



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

## **AN ADDENDUM TO THE PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE (SCH 2002111067)**

### **FOR PURPOSES OF CONSIDERATION OF A GENERAL PLAN AMENDMENT AND REZONE FOR THE GRAND TRADITION GPA 15-005; REZ 15-006; ER LOG NO. PDS2016-ER-82-02-106A**

**March 11, 2016**

**CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.**

#### **Introduction**

The proposed Project necessitates changes and additions to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update to accurately cover the proposed Project in accordance with CEQA Guidelines Section 15164(a). These modifications would not involve substantial changes in the magnitude of impacts identified in the Program EIR and would not create new potentially significant impacts that would require new mitigation.

#### **Background**

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, SCH No. 2002111067, was certified by the Board of Supervisors on August 3, 2011.

#### **Project Description**

The proposed changes, which apply to the General Plan land use map, zoning and Fallbrook Community Plan are relatively minor in nature and are described below. Summaries for each of the categories are included below.

**A. General Plan Land Use Map**

The Grand Tradition General Plan Amendment proposes to change the General Plan land use designation for two parcels totaling 8.3 acres from Village Residential 2 (two dwelling units per acre) to General Commercial (see Table 1).

**Table 1. Proposed General Plan Designation Changes by APN**

ID	APN	Acres	General Plan	
			Existing	Proposed
1	104-250-48-00	0.05	General Commercial	Same as existing
2	104-350-13-00	0.53	General Commercial	
3	104-250-34-00	4.13	General Commercial	
4	104-250-35-00	2.50	General Commercial	
5	104-350-14-00	10.43	General Commercial	
6	106-410-36-00	4.71	General Commercial	
7	106-410-59-00	0.82	Village Residential-2 (2 dwelling units/acre)	General Commercial
8	106-410-61-00	7.51		
TOTAL		30.68		

**B. Zoning**

Proposed zoning changes are described below and shown in Table 2.

- i. *Use Regulation.* Change eight parcels to C42 Visitor Serving Commercial from C40 Rural Commercial (22.2 acres), C36 General Commercial (0.05 acres), RR Rural Residential (8.3 acres), and RS Residential-Single Family (0.06 acres).
- ii. *Building Type.* Change three parcels and a portion of a fourth to a “L” Building Type.
- iii. *Setback.* Change five parcels and a portion of a sixth to an “H” Setback.
- iv. *Special Area Designator.* Add a “B” Special Area Designator (Community Design Review Area) to two parcels.

**Table 2. Proposed Zoning Changes**

ID	Use Regulation		Building Type <sup>NOTE</sup>		Setback <sup>NOTE</sup>		Special Area Designator	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	C36	C42	W	L	O	H	B - Community Design Review Area & C – Airport Land Use Compatibility Plan Area	B Community Design Review Area & C Airport Land Use Compatibility Plan Area
2	C40/RS		C/L		G/H			
3	C40		L		H			
4	C40		L		H			
5	C40		L		G			
6	C40		L		G			
7	RR		C		G		C – Airport Land Use Compatibility Plan Area	
8	RR		C		G			

NOTE: Building Type and Setback schedules are available at:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-444.pdf>

### C. Fallbrook Community Plan

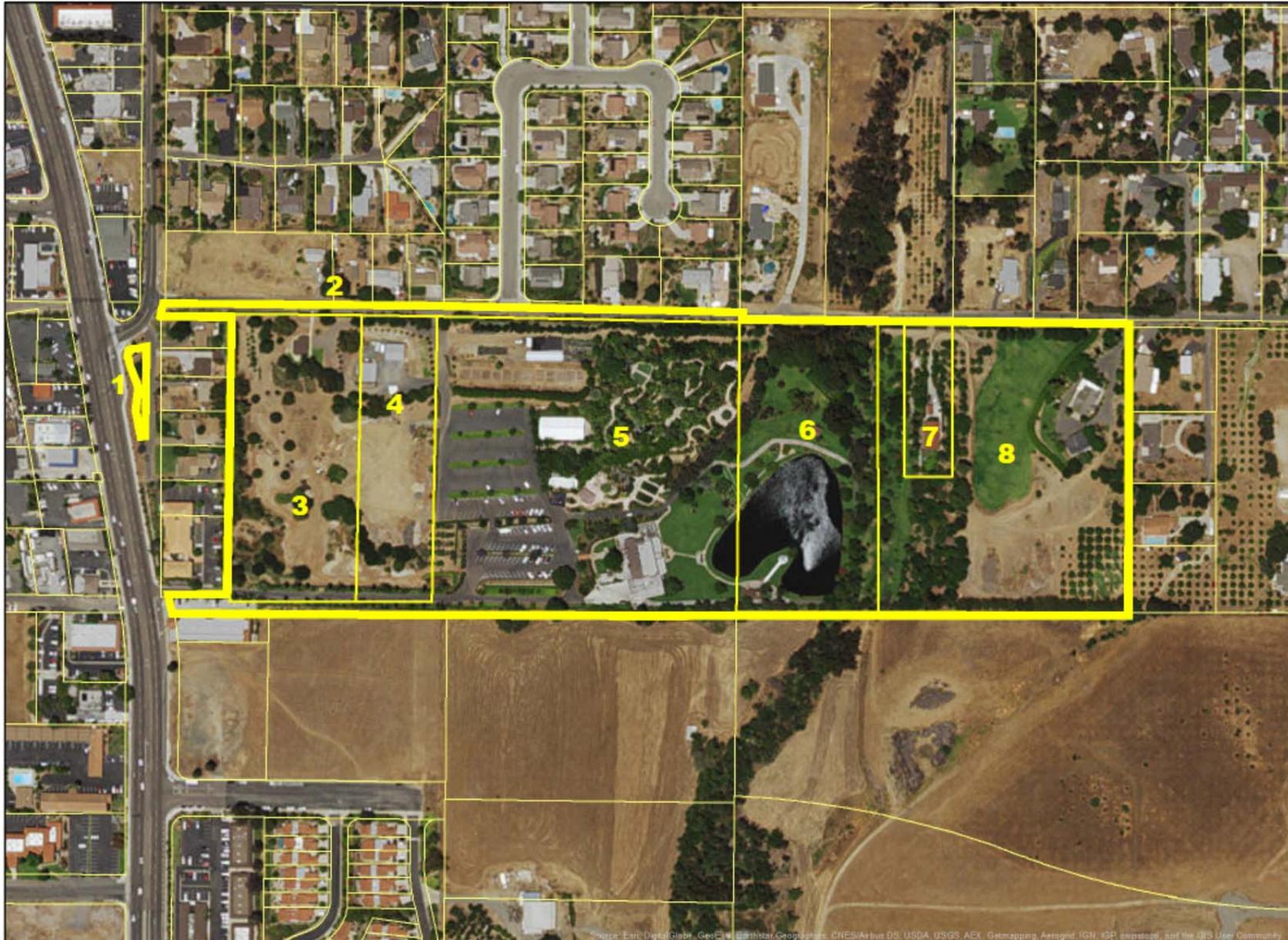
The project proposes to change Fallbrook Community Plan Policy LU2.2a1 to incorporate the new areas being assigned commercial land uses, as shown below in ~~strikeout~~/underline.

*APNs 104-250-34, 104-250-35, 104-350-14, ~~and~~ 106-410-36, 106-410-59 and 106-410-61 contain The Grand Tradition. In this iteration of the Fallbrook Community Plan a category of Commercial was placed on those parcels to facilitate that business (The Grand Tradition) and only that business. It is primarily a wedding venue for reserved group activities with an outdoor/indoor commercial area with three separate facilities: the Beverly Mansion (15,000 SF), Arbor Terrace (5,000 SF) and a third site yet to be constructed, Tuscany/Vineyard (5,000 SF), plus the possibility of a future hotel to support those group activities. In this case, the total square footage permitted for the entire ~~22~~ 30-acre venue shall be 80,000 SF. If the current business usage ~~of The Grand Tradition~~ ceases to exist on these parcels, the Land Use Designation will revert to a Village Residential 2 designation ~~residential with 0.5-acre zoning~~.*

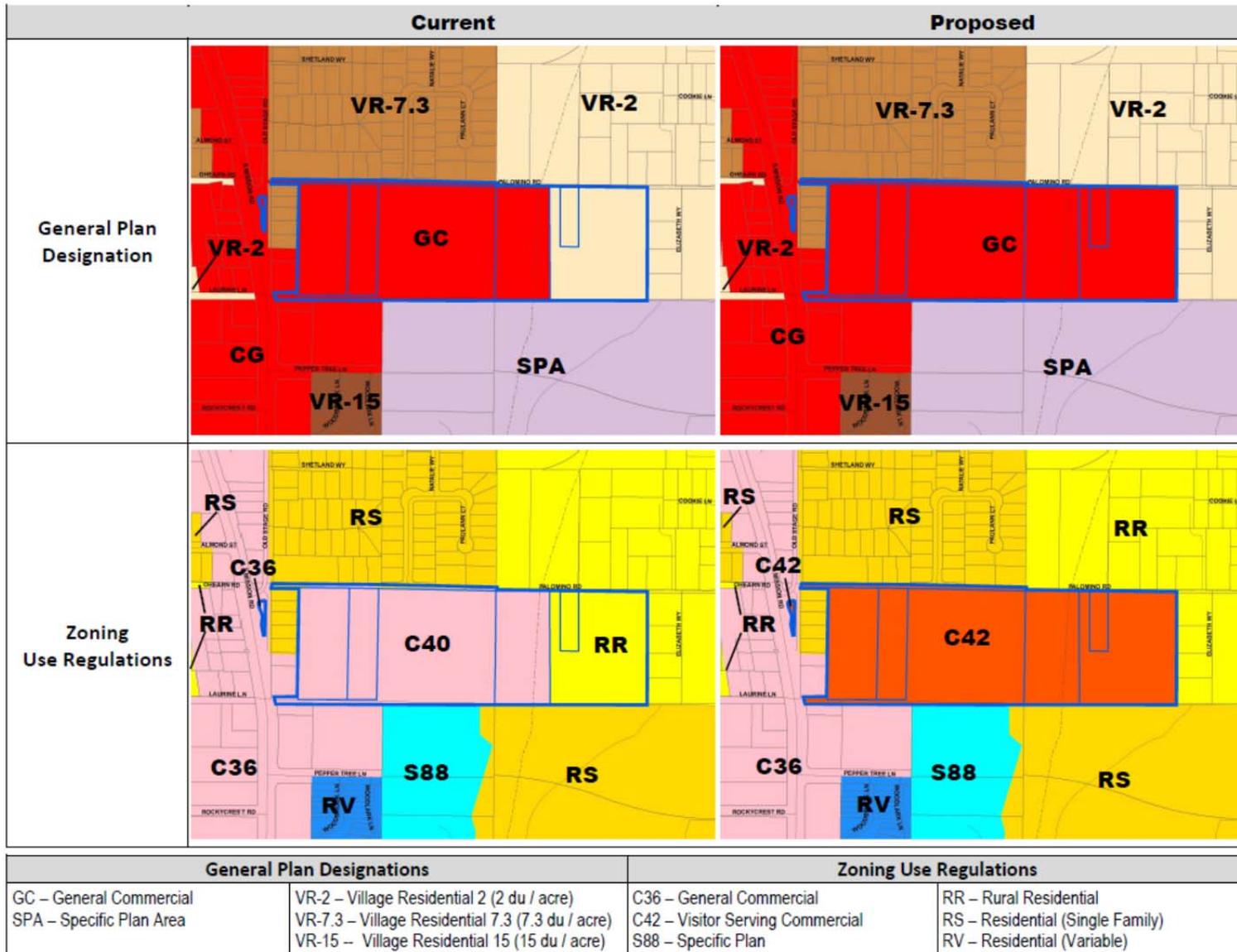
Detailed in the Environmental Review Checklist Form (Attachment 2), the proposed Project land use regulation modifications would not involve substantial changes in the magnitude of impacts identified in the General Plan Update Program EIR, and would not create new potentially significant impacts that would require additional mitigation.

### **Attachments**

- (1) Exhibits
  - i. Figure 1. Aerial
  - ii. Figure 2. Proposed General Plan and Zoning Changes
- (2) Environmental Review Checklist Form
  - i. Checklist Form
  - ii. Appendix A: Existing Land Uses
  - iii. Appendix B: Commercial Uses Allowed under Community Plan Policy LU2.2a1
  - iv. Appendix C: Comparison of Impacts—Existing General Plan and Grand Tradition GPA
- (3) Environmental Findings



**Figure 1. Aerial**



**Figure 2. Proposed General Plan and Zoning Changes**



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

**March 11, 2016**

## **Environmental Review Update Checklist Form For Projects with Previously Approved Environmental Documents**

### **For Purposes of Consideration of a General Plan Amendment and Rezone for the Grand Tradition; GPA 15-005; REZ 15-006; ER Log No. PDS2016-ER-82-02-106A**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the Project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the Grand Tradition General Plan Amendment (GPA).

#### **1. Background on the previously certified EIR:**

A Program EIR for the County's General Plan (GP) Update, Environmental Review Number 02-ZA-00, SCH No. 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR (EIR) identified the following environmental resource areas as having potentially significant impacts: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural and Paleontological Resources; 6) Hazards and Hazardous Materials; 7) Hydrology and Water Quality; 8) Land Use and Planning; 9) Mineral Resources; 10) Noise; 11) Public Services; 12) Recreation; 13) Transportation and Traffic; 14) Utilities and Service Systems, and 15) Climate Change. With the identification and implementation of GP Policies and associated EIR mitigation measures, Cultural and Paleontological Resources, Land Use and Planning, Recreation and Climate Change impacts were determined to be mitigated to a level of less than significant. Additionally, it was determined that Geology/Soils and Population/Housing would not involve potentially significant impacts; therefore mitigation measures were not required. For those resource areas in which environmental impacts remain significant and unavoidable after the implementation of GP Policies and associated EIR mitigation measures, overriding considerations were adopted.

The certified GP Update EIR is available at:

<http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>

2. Lead agency name and address:  
 County of San Diego, Planning & Development Services  
 5510 Overland Avenue, Suite 110  
 San Diego, CA 92123
- Contact: Robert Citrano, Project Manager
  - Phone number: (858) 694-3229
  - E-mail: [robert.citrano@sdcounty.ca.gov](mailto:robert.citrano@sdcounty.ca.gov)
3. Project applicant's name and address:  
 County of San Diego; Planning & Development Services  
 5510 Overland Ave., Suite 310  
 San Diego, CA 92123

4. Existing Conditions

A description of the existing conditions for the eight parcels included with the Grand Tradition GPA is provided below.

**Table 1: Existing Conditions**

ID	Parcels	GP Designation	Description of Existing Conditions (Note)
A	104-250-48-00 104-350-13-00	General Commercial	These two parcels (0.58 acres) are undeveloped. One parcel is too small to allow for development. The parcel, at its widest is only 25 feet, which would not support any development. The second parcel consists totally of a portion of a private road (Palomino Road). This parcel is also too narrow (18 feet) to support any potential development. In addition, this parcel will need to continue to serve as a road to provide access to adjacent residential development.
B	104-250-34-00 104-250-35-00 104-250-35-00 104-350-14-00	General Commercial	These four parcels (21.8 acres) consist of where the Grand Tradition business is currently conducted. In addition to the structures and gardens where wedding receptions and special events are held, this area also includes visitor parking and maintenance/storage areas. Also, much of the western portion is currently undeveloped. Much of the eastern portion of this area is within a County-mapped floodplain where a lake has been constructed surrounded by lawn and gardens and serves as a primary area for weddings and receptions.
C	106-410-59-00 106-410-61-00	Village Residential 2 (2 dwelling units/acre)	These two parcels (8.3 acres) are generally undeveloped, with the exception of two single family residences. Much of this area is landscaped or contains an orchard with fruit trees.

*Note: A more detailed description is provided as Appendix A of this EIR Addendum.*

The existing and future land uses allowed on the four parcels (see Row B on Table 1) where the Grand Tradition weddings and special events are conducted are restricted by Fallbrook Community Plan Policy LU2.2a1. This policy does three things:

1. Restricts land uses to only those that facilitate the business of the Grand Tradition: a wedding venue for reserved group activities with an indoor/outdoor commercial area (The allowable land uses are described in Appendix B of this EIR Addendum);
2. Establishes an 80,000 maximum square footage for structures on the four parcels; and
3. Reverts the property to a residential land use designation with one-half acre zoning, should the Grand Tradition business cease to exist.

Therefore, under the existing GP and Fallbrook Community Plan the total buildout of the Project area (8 parcels) would be limited to 80,000 SF of building space and 16 residential units. As described in Appendix A, Existing Land Uses, there are currently 30,500 SF of structures on the four parcels subject to Fallbrook Community Plan. Therefore, an additional 49,500 square feet of buildings could be constructed on these four parcels with a General Commercial designation and 14 additional dwelling units on the two parcels with a Village Residential 2 designation. The types of uses allowed within the 49,500 SF of new structures would be limited to only those uses that support the current Grand Tradition business model.

5. Summary of the activities authorized by present permit/entitlement application.

This Grand Tradition GPA proposes the following changes to the GP land use map, zoning, and Fallbrook Community Plan. Note: More detailed information is provided in the Project Description section of the Addendum.

- I. Land Use Map — Change the land use designation for two parcels totaling 8.3 acres from Village Residential 2 (two dwelling units per acre) to General Commercial.
- II. Zoning — Change eight parcels to C42 Visitor Serving Commercial from C40 Rural Commercial, C36 General Commercial, RR Rural Residential and RS Residential-Single Family. Other zoning changes are described below:
  - a. Building Type. Change to a “L” designator to provide for consistency throughout the property and to designate a commercial building type concurrent with the change from a residential to commercial use;
  - b. Setback. Change to an “H” designator for consistency among all eight parcels; and
  - c. Special Area Designator. Add the “B” Community Design Review designator to the two parcels proposed to change to a commercial use for consistency with the other commercial parcels.
- III. Community Plan — Amends Fallbrook Community Plan Policy LU2.2a1 to incorporate the two parcels being assigned commercial land uses (note: the maximum of 80,000 SF of buildings is not proposed to change).

6. Does the Project for which a subsequent discretionary action is now proposed differ in any way from the previously approved Project?

YES

NO

The proposed change in GP designation and zoning use regulations would expand the area to Parcels 7 and 8 (see Figure 1 of the Addendum) where commercial uses would be allowed. Appendix B of this Checklist provides a detailed comparison of zoning use regulations allowed by the Existing GP and GT GPA. While these uses are currently occurring within the Project area, they would now be allowed on Parcels 7 and 8.

In addition, the proposed zoning changes would assign consistent zoning designations for building type, setback, and community design review to all eight parcels, as described.

- Building Type – The proposed change would now allow buildings with commercial uses on any level in Parcels 7 and 8, where they are already allowed in the other developable parcels.
- Setback – The proposed change would reduce the rear yard setback from 40 to 25 feet in several parcels, including Parcels 7 and 8.
- Special Area Regulations – The requirement for community design review would be added to Parcels 7 and 8; therefore, all eight parcels would be subject to both community design review and airport land use compatibility.

The General Plan land use designations and zoning regulations found within this Project area are proposed to be amended as previously described. These amendments represent the differences of this discretionary action from the adopted General Plan. The General Plan Update Draft EIR analyzed four alternatives (Referral Map, Hybrid Map, Draft Land Use Map and Environmentally Superior Land Use Map), and the No Project alternative. The Proposed Project of the GP Update Draft EIR was known as the “Referral Map”. Within the GP Update Draft EIR, the Referral Map represented the highest intensity land use designations, at the regional scale, of all the alternatives analyzed.

During the deliberative process of certifying the Final EIR and adopting the General Plan, a new, less intense land use map titled the “Recommended Project” became the proposed Project that was ultimately adopted. As stated in Volume IV, *Amendment to the EIR, Description and Analysis of the Recommended Project*, “...the Recommended Project is comprised of components of the Proposed Project and Project alternatives that were extensively analyzed in the EIR that was circulated for public review, and therefore its inclusion in the Final EIR does not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.” The Recommended Project was adopted as the 2011 General Plan.

The proposed land use designation and zoning amendment of the Grand Tradition GPA was considered within the Draft EIR as the Referral Map (or the GP Update Draft EIR Proposed Project). The land use and zoning designations of the Land Use Alternatives considered during the General Plan are shown for comparison in Appendix B of Volume IV of the EIR. The Project area is identified within the ID column “FB13” of the table on page 3 of Appendix B of Volume IV. The General Commercial designation of the proposed

GT GPA is clearly indicated within the Proposed Project (Referral Map) column of that table.

[http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS\\_Aug2011/EIR/G4\\_Apx\\_B.Land\\_Use\\_Map\\_comparison\\_7.5.11.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/G4_Apx_B.Land_Use_Map_comparison_7.5.11.pdf)

Appendix C of Volume IV discloses the differences between the Referral Map (GP Update Draft EIR Proposed Project) and the Recommended Project. The Grand Tradition Project area can be reviewed on page 56 of Appendix C. The analysis concludes: "This AOD (*area of difference*) would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the Village Residential 2 designation proposed by the Recommended Project would result in less overall impacts than the General Commercial designation assigned by the Proposed Project. Therefore, the Recommended Project would result in fewer impacts than those evaluated in the Proposed Project EIR." Again, the "Proposed Project EIR" represented the Referral Map.

[http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS\\_Aug2011/EIR/G4\\_Apx\\_C.AOD.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/G4_Apx_C.AOD.pdf)

This conclusion was made without the restriction of the Fallbrook Community Plan Policy LU2.2a1. Under the current land use designations, total buildout of the project area (eight parcels) would include 80,000 SF of building space and 16 residential units. With the GT GPA in tandem with the Fallbrook Community plan policy LU2.2a1, total buildout would be 80,000 SF building space and the two existing residential units would be accounted for under the 80,000 SF limit. Should additional residential units be proposed, they would be considered accessory and would be accounted for within the 80,000.

Appendix C of Volume IV further explains: "The Recommended Project land use designation of VR-2 is consistent with the existing General Plan designation and would be considered less intense than the Proposed Project (Referral Map). One primary reason is the VR-2 designation would generate less traffic trips when compared to the General Commercial designation based on SANDAG trip generation estimates according to land use." These trip generation rates are based on acres of general commercial designations.

This is an accurate conclusion absent the Fallbrook Community Plan policy LU2.2a1. But with policy LU2.2a1, and removal of the VR-2 designation as proposed by the GT GPA, the increased vehicle trips would not occur and ADT decreases overall at buildout of the Project area.

Therefore, with the Fallbrook Community Plan policy LU2.2a1 that limits the project area to 80,000 SF of building space and the GPA removing the potential for an additional 14 residential units (two are currently existing), the potential impacts of the GT GPA are less or similar than the current land use designations, i.e., the Recommended Project of the Final EIR, because the removal of the potential for additional residential units and limitation of 80,000 SF of building space decreases the primary impact of increased vehicle trips and does not create new impacts necessitating additional mitigation than was identified by the certified Final EIR for the General Plan Update.

The General Plan Policies and mitigation measures intended to address the significance of the identified impacts can be found in *Chapter 7: Proposed General Plan Update Policies and Mitigation Measures* of the General Plan Update EIR. Mitigating policies are also found throughout the General Plan elements. The applicable policies and mitigations for this GPA GT are identified below within each resource area.

As discussed in Section 4 above, an additional 49,500 SF of new structures supporting the Grand Tradition business model is currently allowed the four developable parcels (Parcels 3 through 6 (*refer to Figure 1 of the Addendum*)) and the GT GPA would expand the area where these structures could be constructed to Parcels 7 and 8. However, no new impacts are foreseen to Parcels 7 and 8 with the construction of up to 49,500 SF of new commercial structures because under the GT GPA, the 14 additional dwelling units would no longer be allowed in addition to the commercial land use.

**7. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in Project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

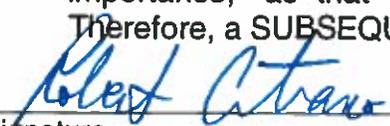
NONE

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

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the Project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the Project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the Project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

  
Signature

March 11, 2016

Date

**Robert Citrano**

Printed Name

**Project Manager**

Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the Project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a Project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the Project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The Project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
  - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**The following responses detail any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any. A more detailed analysis comparing the impacts of the existing General Plan (existing GP) with those of the Grand Tradition GPA (GT GPA) is discussed in Appendix C of this EIR Addendum.**

### ENVIRONMENTAL REVIEW UPDATE CHECKLIST

**I. AESTHETICS** – Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The GT GPA results in a consistent land use designation and zoning regulation throughout the entire Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to aesthetics beyond those analyzed in the GP Update EIR. Additional aesthetic impacts are not foreseen in the area proposed to change from Village Residential 2 to General Commercial (Parcels 7 and 8) because: (1) the area will be subject to community design review, and (2) the 14 additional dwelling units, which would be allowed to cover all of Parcels 7 and 8 on one-half acre lots, would no longer be allowed.

The GP Update EIR included policies in the Land Use, Mobility, and Conservation and Open Space Elements to reduce impacts to aesthetic resources. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to sub-categories scenic vistas and scenic resources are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required.

Regarding the sub-categories of visual character or quality and light or glare, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Aesthetics identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area

along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion 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))?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to agricultural and forestry lands beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Land Use, and Conservation and Open Space Elements to reduce impacts to agriculture and forestry resources. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to agriculture and forestry resources are still considered potentially significant for the land use conflicts sub-category and mitigation identified in Chapter 7.0 of the EIR is required to render impacts less than significant.

Regarding the sub-categories of both the direct and indirect conversion of agricultural resources, impacts to agriculture and forestry resources would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Agriculture and Forestry Resources identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**III. AIR QUALITY** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information

of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the GT GPA region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to air quality beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Conservation and Open Space Element to reduce impacts to air quality. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

The GP Update EIR determined that impacts to air quality under sub-categories air quality plans and objectionable odors would be less than significant; thus, mitigation measures were not necessary to reduce impacts to below a level of significance. However, relevant policies related to air quality can be found in the GP.

Regarding the sub-categories of air quality violations, non-attainment criteria pollutants and sensitive receptors, impacts to air quality would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Air Quality identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**IV. BIOLOGICAL RESOURCES** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife

species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to biological resources beyond those analyzed in the GP Update EIR.

The GP Update EIR determined that impacts to biological resources under sub-categories of local policies and ordinances, and habitat conservation plans and natural community conservation plans would be less than significant; thus, mitigation measures were not necessary to reduce impacts to below a level of significance. However, relevant policies related to biological resources can be found in the GP.

Regarding the federally protected wetlands sub-category, impacts to biological resources are still considered potentially significant and the mitigation identified in Chapter 7.0 of the EIR is required to reduce them to less than significant.

Regarding the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors, impacts to biological resources would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Biological Resources identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**V. CULTURAL AND PALEONTOLOGICAL RESOURCES** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to cultural resources beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Conservation and Open Space Element to reduce impacts to cultural resources. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to cultural resources under all four sub-categories (historical resources, archaeological resources, paleontological resources and human remains) are still considered potentially significant and the mitigation identified in Chapter 7.0 of the EIR is required to render impacts to cultural resources less than significant.

All applicable GP policies and mitigation related to Cultural and Paleontological Resources identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**VI. GEOLOGY AND SOILS** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to geology and soils beyond those analyzed in the GP Update EIR.

Due to the GP Update EIR having determined that impacts to geology and soils under all six sub-categories (exposure to seismic-related hazards, soil erosion or topsoil loss, soil stability, expansive soils, waste water disposal systems and unique geologic features) were less than significant, mitigation measures were not necessary to reduce impacts to below a level of significance. However, policies relevant to the GT GPA related to geology and soils can be found in the GP and would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**VII. GREENHOUSE GAS (GHG) EMISSIONS/GLOBAL CLIMATE CHANGE** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to GHG emissions/global climate change beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Conservation and Open Space Element to reduce impacts to GHG emissions/global climate change. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to GHG emissions/global climate change are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts -- to less than significant for two sub-categories (compliance with AB 32 and potential effects of global climate change on the proposed general plan update).

All applicable GP policies and mitigation related to GHG Emissions/Global Climate Change identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or

the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of 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; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the Project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to hazards and hazardous materials beyond those analyzed in the GP Update EIR.

Neither the GT GPA nor existing GP assign land uses that have a high potential for hazardous material usage and future projects under both the existing GP and GT GPA would be required to comply with applicable federal, State and local regulations related to hazardous materials. In addition, the GP Update EIR included policies in the Land Use, Safety and Conservation and Open Space Elements to reduce impacts to hazards and hazardous materials. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

The GP Update EIR determined that impacts under sub-categories of transport, use and disposal of hazardous materials, accidental release of hazardous materials, hazards to schools, existing hazardous materials sites, and vectors would be less than significant; thus, mitigation measures were not necessary to reduce impacts to below a level of significance. However, relevant policies related to hazards and hazardous materials can be found in the GP.

Impacts to hazards and hazardous materials are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories public airports, private airports and emergency response and evacuation plans.

Regarding the wildland fires sub-category, impacts would be considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required. Therefore, the overall impacts associated with this sub-category would remain significant and unavoidable.

All applicable GP policies and mitigation related to Hazards and Hazardous Materials identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review

within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**IX. HYDROLOGY AND WATER QUALITY** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The GPA and zoning amendment of the GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to hydrology and water quality beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Land Use, Safety and Conservation and Open Space Elements to reduce impacts to hydrology and water quality. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to hydrology and water quality are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories erosion or siltation, flooding, exceed capacity of stormwater systems, housing within a 100-year flood hazard area, impeding or redirecting flood flows, dam inundation and flood hazards and seiche, tsunami and mudflow hazards.

Regarding the sub-categories of water quality standards and requirements, and groundwater supplies and recharge, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Hydrology and Water Quality identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**X. LAND USE AND PLANNING** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the GT GPA adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to land use and planning beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Land Use, Mobility, Safety and Conservation and Open Space Elements to reduce impacts to land use and planning. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

The GP Update EIR determined that impacts under sub-categories of conflicts with land use plans, policies, and regulations and conflicts with habitat conservation plans and natural community conservation plans would be less than significant; thus, mitigation measures were not necessary to reduce impacts to below a level of significance. However, relevant policies related to land use and planning can be found in the GP.

Regarding the physical division of an established community sub-category, impacts are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant.

All applicable GP policies and mitigation related to Land Use and Planning identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XI. MINERAL RESOURCES** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new

information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local GP, specific plan or other land use plan?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to mineral resources beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Conservation and Open Space Element to reduce impacts to mineral resources. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

The GP Update EIR determined that impacts under sub-categories of mineral resource availability and mineral resources recovery sites would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Mineral Resources identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XII. NOISE** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local GP or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the GT GPA vicinity above levels existing without the GT GPA; a substantial temporary or periodic increase in ambient noise levels in the GT GPA vicinity above levels existing without the GT GPA; for projects 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, or for projects within the vicinity of a private airstrip, would the GT GPA expose people residing or working in the Project area to excessive noise levels?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of noise impacts beyond those analyzed in the GP Update EIR. Additional noise impacts are not foreseen in the area proposed to change from Village Residential 2 to General Commercial (Parcels 7 and 8) because: (1) the 14 additional dwelling units, which would be allowed to cover all of Parcels 7 and 8 on one-half acre lots, would no longer be allowed, and (2) discretionary projects proposing new commercial land uses would be subject to community design review, similar to the Existing GP, to ensure the new uses do not result in any new impacts.

The GP Update EIR included policies in the Noise Element to reduce noise impacts. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Noise impacts are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories excessive noise levels, excessive groundborne vibration, temporary increase in ambient noise levels, and excessive noise exposure from a public or private airport.

Regarding the permanent increase in ambient noise levels sub-category, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with this sub-category would remain significant and unavoidable.

All applicable GP policies and mitigation related to Noise identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XIII. POPULATION AND HOUSING** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT

GPA would not increase the severity of impacts to population and housing beyond those analyzed in the GP Update EIR.

Due to the GP Update EIR having determined that impacts to population and housing were less than significant, mitigation measures were not necessary to reduce impacts to below a level of significance. However, relevant policies related to population and housing can be found in the GP. The GP policies applicable to the GT GPA would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XIV. PUBLIC SERVICES** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to public services beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Land Use, and Safety Elements to reduce impacts on public services. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to public services are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories fire protection services, police protection services and other public services.

Regarding the school services sub-category, impacts would not be greater than those analyzed in the GP Update EIR because the GT GPA does not include a residential component. However, the GT GPA's impacts would not be reduced to below a level of significance; thus, the overall impacts associated with this sub-category would remain significant and unavoidable.

All applicable GP policies and mitigation related to Public Services identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the

same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XV. RECREATION** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to recreation beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Land Use, Mobility, Housing and Conservation and Open Space Elements to reduce impacts to recreation. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to recreation are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories deterioration of parks and recreational facilities and construction of new recreational facilities.

All applicable GP policies and mitigation related to Recreation identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XVI. TRANSPORTATION/TRAFFIC** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate

emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. As a result, at buildout the GT GPA would generate approximately 140 less average daily vehicular trips (ADTs) than buildout of the Existing GP. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to transportation and traffic beyond those analyzed in the GP Update EIR. Additional traffic impacts are not foreseen due to commercial uses being allowed in the area proposed to change from Village Residential 2 to General Commercial (Parcels 7 and 8) because: (1) 140 ADTs would no longer be generated from buildout of an additional 14 dwelling units, (2) discretionary projects proposing new commercial land uses would be subject to community design review, similar to the Existing GP, to ensure the new uses do not result in any new traffic impacts.

The GP Update EIR included policies in the Land Use and Mobility Elements to reduce impacts on transportation and traffic. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

Impacts to transportation and traffic are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories Emergency Access, Parking Capacity and Alternative Transportation.

Regarding the sub-categories of unincorporated county traffic and level of service (LOS) standards, adjacent cities traffic and LOS standards and rural road safety, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Transportation and Traffic identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the GT GPA; result in a

determination by the wastewater treatment provider, which serves or may serve the GT GPA that it has adequate capacity to serve the GT GPA's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the GT GPA's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The GT GPA would result in a consistent land use designation and zoning regulation throughout the Project area.

The development potential of the GT GPA is less than that of the Existing GP. The maximum potential commercial building area is 80,000 SF under both the Existing GP and GT GPA; however, the Existing GP also allows for an additional 14 dwelling units that would not be allowed under the GT GPA. Therefore, the proposed land use designation and zoning changes of the GT GPA would not increase the severity of impacts to utilities and service systems beyond those analyzed in the GP Update EIR.

The GP Update EIR included policies in the Land Use and Conservation and Open Space Elements to reduce impacts on utilities and service systems. These relevant policies and mitigation measures can be found in Chapter 7.0 of the GP Update EIR.

The GP Update EIR determined that impacts to utilities and service systems under the solid waste regulations sub-category would be less than significant; thus, mitigation measures were not necessary to reduce impacts to below a level of significance. However, relevant policies related to utilities and service systems can be found in the GP.

Impacts to utilities and service systems are still considered potentially significant and the mitigation identified in Chapter 7.0 of the GP Update EIR is required to reduce impacts to less than significant for sub-categories wastewater treatment requirements, new water or wastewater treatment facilities, sufficient stormwater drainage facilities, adequate wastewater facilities, and energy.

Regarding the sub-categories of adequate water supplies, and sufficient landfill capacity, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

All applicable GP policies and mitigation related to Utilities and Service Systems identified in Chapter 7.0 of the GP Update EIR would be applied during future discretionary application review within the Project area along with community design review. These are the same mitigation measures which would have applied to the commercial portion of the GT GPA as described in the GP, thus achieving the same mitigation as previously analyzed, along with the expansion of the community design review requirement being added to Parcels 7 and 8.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the GP Update EIR was certified, are there any changes in the GT GPA, changes in circumstances under which the GT GPA is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

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

*Does the GT GPA 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)?*

*Does the GT GPA have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

YES

NO

The development potential of the GT GPA is less than the development potential of the existing GP. As stated in Volume IV, *Amendment to the EIR, Description and Analysis of the Recommended Project*, “...the Recommended Project is comprised of components of the GT GPA and project alternatives that were extensively analyzed in the GP Update EIR that was circulated for public review, and therefore its inclusion in the Final GP Update EIR does not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the GT GPA or a feasible way to mitigate or avoid such an effect.”

All of the effects associated with mandatory findings of significance have been adequately addressed in the GP Update EIR, including cumulative effects. All applicable mitigation measures from the GP Update EIR shall be carried forward with the GT GPA, and the GT GPA will also rely on statements of overriding consideration adopted with the GP Update EIR, for significant and unavoidable impacts discussed above. The GT GPA would not introduce new significant effects, beyond those analyzed in the GP Update EIR because the GT GPA land use and zoning designations were considered within the GP Update EIR Proposed Project alternative.

#### EIR and Project Reference Links

- Link to previous environmental review – County of San Diego GP EIR – <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>
- Link to the full Staff Recommendation with all proposed changes in the Project, in addition to maps and analysis worksheets for proposed Land Use Map and/or zoning changes – <http://www.sandiegocounty.gov/content/sdc/pds/advance/grand-tradition.html>

**XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW  
UPDATE CHECKLIST FORM**

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego 2015 GHG Guidance – Recommended Approach to Addressing Climate Change in CEQA Documents, January 21, 2015.

County of San Diego General Plan

County of San Diego General Plan Update Final EIR including all appendices, certified August 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Noise, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved August 24, 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection, approved August 31, 2010

County of San Diego Zoning Ordinance

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

**APPENDIX A: EXISTING LAND USES**

<b>APN</b>	<b>Acres</b>	<b>Existing Conditions</b>
104-250-48-00	0.05	Undeveloped, surrounded by Mission and Old Stage Roads.
104-350-13-00	0.53	Undeveloped, consisting entirely of a paved private road (Palomino Road) that serves as an emergency access for the Grand Tradition and provides access to residential development north of the Grand Tradition (Emerald Ridge Road and Paul Ann Court).
104-250-34-00	4.13	Northern portion developed with 1,090 SF single family residence. Southern section consists of Grand Tradition Way. Remainder is undeveloped.
104-250-35-00	2.50	Developed with two maintenance/storage structures (3,780 SF). Tuscany Vineyard/Winery (structures: 5,000 SF). Southern section contains Grand Tradition Way (0.09 acres). Remainder is undeveloped.
104-350-14-00	10.43	Includes the following buildings and areas to support weddings and special events: <ul style="list-style-type: none"> <li>○ Beverly Mansion / Veranda Restaurant (15,000 SF)</li> <li>○ Beverly Mansion Gardens (3.28 ac.).</li> <li>○ Arbor Terrace Pavilion (5,000 SF)</li> <li>○ Orchid Bar/Restaurant (646 SF) (0.34 ac.)</li> <li>○ Restroom Building (1,800 SF)</li> <li>○ Paved parking area (2.24 ac.)</li> <li>○ Arbor Terrace Gardens (1.78 acres)</li> <li>○ Tuscany Vineyard/Winery (structures: 5,000 SF / 1.29 ac.)</li> <li>○ Heart-Shaped Lake and Fountain (0.11 acres)</li> <li>○ Compass Garden (0.88 acres)</li> <li>○ Access Roads (0.26 ac.)</li> <li>○ Service Area/Road (0.25 ac.)</li> </ul>
106-410-36-00	4.71	Includes the following buildings and areas to support weddings and special events: <ul style="list-style-type: none"> <li>○ Beverly Mansion Gardens (2.9 ac.)</li> <li>○ Heart-Shaped Lake and Fountain (1.29 ac.)</li> <li>○ Compass Garden (0.42 ac.)</li> <li>○ Maintenance Building/Pump House (780 SF)</li> <li>○ Service Road (0.04 ac.)</li> </ul>
106-410-59-00	0.82	Developed with single family residence (2,257 SF).
106-410-61-00	7.51	Includes the following uses: <ul style="list-style-type: none"> <li>○ Single family residence (5,149 SF) on 1.1 acres.</li> <li>○ Guest House (2,100 SF)</li> <li>○ Orchard (1.61 acres)</li> <li>○ Arbor Terrace Gardens (1.78 acres)</li> </ul> Remainder is undeveloped.

**Appendix B: Commercial Uses Allowed under Community Plan Policy LU2.2a1**

<b>Use</b>	<b>Existing GP C40</b>	<b>GT GPA C42</b>
<b>GRAND TRADITION: EXISTING USES</b>		
Eating and Drinking Establishments	P	P
Family Residential	P(L1)	P(L20)
Participant Sports and Recreations (Indoor)	P	P
Participant Sports and Recreations (Outdoor)	Note	P
Row & Field Crops	P	P
Tree Crops	P	P
<b>GRAND TRADITION: POTENTIAL FUTURE USES</b>		
Retail Sales: Specialty	P	P
Transient Habitation: Lodging	P	P

*Note - Permitted through an approved Major Use Permit.*

**Legend:**

- P Permitted by-right
- P(L#) Permitted with limitations as described in Zoning Ordinance Section 2980
- M Permitted only with an approved Major Use Permit

**Appendix C: Comparison of Impacts—Existing General Plan and Grand Tradition GPA**

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<b>Aesthetics</b>	
<p><i>Issue 1: Scenic Vistas</i>                      The proposed Project would have a significant impact if it would obstruct, interrupt, or detract from a scenic vista that is visible from a:</p> <ul style="list-style-type: none"> <li>• Public road;</li> <li>• Trail within an adopted County or State trail system;</li> <li>• Scenic vista or highway; or</li> <li>• Recreational area.</li> </ul>	<p>No new impacts.                      The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP. The smaller potential development footprint of the GT GPA would have less potential to impact scenic vistas than the Existing GP.</p>
<p><i>Issue 2: Scenic Resources</i>                      The GT GPA would have a significant impact if it would result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of a neighborhood, community, State Scenic Highway, or localized area, including, but not limited to, landmarks (designated), historic resources, trees, and rock outcroppings.</p>	<p>No new impacts.                      The Project area does not have any landmarks (designated) or historic resources and is not located within view of a State Scenic Highway.                      The smaller potential development footprint of the GT GPA (see Issue 1) could more easily avoid significant natural features than the development footprint allowed by the Existing GP.</p>
<p><i>Issue 3: Visual Character/Quality</i>                      The GT GPA would have a significant impact if it would substantially degrade the existing visual character or quality of the site and its surroundings by introducing features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.</p>	<p>No new impacts.                      The entire project area is located within the Fallbrook Village and adjacent to Commercial uses and Village-density Residential uses.                      The GT GPA would assign a "B" designator to the entire Project area, which would be subject to community design review. The potential development under both the Existing GP and GT GPA would be consistent with other development in the area and subject to community design review.                      Additional aesthetic impacts are not foreseen in the area proposed to change from Village Residential 2 to General Commercial (Parcels 7 and 8) because: (1) the area will be subject to community design review, and (2) the 14 additional dwelling units, which would be allowed to cover all of Parcels 7 and 8 on one-half acre lots, would no longer be allowed.</p>
<p><i>Issue 4: Light or Glare</i>                      The GT GPA would have the potential to result in a substantial new source of light or glare from new development or redevelopment that requires night lighting,</p>	<p>No new impacts.                      The Project area is located:</p> <ul style="list-style-type: none"> <li>o Outside Zone A of the Palomar and Mount Laguna Observatories;</li> </ul>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p>such as security lighting in commercial areas, or from the use of materials that would result in glare, such as expanses of glass on office buildings. As discussed above, most of the proposed General Plan Update land use designations would be consistent with existing conditions. Building materials and outdoor lighting used in the development or redevelopment of residential, commercial, industrial, or public/semi-public uses would have the potential to result in a new source of glare and/or lighting. Of particular concern are new sources of night lighting that would have the potential to cause light trespass and light pollution which would affect the Palomar Mountain and Mount Laguna Observatories.</p>	<ul style="list-style-type: none"> <li>○ Approximately 4,000 feet south of the Fallbrook Village Center and adjacent to the Commercial corridor with a greater lighting footprint.</li> </ul> <p>The smaller potential development footprint of the GT GPA (See Issue 1) would have less potential to impact light or glare from new development or redevelopment that requires night lighting than the Existing GP.</p>
<b>Agricultural Resources</b>	
<p><i>Issue 1: Direct Conversion of Agricultural Resources</i> The GT GPA would have a significant impact if it would convert San Diego County Agricultural Resources (including, but not limited to, Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, pursuant to the FMMP of the California Resources Agency), or other agricultural resources, to non-agricultural use. A significant impact would also occur if the GT GPA would substantially impair the ongoing viability of important agricultural resources.</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP. Most of Project area is mapped Farmland of Statewide or Local Importance; however, the Project area does not contain any important agricultural resources. The smaller potential development footprint of the GT GPA would have less potential to convert areas that are mapped Farmland of Statewide or Local Importance than the Existing GP.</p>
<p><i>Issue 2: Land Use Conflicts</i> The GT GPA would have a significant impact if it would conflict with a Williamson Act Contract or the provisions of the California Land Conservation Act of 1965 (Williamson Act). Additionally, a significant impact would occur if the GT GPA would conflict with existing zoning for agricultural use.</p>	<p>Not applicable. The Project area does not contain any agricultural contracts or any existing zoning for agricultural uses to be in conflict with.</p>
<p><i>Issue 3: Indirect Conversion of Agricultural Resources</i> The GT GPA would result in a potentially significant impact if proposed land uses result in compatibility conflicts with existing agricultural activities. If these conflicts would result in the conversion of agricultural resources to a nonagricultural uses, then a potentially significant impact would occur.</p>	<p>No new impacts. Orchards located to the east of the Project area. There are limited agricultural uses on the Grand Tradition, but these uses serve the Grand Tradition business. The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to result in compatibility conflicts with existing agricultural activities than the Existing GP.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<b>Air Quality</b>	
<p><i>Issue 1: Air Quality Plans</i> The GT GPA would have a significant impact if it would conflict with or obstruct implementation of the Regional Air Quality Strategy (RAQS), applicable portions of the SIP, and/or any local air quality plans.</p>	<p>No new impacts. The Existing GP would not conflict with or obstruct the implementation of the RAQS or SIP. Likewise, the GT GPA would not conflict with or obstruct the implementation of the RAQS or SIP.</p>
<p><i>Issue 2: Air Quality Violations</i> The GT GPA would have a significant impact if it would exceed the quantitative screening-level thresholds (SLTs) for attainment pollutants (NO<sub>2</sub>, SO<sub>2</sub>, and CO), and would result in a significant impact if they exceed the SLTs for nonattainment pollutants (O<sub>3</sub> precursors and particulate matter).</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. These additional 14 single family dwelling units are forecast to generate 140 additional average daily vehicular trips and the associated emissions. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP, which would result in less vehicular emissions than the Existing GP.</p>
<p><i>Issue 3: Non-Attainment Criteria Pollutants</i> The GT GPA would have a significant impact if it would result in a cumulatively considerable net increase of any criteria pollutant for which the SDAB is non-attainment under an applicable federal or State AAQS (including emissions which exceed the SLTs for O<sub>3</sub> precursors listed in Table 2.3-12)</p>	<p>No new impacts. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 2), which would result in a net decrease of any criteria pollutant for which the SDAB is non-attainment under an applicable federal or State AAQS than the Existing GP.</p>
<p><i>Issue 4: Sensitive Receptors</i> The GT GPA would have a significant impact if it would directly impact a sensitive receptor and result in a cancer risk of greater than 1 in one million without implementation of Toxics Best Available Control Technology (T-BACT), 10 in one million with implementation of T-BACT, or health hazard index of one or more, consistent with the APCD's Rule 1210 requirements for stationary sources.</p>	<p>No new impacts. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 2), which would less directly impact a sensitive receptor and result in a cancer risk than the Existing GP.</p>
<p><i>Issue 5: Objectionable Odors</i> The GT GPA would have a significant impact if it would result in the emission of any material which causes nuisance to a considerable number of persons or endangers the comfort, health or safety of any person. A project that proposes a use which would produce objectionable odors would be deemed to have a significant impact if it would affect a considerable number of off-site receptors.</p>	<p>No New Impacts Neither the Existing GP nor GT GPA include uses that are the source of objectionable odors. However, the GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 2), which would have less of a risk to result in the emission of any material which causes nuisance to a considerable number of persons or endangers the comfort, health or safety of any person than the Existing GP.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<b>Biological Resources</b>	
<p><i>Issue 1: Special Status Plant and Wildlife Species</i> The GT GPA would have a significant impact if it would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish &amp; Wildlife Service.</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP. The smaller potential development footprint of the GT GPA would have less potential to result in a substantial adverse effect on any species identified as a candidate, sensitive, or special status species than the Existing GP.</p>
<p><i>Issue 2: Riparian Habitat and Other Sensitive Natural Communities</i> The GT GPA would have a significant impact if it would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFG or USFWS.</p>	<p>No new impacts. The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to result in a substantial adverse effect on any riparian habitat or other sensitive natural community than the Existing GP.</p>
<p><i>Issue 3: Federally Protected Wetlands</i> The GT GPA would have a significant impact if it would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.</p>	<p>No new impacts. The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to result in a substantial adverse effect on federally protected wetlands.</p>
<p><i>Issue 4: Wildlife Movement Corridors</i> The GT GPA would have a significant impact if it would 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.</p>	<p>No new impacts. The Project area is not within any adopted core areas or linkages of the proposed North County Multiple Species Conservation Plan (MSCP). The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to interfere substantially with wildlife movement corridors.</p>
<p><i>Issue 5: Local Policies and Ordinances</i> The GT GPA would have a significant impact if it would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>No New Impacts Future projects under the GT GPA would be required to comply with applicable local policies and ordinances. Regulatory processes to ensure compliance would continue to be in place and would not be impacted by the GT GPA. Therefore, a potentially significant impact associated with conflicts with local policies and ordinances would not occur.</p>
<p><i>Issue 6: Habitat Conservation Plans and Natural Community Conservation Plans</i> The GT GPA would have a significant impact if it would conflict with the</p>	<p>No New Impacts Future projects under the GT GPA would be required to comply with applicable HCPs and</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p>provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan.</p>	<p>NCCPs. Regulatory processes to ensure compliance are already in place and would not be impacted by the GT GPA. Therefore, a potentially significant impact associated with conflicts with HCPs and NCCPs would not occur.</p>
<b>Cultural and Paleontological Resources</b>	
<p><i>Issue 1: Historical Resources</i> The GT GPA would have a significant impact if it would result in a substantial adverse change in the significance of an historical resource as defined in Section 15064.5 of the State CEQA Guidelines or the County's RPO through physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP. The smaller potential development footprint of the GT GPA would have less potential to result in a substantial adverse change in the significance of an historical resource than the Existing GP.</p>
<p><i>Issue 2: Archaeological Resources</i> The GT GPA would have a significant impact if it would cause a substantial adverse change in the significance of an archaeological resource as defined by PRC Section 21083.2, State CEQA Guidelines Section 15064.5(a). This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.</p>	<p>No new impacts. The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to result in a substantial adverse change in the significance of an archaeological resource.</p>
<p><i>Issue 3: Paleontological Resources</i> The GT GPA would have a significant impact if it would directly or indirectly destroy a unique paleontological resource or site.</p>	<p>No new impacts. The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to directly or indirectly destroy a unique paleontological resource or site.</p>
<p><i>Issue 4: Human Remains</i> The GT GPA would have a significant impact if it would disturb any human remains, Native American or otherwise, including those interred outside of formal cemeteries. Section 15064.5(d) and (e) of the CEQA Guidelines assign special importance to human remains and specify procedures to be used when Native American remains are discovered.</p>	<p>No new impacts. The smaller potential development footprint of the GT GPA (see Issue 1) would have less potential to disturb any human remains, Native American or otherwise.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<b>Geology and Soils</b>	
<p><i>Issue 1: Exposure to Seismic-Related Hazards</i>                      The GT GPA would have a significant impact it would expose people or structures to potential substantial adverse impacts, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent AP Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction or landslides.</p>	<p>No new impacts.                      The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would not increase the commercial development capacity and would not include any residential development; therefore, would have less potential to expose people or structures to potential substantial adverse impacts.</p>
<p><i>Issue 2: Soil Erosion or Topsoil Loss</i>                      The GT GPA would have a significant impact if it would result in substantial soil erosion or the loss of topsoil.</p>	<p>No New Impacts                      Future projects under the GT GPA, as with the Existing GP, would be required to be in compliance with the policies and mitigation measures, as well as all applicable regulations including the National Pollutant Discharge Elimination System, California Building Code (CBC), and the County Grading Ordinance that would prevent potential impacts to soil erosion or the loss of topsoil to below a significant level.</p>
<p><i>Issue 3: Soil Stability</i>                      The GT GPA would have a significant impact if it would 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.</p>	<p>No New Impacts                      Future projects under the GT GPA, as with the Existing GP, would be required to comply with federal, State and local building standards and regulations, including the CBC and County required geotechnical reconnaissance reports and investigations. Compliance with such regulations would reduce impacts associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse to a less than significant level.</p>
<p><i>Issue 4: Expansive Soils</i>                      The GT GPA would have a significant impact if it would be located on expansive soil, as defined in Section 1802A.3.2 of the CBC, creating substantial risks to life or property.</p>	<p>No New Impacts                      Future projects under the GT GPA, as with the Existing GP, would be required to comply with all applicable federal, State and local regulations, including the International Building Code (IBC) and CBC. Compliance with such regulations would reduce potentially significant impacts to below a level of significance.</p>
<p><i>Issue 5: Waste Water Disposal Systems</i>                      The GT GPA would have a significant impact if it would 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.</p>	<p>No New Impacts                      Future projects under the GT GPA, as with the Existing GP, would be required to comply with all applicable federal, State and local regulations related to septic tanks and waste water disposal, including County Department of Environmental Health standards. Compliance with such regulations would reduce the potential for septic systems to be</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
	located in soils incapable of supporting such systems. Therefore, impacts would be less than significant.
<p><i>Issue 6: Unique Geologic Features</i> The GT GPA would have a significant impact if it would directly or indirectly destroy a unique geologic feature. Specifically, the Project would result in significant impact if it would materially impair a unique geologic feature by destroying or altering those physical characteristics that convey the uniqueness of the resource.</p>	<p>No New Impacts There are not any unique geologic features within the Project area.</p>
<b>Hazards and Hazardous Materials</b>	
<p><i>Issue 1: Transport, Use, and Disposal of Hazardous Materials</i> The GT GPA would have a significant impact if it would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>No new impacts. The transport of hazard materials would not change with the GT GPA over any transport under the Existing GP. In either instance, any future development, as designated under the GT GPA, would be required to comply with applicable federal, State and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant</p>
<p><i>Issue 2: Accidental Release of Hazardous Materials</i> The GT GPA would have a significant impact if it would 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.</p>	<p>No New Impacts Neither the Existing GP nor GT GPA include industrial uses that commonly store, use, and dispose of hazardous materials. However, the change to a General Commercial designation under the GT GPA would be required to comply with applicable federal, State and local regulations related to the transportation, use, storage, and disposal of hazardous materials. Compliance with such regulations would minimize the potential for a release to occur and provide planning mechanisms for prompt and effective cleanup if an accidental release did occur. Therefore, required compliance with existing regulations would ensure impacts related to an accidental hazardous materials release would be less than significant.</p>
<p><i>Issue 3: Hazards to Schools</i> The GT GPA would have a significant impact if it would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<p>No New Impacts Neither the Existing GP nor GT GPA assign land uses that have a high potential for hazardous material usage. However, compliance with federal and State regulations pertaining to hazardous wastes would ensure that risks associated with hazardous emissions and schools would remain below a level of significance.</p>
<p><i>Issue 4: Existing Hazardous Materials Sites</i> The GT GPA would have a significant impact if it proposed development to be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.</p>	<p>No New Impacts The Project area is not on a list of hazardous material sites. Therefore; there would not be any change in impacts between the Existing GP and GT GPA.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p><i>Issue 5: Public Airports</i> The GT GPA would have a significant impact if it would locate development 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, and would result in a safety hazard for people residing or working in the Project area.</p>	<p>No New Impacts The Project area is within the Airport Influence Area 1 (AIA), Traffic Pattern, and Otter Safety Zones of the Fallbrook Community Airpark. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA, which would result in a smaller potential development footprint than the Existing GP, would place less permanent residents and the same size transient population within the AIA of the Fallbrook Community Airpark than the Existing GP.</p>
<p><i>Issue 6: Private Airports</i> The GT GPA would have a significant impact if it would locate development within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the Project area.</p>	<p>No New Impacts There are not any private airstrips in the Fallbrook Community Planning Area. Therefore, the impacts under the GT GPA would not change when compared to the impacts under the Existing GP.</p>
<p><i>Issue 7: Emergency Response and Evacuation Plans</i> The GT GPA would have a significant impact if it would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p>No New Impacts The GT GPA remove the potential for 14 additional dwelling units within the Project area (see Issue 5); which would result in less permanent residents that would need to be evacuated in an emergency when compared to the Existing GP.</p>
<p><i>Issue 8: Wildland Fires</i> The GT GPA would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p>No New Impacts The GT GPA remove the potential for 14 additional dwelling units within the Project area (see Issue 5); which would result in less permanent residents that would be exposed to a significant risk of loss, injury, or death involving wildland fires compared to the Existing GP.</p>
<p><i>Issue 9: Vectors</i> The GT GPA would have a significant impact if it would substantially increase human exposure to vectors capable of spreading disease by:</p> <ol style="list-style-type: none"> <li>Proposing a vector breeding source including, but not limited to, sources of standing water for more than 72 hours (e.g., ponds, stormwater management facilities, constructed wetlands); or</li> <li>Proposing a vector breeding source including, but not limited to, composting</li> </ol>	<p>No New Impacts Future projects under the GT GPA, as with the Existing GP, would be required to comply with existing regulations and processes associated with vector control. Therefore, the GT GPA would not create a significant hazard to the public or the environment by substantially increasing human exposure to vectors. Impacts would be less than significant.</p>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
<p>or manure management facilities, confined animal facilities, or animal boarding/breeding/training operations.</p>	
<p><b>Hydrology and Water Quality</b></p>	
<p><i>Issue 1: Water Quality Standards and Requirements</i>                      The GT GPA would have a significant impact if it would violate any water quality standards, otherwise degrade water quality or violate any water quality standards or waste discharge requirements. For land uses proposed at the maximum build-out allowed under the GT GPA, groundwater impacts may be potentially significant in areas of the county where pollutants exceed their respective Primary State or Federal Maximum Contaminant Level.</p>	<p>No new impacts.                      The Project area is not groundwater dependent because it is located within the Rainbow Municipal Water District.                      The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP. The smaller potential development footprint of the GT GPA would have less potential to violate water quality standards, otherwise degrade water quality or violate any water quality standards or waste discharge requirements than the Existing GP.</p>
<p><i>Issue 2: Groundwater Supplies and Recharges</i>                      The GT GPA would have a significant impact if it would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).</p>	<p>No New Impacts                      The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1) which would have less potential to substantially deplete groundwater supplies or interfere substantially with groundwater recharge than the Existing GP.</p>
<p><i>Issue 3: Erosion or Siltation</i>                      The GT GPA would have a significant impact if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.</p>	<p>No New Impacts                      The Project area is located within a County-designated 100-year floodplain. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1), which would have less potential than the Existing GP to substantially alter existing drainage pattern of the Project area and result in substantial erosion or siltation on- or off-site.</p>
<p><i>Issue 4: Flooding</i>                      The GT GPA would have a significant impact if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>	<p>No New Impacts                      The Project area is located within a County-designated 100-year floodplain. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1) which would have less potential than the Existing GP to substantially alter the existing drainage pattern of the site or area, which would result in flooding on- or off-site.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p><i>Issue 5: Exceed Capacity of Stormwater Systems</i> The GT GPA would have a significant impact if it would 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.</p>	<p>No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1) which would have less potential than the Existing GP to 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 than the Existing GP.</p>
<p><i>Issue 6: Housing within a 100-year Flood Hazard Area</i> The GT GPA would have a significant impact if it would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p>	<p>No New Impacts The Existing GP allows for 14 additional dwelling units that would no longer be allowed under the GT GPA (see Issue 1). Therefore, the GT GPA would have less potential to place housing within a 100-year flood hazard area.</p>
<p><i>Issue 7: Impeding or Redirecting Flood Flows</i> The GT GPA would have a significant impact if it would place within a 100-year flood hazard area structures which would impede or redirect flood flows.</p>	<p>No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1) which would have less potential than the Existing GP to place within a 100-year flood hazard area structures which would impede or redirect flood flows than the Existing GP.</p>
<p><i>Issue 8: Dam Inundation and Flood Hazards</i> The GT GPA would have a significant impact if it would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p>	<p>No New Impacts The Project area is located within a 100-year floodplain, but not within a dam inundation area. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1) which would have less potential than the Existing GP to expose people or structures to impacts from flooding, including flooding as a result of the failure of a levee or dam than the Existing GP.</p>
<p><i>Issue 9: Seiche, Tsunami and Mudflow Hazards</i> The GT GPA would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow.</p>	<p>No New Impacts Due to the inland location of the Project area implementation of either the Existing GP or GT GPA would not expose people or structures to hazards associated with inundation by a tsunami. Additionally, implementation of either the Existing GP or GT GPA would not result in land uses or development within areas subject to inundation from a seiche. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1) which would have less potential than the Existing GP to expose people or structures to a significant risk of loss, injury, or death involving inundation mudflow.</p>
<b>Land Use</b>	
<p><i>Issue 1: Physical Division of an Established Community</i> The GT GPA would have a significant impact if it would physically divide an established community.</p>	<p>No new impacts. The project area is located within the Fallbrook Village, approximately three-quarters of a mile south of the town center. Neither the Existing GP nor GT GPA would construct new roadways that would result in the division of an established community.</p>
<p><i>Issue 2: Conflicts with Land Use Plans, Policies, and Regulations</i> The GT GPA would have a significant impact if it would conflict with an applicable</p>	<p>No New Impacts On September 24, 2015, the San Diego County Regional Airport Authority determined that</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p>land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental impact.</p>	<p>the GT GPA is consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP). The GT GPA includes revisions to Fallbrook Community Plan Policy LU2.2a1 to ensure consistency. Therefore, neither the Existing GP nor the GT GPA would conflict with the Fallbrook Community Airpark ALUCP or Fallbrook Community Plan, along with other applicable land use plans, policies, and regulations, including the Regional Conservation Plan (RCP), Regional Transportation Plan (RTP), Congestion Management Plan (CMP), Basin Plan, Regional Air Quality Strategy (RAQS), County Trails Program (CTP) and Zoning Ordinance.</p>
<p><i>Issue 3: Conflicts with HCPs or NCCPs</i> The GT GPA would have a significant impact if it would conflict with any applicable HCP or NCCP.</p>	<p>No New Impacts As with the Existing GP, the GT GPA would be required to comply with applicable HCPs and NCCPs. Regulatory processes to ensure compliance are already in place and would not be altered by the GT GPA. Therefore, the GT GPA would not conflict with any applicable HCP or NCCP and impacts would be less than significant.</p>
<b>Mineral Resources</b>	
<p><i>Issue 1: Mineral Resource Availability</i> The GT GPA would have a significant impact if it would 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, such as proposing incompatible development:</p> <ul style="list-style-type: none"> <li>• On or within the vicinity (generally up to 1,300 feet from the site) of an area classified as Mineral Resources Zone (MRZ) 2;</li> <li>• On land classified as MRZ-3;</li> <li>• On land underlain by Quaternary alluvium; or</li> <li>• On or within the vicinity of areas containing industrial material and gemstone resources.</li> </ul>	<p>No new impacts. The Project area is located entirely within MRZ-3, Resources Potentially Present; however, is outside of the vicinity of land underlain by Quaternary alluvium or areas containing industrial material and gemstone resources. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would have less potential to result in the loss of availability of a known mineral resource than the Existing GP.</p>
<p><i>Issue 2: Mineral Resource Recovery Sites</i> The GT GPA would have a significant impact if it would 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. Resource recovery sites are areas where mineral resources could be extracted for use. Locally important resource recovery sites or areas where important resource recovery sites could potentially be located, are designated by the CGS as MRZ-2 or MRZ-3, or as</p>	<p>No New Impacts Refer to analysis provided by Issue 1.</p>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
being underlain by Quaternary alluvium.	
<b>Noise</b>	
<p><i>Issue 1: Excessive Noise Levels</i>                      The GT GPA would have a significant impact if it would result in the exposure of any existing or reasonably foreseeable future noise sensitive land uses to exterior or interior noise, including existing and planned Mobility Element roadways, railroads, and other noise sources, in excess of any of the following:</p> <p>a. Exterior Locations:</p> <ul style="list-style-type: none"> <li>• Roadways and all other noise sources: 60 or 65 dBA (CNEL) in the Noise Compatibility Guidelines or an increase of 10 dBA(CNEL) over pre-existing noise in areas where the ambient noise level is 49 dBA (CNEL) or less.</li> <li>• Railroads: 60 dBA (CNEL) or an increase of 10 dBA (CNEL) over pre-existing noise in areas where the ambient noise level is 49 dBA (CNEL) or less.</li> </ul> <p>b. Interior Locations</p> <ul style="list-style-type: none"> <li>• 45 dBA (CNEL)</li> </ul>	<p>No new impacts.                      The Project area is not located near railroads; however, is located within a noise contour for an unbuilt Mobility Element Road. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, which would not result in any additional impacts through the exposure of existing or reasonably foreseeable future noise sensitive land uses</p>
<p><i>Issue 2: Excessive Groundborne Vibration</i>                      The GT GPA would have a significant impact if it would result in the exposure of vibration sensitive uses to ground-borne vibration and noise equal to or in excess of the levels shown in Table 2.11-14, Groundborne Vibration and Noise Standards, or if new sensitive land uses would be located in the vicinity of ground-borne vibration inducing land uses such as railroads or mining operations.</p>	<p>No New Impacts                      The Project area is not located is an area exposed to groundbourne vibration in excess of noise standards.                      Therefore, the GT GPA would not result in any new impacts when compared to the Existing GP.</p>
<p><i>Issue 3: Permanent Increase in Ambient Noise Levels</i>                      The GT GPA would have a significant impact if it would result in a substantial permanent increase in ambient noise which would exceed the sound level limits specified in San Diego County Code Section 36.404, Sound Level Limits, at the property line of the property on which the noise is produced or at any location on a property that is receiving the noise.</p>	<p>No New Impacts                      The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would result in a smaller potential development footprint than the Existing GP. The smaller potential development footprint of the GT GPA would have less potential than the Existing</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
	<p>GP to result in a substantial permanent increase in ambient noise which would exceed sound level limits.</p> <p>The GT GPA would not cause a permanent increase in ambient noise levels in Parcels 7 and 8, the area proposed to change from Village Residential 2 to General Commercial, (see <i>Figure 1 in the Addendum</i>) beyond levels resulting from the Existing GP because: (1) the 14 additional dwelling units, which would be allowed to cover all of Parcels 7 and 8 on one-half acre lots, would no longer be allowed, and (2) discretionary projects proposing new commercial land uses would be subject to community design review, similar to the Existing GP, to ensure the new uses do not create a substantial permanent increase in ambient noise levels.</p>
<p><i>Issue 4: Temporary Increase in Ambient Noise Levels</i> The GT GPA would have a significant impact if it would result in a substantial temporary or periodic increase in ambient noise levels:</p> <ul style="list-style-type: none"> <li>I. During construction which, together with noise from all sources, would exceed the County standards; or</li> <li>II. Result in other sources of temporary and nuisance noise no person shall produce or cause to be produced an impulsive noise that exceeds the following standards when measured at the boundary line of or on any occupied property for 25 percent of the minutes in the measurement period—82 dBA at an occupied residential, village zoning, or civic use or 85 dBA at an occupied agricultural, commercial, or industrial use; or</li> <li>II. Noise from Off-Road Recreational Vehicles, that produces a noise when measured at the boundary line of or on any occupied property that at any time exceeds the following maximum sound levels:             <ul style="list-style-type: none"> <li>o 82 decibels between the hours of 7:00 a.m. and 7:00 p.m.,</li> <li>o 77 decibels between the hours of 7:00 p.m. and 10:00 p.m., and</li> <li>o 55 decibels between the hours of 10:00 p.m. and 7:00 a.m.</li> </ul> </li> </ul>	<p>No New Impacts</p> <p>The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 3); therefore, would have less potential to result in a substantial temporary or periodic increase in ambient noise levels than the Existing GP.</p> <p>The GT GPA would not cause a temporary increase in ambient noise levels in Parcels 7 and 8 beyond levels resulting from the Existing GP Additional noise impacts because: (1) the 14 additional dwelling units, which would be allowed to cover all of Parcels 7 and 8 on one-half acre lots, would no longer be allowed, and (2) discretionary projects proposing new commercial land uses would be subject to community design review, similar to the Existing GP, to ensure the new uses do not create a substantial temporary or periodic increase in ambient noise levels.</p>
<p><i>Issue 5: Excessive Noise Exposure from a Public or Private Airport</i> The GT GPA would have a significant impact if it would expose people residing or working in the Project area to excessive noise levels from a public airport. The level of noise acceptable to new development in the vicinity of proposed new airports, active military airports being converted to civilian use, and existing civilian airports is established as an annual CNEL of 60 dBA.</p>	<p>No New Impacts</p> <p>The Project area is not exposed to excessive noise level from a public airport. Therefore, the GT GPA would not result in any new impacts when compared to the Existing GP.</p>
<b>Population and Housing</b>	
<p><i>Issue 1: Population Growth</i> The GT GPA would have a significant impact if it would induce substantial population growth in an area, either directly (for example, by proposing new</p>	<p>No new impacts.</p> <p>The GT GPA does not include any new residential development or extension of roads and infrastructure; therefore, would not result in the direct or indirect inducement of unplanned</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	population growth.
<i>Issue 2: Displacement of Housing</i> The GT GPA would have a significant impact if it would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	No New Impacts The GT GPA would not displace any existing housing units that would necessitate the construction of replacement housing elsewhere.
<i>Issue 3: Displacement of People</i> The GT GPA would have a significant impact if it would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	No New Impacts The GT GPA would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
<b>Public Services</b>	
<i>Issue 1: Fire Protection Services</i> The GT GPA would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of 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 fire protection.	No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would have less potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities than the Existing GP.
<i>Issue 2: Police Protection Services</i> The GT GPA would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of 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 police protection services.	No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, would have less potential to require new or physically altered police protection services facilities than the Existing GP.
<i>Issue 3: School Services</i> The GT GPA would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.	No New Impacts The 14 dwelling units allowed under the Existing GP would not be allowed under the GT GPA. As a result, the GT GPA would result in a reduced population, when compared to the Existing GP. Therefore, the GT GPA would have less potential to require new or physically altered school facilities than the Adopted Project.

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p><i>Issue 4: Other Public Services</i> The GT GPA would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of 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 other public facilities.</p>	<p>No New Impacts See also rationale provided for Issue 3. The GT GPA would result in a reduced permanent population, when compared to the Existing GP (see Issue 1). Therefore, the GT GPA would have less potential than the Existing GP to require new or physically altered government services, such as libraries.</p>
<b>Recreation</b>	
<p><i>Issue 1: Deterioration of Parks and Recreational Facilities</i> The GT GPA would have a significant impact if it would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would have less potential to increase the use of existing neighborhood and regional parks or other recreational facilities than the Existing GP.</p>
<p><i>Issue 2: Construction of New Recreational Facilities</i> The GT GPA would have a significant impact if it would include recreational facilities or require the construction or expansion of recreational facilities which would have an adverse effect on the environment.</p>	<p>No New Impacts The business model of the Grand Tradition does not include recreational facilities; however, much of the property is composed of gardens and lawn areas, where wedding venues and special events are held. The GT GPA could result in the expansion of these gardens into the area proposed to change from a Residential to Commercial land use. However, any impact from expansion of the gardens into this area would be less significant than the construction of 14 dwelling units that would be allowed on the property under the Existing GP.</p>
<b>Transportation and Traffic</b>	
<p><i>Issue 1: Unincorporated County Traffic and LOS Standards</i> The GT GPA would have a significant impact if it would: a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections); or b. Exceed, either individually or cumulatively, a level of service (LOS) standard established by the County Congestion Management Agency for designated</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to</p>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
<p>roads or highways.</p>	<p>include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. As a result, the GT GPA is forecast to result in approximately 140 average daily vehicle trips less than the Existing GP. Therefore, the GT GPA would have less potential to increase traffic load or a LOS standard than the Existing GP.</p> <p>Additional traffic impacts are not foreseen due to commercial uses being allowed in the area proposed to change from Village Residential 2 to General Commercial (Parcels 7 and 8) because: (1) 140 ADTs would no longer be generated from buildout of an additional 14 dwelling units, (2) expanding the areas where commercial uses are allowed will reduce, rather than increase the LOS on designated roads and highways.</p>
<p><i>Issue 2: Adjacent Cities Traffic and LOS Standards</i> The GT GPA would have a significant impact if it would:</p> <ol style="list-style-type: none"> <li>Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections); or</li> <li>Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.</li> </ol>	<p>No New Impacts</p> <p>The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, would have less potential to increase traffic load or to exceed a LOS standard than the Existing GP.</p> <p>Additional traffic impacts are not foreseen due to commercial uses being allowed in Parcels 7 and 8 because the overall reduction in ADT resulting from the GT GPA would reduce, rather than increase LOS on designated roads and highways in adjacent cities.</p>
<p><i>Issue 3: Rural Road Safety</i> The GT GPA would have a significant impact if it would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	<p>No New Impacts</p> <p>The GT GPA does not include any road construction; therefore, would not increase hazards due to a design feature or incompatible uses when compared to the Existing GP.</p>
<p><i>Issue 4: Emergency Access</i> The GT GPA would have a significant impact if it would result in inadequate emergency access</p>	<p>No New Impacts</p> <p>There are not any road changes with the GT GPA, when compared to the Existing GP. Existing access roads to the Grand Tradition parking areas are provided as described below.</p> <ul style="list-style-type: none"> <li>Palomino Road west to Mission Road (at least 24 feet wide from Mission Road east to Emerald Ridge Road and provides access to the northern driveway of the Grand Tradition parking lots).</li> <li>Palomino Road east to Morro Road (18 feet wide).</li> <li>Grand Tradition Way west to Mission Road (approximately 19 feet wide, provides access to the parking areas from the south and connects directly to Mission Road).</li> </ul> <p>Based on the number of roads serving the property, there is adequate access under both GT GPA and Existing GP.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p><i>Issue 5: Parking Capacity</i> The GT GPA would have a significant impact if it would result in inadequate parking capacity.</p>	<p>No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less potential than the Existing GP to result in inadequate parking capacity.</p>
<p><i>Issue 6: Alternative Transportation</i> The GT GPA would have a significant impact if it would conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).</p>	<p>No New Impacts The land use designation change and rezone included in the GT GPA would not have any effect on adopted policies, plans, or programs supporting alternative transportation.</p>
<p><b>Utilities and Service Systems</b></p>	
<p><i>Issue 1: Wastewater Treatment Requirements</i> The GT GPA would have a significant impact if it would exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would have less potential to exceed the wastewater treatment requirements than the Existing GP.</p>
<p><i>Issue 2: New Water or Wastewater Treatment Facilities</i> The GT GPA would have a significant impact if it would require or result in new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	<p>No new impacts. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less potential than the Existing GP to require or result in new water or wastewater treatment facilities or the expansion of existing facilities than the Existing GP.</p>
<p><i>Issue 3: Sufficient Stormwater Drainage Facilities</i> The GT GPA would have a significant impact if it would result in new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	<p>No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less potential than the Existing GP to result in new storm water drainage facilities or expansion of existing facilities.</p>
<p><i>Issue 4: Adequate Water Supplies</i> The GT GPA would have a significant impact if it would: 1) Result in a demand for water that exceeds existing entitlements and resources, or necessitates new or expanded entitlements; or 2) Substantially deplete groundwater supplies or interfere substantially with</p>	<p>No New Impacts The Project area is located within the Rainbow Municipal Water District; therefore is not dependent on groundwater. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less demand for water than the Existing GP.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p>groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits are granted).</p>	
<p><i>Issue 5: Adequate Wastewater Facilities</i> The GT GPA would have a significant impact if it would result in a determination by the wastewater provider which serves or may serve the Project area that it has inadequate capacity to service the Project's projected demand in addition to the provider's existing commitments.</p>	<p>No new impacts. The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less demand for wastewater facilities than the Existing GP.</p>
<p><i>Issue 6: Sufficient Landfill Capacity</i> The GT GPA would have a significant impact if it would be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs.</p>	<p>No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less solid waste disposal needs than the Existing GP.</p>
<p><i>Issue 7: Solid Waste Regulations</i> The GT GPA would have a significant impact if it would not comply with federal, State and local statutes and regulations related to solid waste.</p>	<p>No New Impacts Future development under both the Existing GP and GT GPA would be required to comply with federal, State and local statutes and regulations related to solid waste. Therefore, the impacts associated with solid waste regulations would not change with the GT GPA.</p>
<p><i>Issue 8: Energy</i> The GT GPA would have a significant impact if it would require or result in the construction of new energy production and/or transmission facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.</p>	<p>No New Impacts The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would have less energy needs than the Existing GP.</p>
<b>Global Climate Change</b>	
<p><i>Issue 1: Compliance with AB 32</i> The GT GPA would have a significant impact if it would result in more greenhouse gas (GHG) emissions than the Existing GP.</p>	<p>No new impacts. The Existing GP (Fallbrook Community Plan Policy LU2.2a1) would permit a maximum of 80,000 SF of buildings with commercial uses on the Grand Tradition parcels assigned commercial land use designations. The Existing GP would also allow an additional 14 single family dwelling units on the most eastern two parcels assigned a residential designation. The GT GPA would change these two parcels to a General Commercial land use designation; therefore, the 14 single family residences would no longer be allowed. The GT GPA would also expand the scope of Fallbrook Community Plan Policy LU2.2a1 to include these two parcels proposed to change from a residential to commercial designation. Therefore, the maximum potential commercial development would remain at 80,000 SF, while the potential for residential development would be reduced. Therefore, the GT GPA would have less potential to result in GHG emissions than the Existing GP.</p>

<b>Guidance for Determining Significance (from General Plan Update EIR)</b>	<b>Impacts of GT GPA when compared to Existing General Plan</b>
<p><i>Issue 2: Potential Effects of Global Climate Change on the Proposed Project</i>                      Global climate change would be considered to have a significant effect if it would subject development associated with the GT GPA to substantial climate-related risks to public health or safety.</p>	<p>No new impacts.                      The GT GPA would result in a smaller potential development footprint than the Existing GP (see Issue 1); therefore, the GT GPA would subject less potential development to substantial climate-related risks to public health or safety than the Existing GP.</p>

**Environmental Findings**  
**2016 Grand Tradition General Plan Amendment and Rezone**  
**GPA 15-001; REZ 15-006; ER Log No. PDS2016-ER-82-02-106A**  
**March 11, 2016**

Find that the Environmental Impact Report (EIR) dated August 3, 2011, on file with Planning and Development Services (PDS) as Environmental Review Number 02-ZA-00, SCH No. 2002111067, was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Board of Supervisors has reviewed and considered the information contained therein, and the Addendum thereto dated March 11, 2016 on file with PDS as Environmental Review Number PDS2016-ER-82-02-106A before approving the project; and

Find that there are no changes in the proposed Project or in the circumstances under which the proposed Project is undertaken that involve significant new environmental impacts which were not considered in the previously certified EIR dated August 3, 2011; there is no substantial increases in the severity of previously identified significant effects, and no new information of substantial importance has become available since the EIR was certified as explained in the Environmental Review Checklist Form dated March 11, 2016 (Attachment 2).