



County of San Diego, Planning & Development Services
**APPLICATION FOR AN ENVIRONMENTAL
INITIAL STUDY (AEIS)**
ZONING DIVISION

For Applications NOT covered by a previously completed CEQA document

NOTE: if the proposed project was considered in a previous CEQA document (Negative Declaration or EIR) which has received previous environmental review, do not complete this form. Complete [PDS-366](#) for an environmental review update.

1. Complete the attached application so possible environmental impacts of your project may be assessed. If a question is not applicable to your project, fill in "N/A."
2. Provide a current United States Geographical Survey (USGS) quadrangle map showing the **exact, accurate project location** or a clear 8.5 x 11" copy with the project delineated in the middle of the copy.
3. Provide clear, representative, color photographs **looking into the project site** from the North, South, East and West.
4. Provide any additional data, information, or special study reports that may be necessary to determine whether the project may have a significant effect on the environment, to evaluate any adverse impacts and determine how they may be mitigated.

COUNTY USE ONLY
Project Number(s):

THIS FORM IS BEING COMPLETED BY:

ERIC THIES

Name (Please Print)

Agency (If applicable) MANAGER, 545 AVIATION LLC Title 10/9/25 Date

12230 EL CAMINO REAL, 4TH FLOOR
Address

SAN DIEGO CA 92130 8583370545
City State Zip Phone Number Fax Number
104-100-08-00, 104-100-09-00, 104-161-01-00 - 545 W. AVIATION ROAD, FALLBROOK, CA 92028
Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature: Eric Thies

Digitally signed by Eric Thies
Date: 2025.10.09 16:02:24 -07'00'

Date: 10/9/25

----- COUNTY USE ONLY -----

**SDC PDS RCVD 11-07-25
TM5666**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>



GENERAL PROJECT INFORMATION

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are ***anticipated at this time***.

PLANNING & DEVELOPMENT SERVICES ISSUED PERMITS:

- | | |
|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit | <input type="checkbox"/> Parcel Map Modification |
| <input type="checkbox"/> Grading and Clearing | <input type="checkbox"/> Reclamation Plan |
| <input type="checkbox"/> Lot Area Averaging | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> Road Opening |
| <input type="checkbox"/> Amendment to the Preserve | <input type="checkbox"/> Road Vacation |
| <input type="checkbox"/> Cancellation | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Final Map Modifications | <input checked="" type="checkbox"/> Tentative Map |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Habitat Loss Permit | <input type="checkbox"/> Resolution Amendment |
| <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Major Use Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Amendment of Conditions |
| <input type="checkbox"/> Minor Grading Permit | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Modification/Waiver | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Time Extension | <input checked="" type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Open Space Easement Encroachment | <input type="checkbox"/> Other: _____ |

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- | | |
|--|---|
| <input type="checkbox"/> County Right of Way Permits | <input checked="" type="checkbox"/> Improvement Plans |
| <input type="checkbox"/> Construction Permit | <input type="checkbox"/> Map Modification |
| <input type="checkbox"/> Encroachment Permit | <input type="checkbox"/> Remandment of Relinquished Access Rights |
| <input type="checkbox"/> Excavation Permit | <input type="checkbox"/> Condemnation of Right-of-Way |
| <input checked="" type="checkbox"/> Grading Permit | |
| <input type="checkbox"/> Grading Permit Plan Change | |

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- ☐ Exploratory Borings, Direct-push Samplers, and Cone Penetrometers Permits
- ☐ Groundwater Wells and Exploratory or Test Borings Permit
- ☐ Septic Tank Permit
- ☐ Underground Storage Tank Permit
- ☐ Water Well Permit

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I. **PROJECT APPROVALS (cont.)**

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are **anticipated at this time**.

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit http://www.dot.ca.gov/hq/traffops/developserv/permits/	CalTrans	
<input type="checkbox"/>	401 Permit - Water Quality Certification http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill http://www.swrcb.ca.gov/rwqcb1/Program_Information/wq_wetcert.html	US Army Corps of Engineers (ACOE)	
<input type="checkbox"/>	1603 – Streambed Alteration Agreement http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp	CA Department of Fish and Wildlife (CDFW)	
<input type="checkbox"/>	Section 7 - Consultation or Section 10a Permit – Incidental Take http://www.fws.gov/	US Fish and Wildlife Services (USFWS)	
<input type="checkbox"/>	Air Quality Permit to Construct http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV	APCD	
<input type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	General Construction Stormwater Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit http://www.swrcb.ca.gov/rwqcb9/	RWQCB	
<input checked="" type="checkbox"/>	Water District Approval	Designated Water District	
<input checked="" type="checkbox"/>	Sewer District Approval	Designated Sewer District	
<input checked="" type="checkbox"/>	School District Approval	Designated School Districts	
<input type="checkbox"/>	Others:		

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II. CODE COMPLIANCE/VIOLATION ISSUES

Describe any known open or active code compliance/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code compliance/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

NONE KNOWN

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

This application is for a Tentative Tract Map and Site Plan to develop ownership townhomes for one hundred and thirty-four (134) units. Project will consist of three-story floor plans, each with 2-car attached garages, guest parking and amenity areas. The subject property is three legal parcels totaling 8.96 gross acres. APN's 104-100-08, 09, 104-161-01. An intermittent channel bisecting the property, with a setback of 50 feet, will remain untouched per RPO. Prior use of the property is agricultural (citrus). The proposed development conforms to the General Plan, Fallbrook Community Plan, and correspondence with county planning department indicates that there is a programmatic EIR per Section 15183 of CEQA that may be applicable.

Please refer to CEQA consultants reports submitted per Initial Consultation Checklist.

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IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

- | | YES | NO | UNKNOWN | |
|----------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| 1. LAND USE: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project be a land use not presently existing in the surrounding neighborhood? |
| 2. AGRICULTURE RESOURCES: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:

Please see Phase 1 and Cultural/Historic Reports |
| 3. POPULATION AND HOUSING: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Will existing housing be removed to allow construction of the proposed project? |
| 4. GEOLOGICAL ISSUES: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)? |
| 5. WATER RESOURCES: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)?
(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater) |

	YES	NO	UNKNOWN	
5. WATER RESOURCES (cont.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any existing water wells on the property? If yes, state how many are currently in-use. (<i>Show all wells on site/plot plans or maps</i>)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project require new stormwater/drainage facilities?
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6. AIR QUALITY:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate smoke, fumes, or odors?
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7. TRANSPORTATION /CIRCULATION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):
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Please see LLG study.

	YES	NO	UNKNOWN	
8. BIOLOGICAL RESOURCES:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:
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Site is mowed approximately twice annually at request of Fire Department. Previous use was long standing agricultural use with one residence.

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?
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<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?
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9. HAZARDS: YES NO UNKNOWN
☒ ☐ ☐

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):

Non-toxic pesticides used near residence will be re-mediated per Phase II report, attached. No other known hazardous issues identified.

☐ ☒ ☐

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

☐ ☒

Will the project involve the burning of wastes? If yes, explain what materials will be burned:

10. NOISE: ☐ ☒ ☐

Will the project cause a substantial change in existing noise levels in the vicinity?

☐ ☒ ☐

Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?

11. PUBLIC SERVICES: ☐ ☒

Will the project involve the siting of any schools?

- | | YES | NO | UNKNOWN | |
|--|--------------------------|-------------------------------------|--------------------------|---|
| 12. UTILITIES AND SERVICES: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project require annexation to any service agency? |
| 13. AESTHETICS (INCLUDES LANDFORMS): | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project introduce glare, reflecting materials or unusually bright colors? |
| 14. CULTURAL AND HISTORICAL RESOURCES: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts? |

- | | YES | NO | UNKNOWN | |
|--|-------------------------------------|-------------------------------------|--------------------------|---|
| 14. CULTURAL AND HISTORICAL RESOURCES (cont.): | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.</p> <p>Please see Cultural/Historic report.</p> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Are there any existing Archaeological Open Space Easements on the project site?</p> |
| 15. MISCELLANEOUS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <p>Have all known easements including all easements on the property Title report been shown? (<i>Show all easements on site/plot plans or maps</i>)</p> |

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

- | | YES | NO | |
|--------------------------------|-------------------------------------|--------------------------|---|
| 1. STREETS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the construction of new off-site streets or widening of existing off-site streets proposed? If yes, describe:</p> <p>Please see Engineering documents</p> |
| 2. EXTENSION OF UTILITY LINES: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the extension of sewer/water/electric/gas lines proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:</p> <p>Please see Engineering documents</p> |

3. DRAINAGE/ STORMWATER/ FLOOD CONTROL : ☒ YES ☐ NO Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities proposed?** If yes, describe:

Please see Storm Water documents

4. PATHS: ☒ YES ☐ NO Are pedestrian and/or bicycle paths proposed?

VI. GRADING: DO NOT complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES NO

☒
☐

Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: cubic yards. Max cut slope ratio: Max. height: ft.

Vol. of fill: cubic yards. Max fill slope ratio: Max. height: ft.

If soil is to be imported/exported please describe the source of import/export location, if known.
(Use additional sheets if necessary):

Please see Engineering documents

☐
☒

Will grading or filling be required off-site? Explain (Use additional sheets if necessary):

☐
☒

Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

☒
☐

Are retaining walls proposed? If yes, what is max. height? ft. (Show all retaining walls on site/plot plan or map)

VII. PROPOSED SITE UTILIZATION: Complete **ONLY** if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances.

1. Total area acres
Total net acres (total minus area of public and private streets and parkland dedication)
2. Number of buildings Height Stories
3. Number of attached residential units Detached
4. Number of floor area: Commercial uses Industrial uses
5. Number of off-street parking spaces

VIII. COMMERCIAL/INDUSTRIAL SITE UTILIZATION: Complete **ONLY** for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

A. Project Operations

1. Number of average daily vehicle trips generated by the project
- Facilities to be open on weekdays from a.m. to p.m.
2. On weekends from a.m. to p.m.
3. Total number of employees Each Shift
4. Number of clients, customers, or users EACH weekday
5. Radius of the service area
6. Total floor area square feet Type of uses
7. Number of off-site parking spaces provided
- North American Standard Industrial Classification Code(s)
(<http://www.census.gov/epcd/www/naicstab.htm>):
8.

B. Industrial Waste

- | | YES | NO | UNKNOWN | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal. |

- YES NO UNKNOWN
2. ☐ ☒ ☐ Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?
- If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (*Use additional sheets if necessary*):
- a. What type of material (s):
- b. How often?

Miscellaneous

- YES NO UNKNOWN
1. ☐ ☒ ☐ Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?
2. ☐ ☒ ☐ Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)
3. ☐ ☒ ☐ Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (*Use additional sheets if necessary*)