may be mined during the 50-year period following their classification. The MRZ system classifies lands that contain mineral deposits and identifies the presence or absence of substantial sand and gravel deposits and crushed rock source areas (i.e., commodities used as, or in the production of, construction materials). The State Geologist classifies MRZs within a region based on the following factors:

- **MRZ-1:** Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** Areas containing mineral deposits for which the significance cannot be determined from available data.
- **MRZ-4:** Areas where available information is inadequate for assignment of any other MRZ category.

According to maps and reports obtained through the California Department of Conservation, the Pechstein Reservoir site is within an MRZ-3 zone, meaning that it is an area where the significance of mineral deposits is undetermined (County of San Diego 2011a). Although the site is designated MRZ-3, the Project does not involve the extraction of mineral resources and would not interfere with any known active mining operations or designated mineral resource recovery areas. Therefore, the Project would not result in the loss of availability of a known mineral resource of regional or statewide importance, and impacts related to mineral resources would be less than significant.

- b) **Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. As stated in 3.12(a), the Project site is identified in the County of San Diego General Plan Conservation Element as an MRZ-3 zone. Further, there are no mapped mineral resource recovery sites in at the Project site or in the vicinity of the Project site (County of San Diego 2011a). Therefore, the Project would not result in the loss of availability of locally important mineral resource recovery sites. There would be no impact and this issue will not be further evaluated in the EIR.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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

Potentially Significant Impact. Construction and operational activities associated with the Project have the potential to generate noise that would be received by surrounding residences and other land uses. The EIR will evaluate potential noise impacts and a noise impact analysis will be conducted. The noise impact analysis will analyze noise levels associated with stationary and mobile construction equipment, as well as with stationary and mobile operational activities.

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

Potentially Significant Impact. The Project has the potential to create excessive groundborne vibration impacts that may adversely affect neighboring land uses. These impacts could occur during proposed construction activities. The EIR will evaluate potential construction vibration impacts.

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

No Impact. The Project site is not located within 2 miles of a public airport or within an airport land use plan (County of San Diego 2021). McClellan–Palomar Airport is approximately 7 miles west of the Project site. Therefore, no impact would occur.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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

Less-than-Significant Impact. Implementation of the Project would require construction workers to repair, rehabilitate, and construct the Project facilities. Construction firms would bid on construction contracts for various project activities identified in the Project, and the winning firms would assign employees they currently employ to each construction job. It is anticipated that construction workers would not need specialized training and would be located within the greater San Diego area. As such, proposed construction activities would not cause a substantial change in the labor force resulting in unplanned population growth.

The Project does not propose construction of new homes or businesses that would result in direct population growth, nor does the Project propose new extensions of infrastructure into areas currently

unserved by VID that could possibly facilitate indirect population growth. The Project includes constructing the Pechstein II and upgrading existing VID facilities; however, these activities would be undertaken not to respond to or accommodate population growth, but rather to address issues related to existing system-wide water supply demands and deficiencies. Moreover, once constructed, operation of the Project facilities would not require the hiring of additional employees, as operational and maintenance activities are not expected to change appreciably from those activities currently performed on the Project site, and would continue to be performed by existing VID staff. Therefore, the Project would not induce substantial unplanned population growth, and any potential impacts would be less than significant.

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

No Impact. There are no residences located on the Project site. The Project would not require relocation or displacement of people. Therefore, there would be no displacement of people or housing as a result of Project activities. There would be no impact, and this issue will not be further evaluated in the EIR.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES – Would the project:

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

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

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

Fire protection?

Less-than-Significant Impact. The Project site is in the fire protection service area of the Vista Fire Protection District and is located an approximately 3-mile drive from Station 2 at 1050 Valley Drive in Vista. Typically, the need for increased fire protection services (e.g., new buildings or increased staffing) is associated with land uses and activities that result in a permanent increase in population or new development in an area that is far from established service boundaries. Construction and operation of the Project would not be associated with an increase in population such that new fire protection services would

be required, and the construction of which could cause a significant environmental impact. The Project would add infrastructure to an existing VID facility within the Vista Fire Protection District service area that would result in a very minor increase in human activity and construction or rehabilitation of minor non-inhabited structures that would require fire protection. This increase is not a significant impact under CEQA. As stated in impact 3.17(d), the EIR will evaluate potential impacts related to adequate emergency access. Therefore, the project would have a less-than-significant impact on fire protection services. This issue will not be further evaluated in the EIR.

Police protection?

Less-than-Significant Impact. The Project site is in the police protection service area of the San Diego County Sheriff's Office. It is an approximately 6-mile drive from the San Marcos Patrol Station to the south and an approximately 7-mile drive from the Vista Patrol Station to the west. Typically, the need for increased police protection services (e.g., new buildings or increased staffing) is associated with land uses and activities that result in a permanent increase in population or new development in an area that is far from established patrol boundaries. Construction and operation of the Project would not be associated with an increase in population or development outside patrol boundaries such that new police protection services would be required. The Project would add infrastructure to an existing VID facility within the Sheriff's Department service area that would result in a very minor increase in human activity and add minor non-inhabited structures requiring police protection. This increase is not a significant impact under CEQA. As stated in impact 3.17(d), the EIR will evaluate potential impacts related to adequate emergency access. Therefore, the Project would have a less-than-significant impact on police protection services. This issue will not be further evaluated in the EIR.

Schools?

No Impact. The need for increased school services (e.g., new buildings) is associated with land uses and activities that result in a permanent increase in population and, specifically, an increase in the population of school-age children. Construction and operation of the Project would not be associated with an increase in population of school-age children. Furthermore, the Project would not generate new students or adversely affect any school facilities necessitating the building of new schools. Therefore, the project would have no impact on school services. This issue will not be further evaluated in the EIR.

Parks?

No Impact. The need for increased parks and recreational services is associated with land uses and activities that result in a permanent increase in population. Construction and operation of the Project would not be associated with an increase in population. Furthermore, the inherent nature of the uses of the project is that of supporting wastewater treatment and discharging treated water, and these uses do not generate a need for new parks or recreational services, nor will the Project affect any existing parks whatsoever. Therefore, the Project would have no impact on parks, and this issue will not be further evaluated in the EIR.

Other public facilities?

No Impact. Typically, the need for other public facilities (e.g., libraries) is associated with land uses and activities that result in a permanent increase in population. Construction and operation of the Project would

not be associated with an increase in population. Furthermore, the inherent nature of the uses of the Project is that of supporting operation of an existing public water system, and these uses do not generate a need for other public facilities, such as libraries. Therefore, the Project would have no impact on public facilities, and this issue will not be further evaluated in the EIR.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact. Project construction would occur within the footprint of the existing Pechstein Reservoir site, and within the public street rights-of-way. Project activities would occur near to or adjacent to recreational, educational, or visitor-oriented opportunities, such as the existing Las Abejas trail, and “P” Mountain Loop via N Las Posas Road trail, located approximately 0.91 miles south of the Project site. However, construction and maintenance activities related to utilities, particularly when located within public rights-of-way, are typical. Since construction activities would be temporary and short in duration, any effect from construction to recreational opportunities would be restored upon construction completion. Once operational, the Project components would be located within or adjacent to their existing locations, which currently operate as VID’s primary water storage and distribution location, and are not immediately adjacent to any parks or recreational facilities. Moreover, the Project would not directly or indirectly induce population growth, which could result in new residents using existing recreational facilities. Therefore, implementation of the Project would not substantially diminish the quality of recreational, educational, or visitor-oriented opportunities, facilities, or resources, and no impact would occur. This issue will not be further evaluated in the EIR.

- b) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

No Impact. The Project does not include recreational facilities and would not require the construction or expansion of recreational facilities. Typically, a project would require the construction or expansion of recreational facilities if it involves the introduction of new residents into an area. For example, the Quimby Act, a law that enables local governments throughout California to condition approval of projects on a developer's provision of land or fees for local park and recreation purposes, allows cities and counties to require up to five acres of land for every 1,000 new residents. As discussed previously, the Project would not directly or indirectly induce population growth that could result in new residents. Implementation of the Project would not require new recreational facilities to serve the Project site associated with the Project. Therefore, the Project would not result in an adverse physical effect on the environment from the construction or expansion of additional recreational facilities because it would not require new or expanded recreational facilities. There would be no impact, and this issue will not be further evaluated in the EIR.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐

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

Potentially Significant Impact. The Proposed Project would result in lane closures and a temporary increase in truck and worker trips during construction activities that may conflict with an existing plan, policy, or ordinance. The EIR will evaluate existing applicable plans, ordinances, and/or policies related to traffic performance.

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

Potentially Significant Impact. While vehicle miles traveled during the construction phases of Project activities would be temporary and would be restored back to existing conditions at the completion of construction, the EIR will evaluate the vehicles miles traveled for the construction and operations and maintenance phases of the Project.

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

Potentially Significant Impact. The Project includes components that would require construction in public roadways. Project activities could require lane closures during construction. The EIR will evaluate construction-related effects on roadway safety and performance.

d) Would the project result in inadequate emergency access?

Potentially Significant Impact. Implementation of the Project would result in construction activities at the Project site that may require additional truck and other vehicle trips accessing the Project area. Potential impacts to adequate emergency access will be analyzed in the EIR.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☒	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

Potentially Significant Impact. In accordance with AB 52, tribal consultation is required. VID will conduct outreach compliant with AB 52 as part of the CEQA process, including evaluation of the California Register of Historic Resources and other databases, and this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. In accordance with AB 52, tribal consultation is required. VID will conduct outreach compliant with AB 52 as part of the CEQA process, including evaluation of the California Register of Historic Resources and other databases, and this issue will be further analyzed in the EIR.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, waste water treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the waste water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

- a) ***Would the project require or result in the relocation or construction of new or expanded water, waste water treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

Less-than-Significant Impact. The Project includes the construction of new water facilities and rehabilitation and repair of existing facilities to address both operational constraints and current water supply demands, and as such, would not result or require additional water facilities or other infrastructure such as new wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, to be constructed elsewhere. Furthermore, some Project activities require upsizing not to respond to population growth, but as capital improvement projects that are necessary for the continued operation of the existing Pechstein Reservoir under existing water demand conditions. Therefore, the Project would not result in a significant environmental impact related to resulting in the relocation or construction of new infrastructure, that is not already described throughout this initial study, and a less than significant impact would occur.

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

Less-than-Significant Impact. The Project identifies capital improvement projects necessary for the continued operation of VID's public water system, serving existing and planned public demand. The Project facilities do not require additional water service. Operating the proposed facilities would not result in VID increasing its demand on local or imported water sources. The Project would involve slightly increased demand for small amounts of water for dust suppression and other uses during the limited construction period of Project components, but operation of the Project would not involve any water demand. Therefore, the Project would have a less-than-significant impact on water supplies, and this issue will not be discussed further in the EIR.

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

No Impact. The Project would not result in population growth, which could increase the need for additional wastewater services, nor would the Project itself require wastewater services. Therefore, no impact would occur, and this issue will not be further discussed in the EIR.

- d) ***Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

Less-than-Significant Impact. Construction and implementation of the Project would result in the generation of some solid waste such as demolition debris, concrete, residual wastes, packing materials, and plastics that would need to be hauled off site. California Green Building Standards Code requires that 65% of construction and demolition debris be diverted from landfills, and the County of San Diego Construction and Demolition Debris Recycling Ordinance requires that 90% of inerts and 70% of all other materials must be recycled. Any hazardous wastes that are generated during construction activities, such as used motor oil, empty paint cans, or empty solvent containers, would be managed and disposed of in compliance with all applicable federal, state, and local laws. Any construction material that is not required to be recycled would be either disposed of or voluntarily recycled at a solid waste facility with available capacity. Therefore, the Project would not generate solid waste in excess of state or local standards, a less-than-significant impact would occur, and this issue will not be evaluated further in the EIR.

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

Less-than-Significant Impact. All collection, transportation, and disposal of any solid waste generated by the Project would comply with all applicable federal, state, and local statutes and regulations including the County of San Diego Construction and Demolition Debris Recycling Ordinance, which requires 90% of inerts and 70% of all other materials must be recycled, and California Green Building Standards Code, which requires that 65% of construction and demolition debris be diverted from landfills. Additionally, VID is required to comply with the solid waste reduction and diversion requirements set forth in the California Integrated Waste Management Act of 1989 (AB 939 and AB 341), the California Solid Waste Reuse and Recycling Act of 1991 (AB 2176), and the California Construction and Demolition Waste Reduction Act (Senate Bill 1374).

As required by existing regulations, any hazardous materials (e.g., asbestos-containing materials, lead-based paint) collected on the Project site during demolition and construction would be transported and disposed of by a permitted and licensed hazardous materials service provider at a facility permitted to accept such hazardous materials. The Project would not generate solid waste during operation. Therefore, the Project would have a less-than-significant impact related to solid waste reduction statutes and regulations. This topic will not be evaluated further in the EIR.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐

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

Potentially Significant Impact. According to fire hazard severity maps produced by CAL FIRE, the Project site is located within a VHFHSZ in an SRA (CAL FIRE 2026). Therefore, the potential for the Project to impair an adopted emergency response plan or emergency evacuation plan will be analyzed in the EIR.

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

Potentially Significant Impact. According to fire hazard severity maps produced by CAL FIRE, the Project site is located within a VHFHSZ in an SRA (CAL FIRE 2026). Therefore, the potential for the Project to exacerbate wildfire risks will be analyzed in the EIR.

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

Potentially Significant Impact. According to fire hazard severity maps produced by CAL FIRE, the Project site is located within a VHFHSZ in an SRA (CAL FIRE 2026). Therefore, the potential for the Project to exacerbate fire risk will be analyzed in the EIR.

- d) **Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Potentially Significant Impact. According to fire hazard severity maps produced by CAL FIRE, the Project site is located within a VHFHSZ in an SRA (CAL FIRE 2026). Therefore, the potential for the Project to expose structures to significant risk will be analyzed in the EIR.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

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

Potentially Significant Impact. Implementation of the Project could potentially affect the quality of the environment and culturally significant areas; therefore, the EIR will address the Project's potential to impact biological and cultural resources.

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

Potentially Significant Impact. Implementation of the Project could create cumulatively considerable impacts. Each of the issues identified above as potentially significant will also be evaluated for cumulative impacts within the EIR.

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

Potentially Significant Impact. Implementation of the Project could result in significant impacts that may result in substantial adverse effects on human beings. These potential effects will be analyzed within the EIR.

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4.2 List of Preparers

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