



The County of San Diego

Planning Commission Hearing Report

Date:	March 11, 2016	Case/File No.:	Grand Tradition General Plan Amendment / Zoning Amendment GPA 15-005; REZ 15-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Grand Tradition General Plan Amendment and Zoning Amendment
Time:	9:00 a.m.	Location:	220 Grand Tradition Way – east of intersection of Old Stage and Mission Roads
Agenda Item:	#1	General Plan:	Village Residential 2 to General Commercial (two parcels)
Appeal Status:	Board of Supervisors is the final decision maker	Zoning:	Rural Commercial and Rural Residential to Visitor Serving Commercial (eight parcels)
Applicant/Owner:	County of San Diego	Communities:	Fallbrook
Environmental:	EIR Addendum	APNs:	104-250-34/35/48; 104-350-13/14; 106-410-36/59/61

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate a General Plan Amendment (GPA) and zoning amendment for eight parcels of the Grand Tradition Estate and Gardens (Grand Tradition) in the Fallbrook Community Planning Area (CPA). The proposed GPA is a designation change for two of the eight parcels (7 and 8 in Figure 1) and zoning amendment for all eight parcels. Planning & Development Services recommends that the Planning Commission take the following actions:

- a. Find that the Planning Commission has reviewed and considered the information contained in the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto dated March 11, 2016, on file with PDS under Environmental Review Log Number PDS2016-ER-82-02-106A, prior to making its recommendation on the GPA and zoning amendment.

- b. Recommend that the Board of Supervisors adopt:
 - i. A Resolution of the San Diego County Board of Supervisors Adopting the Grand Tradition General Plan Amendment; GPA 15-005 (Attachment A), and
 - ii. AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF EIGHT PARCELS IN THE FALLBROOK COMMUNITY PLANNING AREA WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GRAND TRADITION ZONING AMENDMENT; REZ 15-006 (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Fallbrook Community Plan?
- c. Does the GPA comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

The purpose of the following staff report is to provide the Planning Commission with the information necessary to consider the proposed GPA, zoning amendment and environmental findings prepared in accordance with CEQA. Based on the analysis performed by staff, the Department concludes that the findings can be made, and therefore, staff recommends approval of the GPA and zoning amendment.

C. PROPOSAL

Project Description

A General Plan designation change is proposed to provide a larger area for wedding venues, within the Grand Tradition (*Project area is shown in Figure 1*). The change in zoning use regulation is also proposed to correct an oversight in the General Plan Update, which designated much of the Project area C40 Rural Commercial, rather than C42 Visitor Serving Commercial which is more appropriate to the business model of the Grand Tradition.



Figure 1: Aerial

The two parcels proposed for a General Plan designation change are shown in figure 2 and the eight parcels proposed for a zoning use regulation change are shown on Figure 3. Additional zoning changes are proposed to building type, setback and special area designator.

a. General Plan Land Use Map

The Project 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.

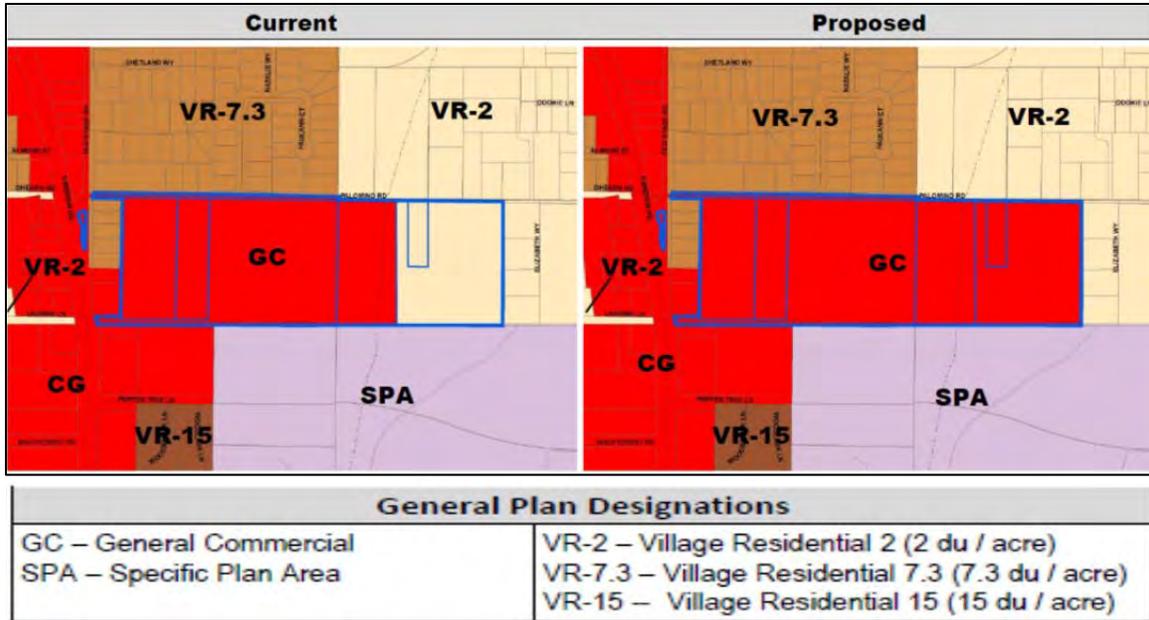


Figure 2: Proposed General Plan Designation Changes

b. Zoning

Proposed zoning changes are described in Table 1 below (refer to Figure 1 for parcel ID references) and shown in Figure 3.

- 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.

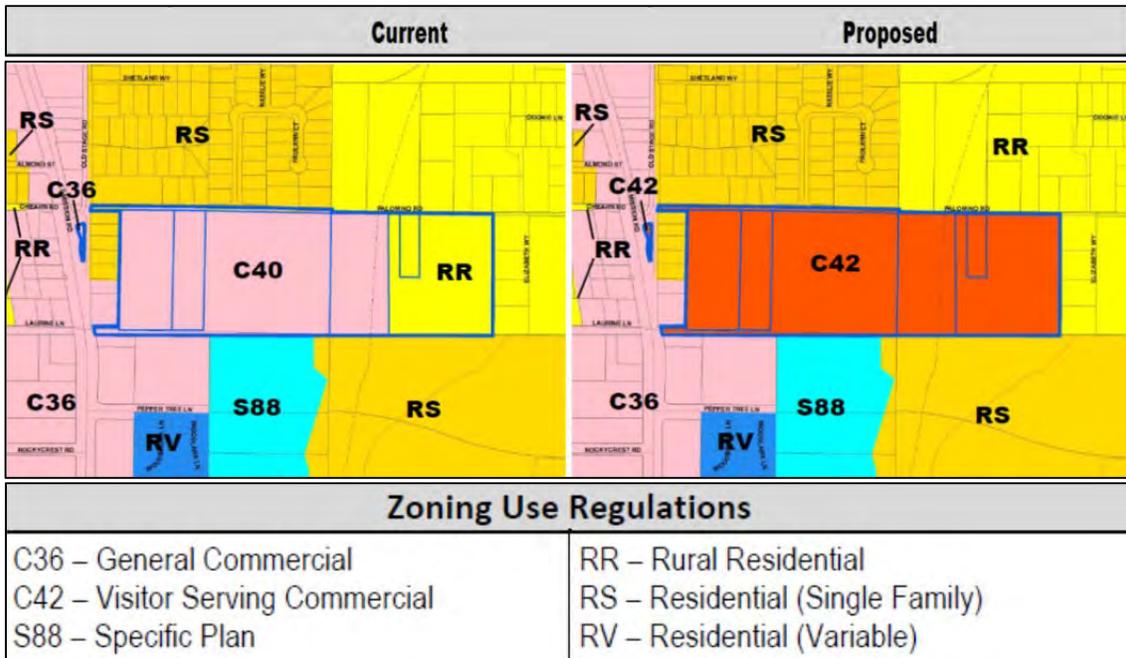


Figure 3: Proposed Zoning Use Regulation Changes

Table 1: Summary of Proposed Zoning Changes

ID	Use Regulation		Building Type ^{NOTE}		Setback ^{NOTE}		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			
8	RR		C		G		C - Airport Land Use Compatibility Plan Area	

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~~.

D. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it is consistent with the vision goals and policies of the General Plan, the Fallbrook Community Plan and that it complies with CEQA. There are not any unresolved issues associated with this request.

The GPA proposes to amend the Fallbrook Community Plan Policy LU2.2a1 and change the land use designation to General Commercial. These amendments would decrease the development potential of the project area when compared to the existing land use designations, as explained below.

- Policy LU2.2a1 would apply to Parcels 7 and 8 and limit the total amount of buildings within the entire project area to 80,000 square feet (SF). Therefore, although Parcels 7 and 8 would have a new commercial designation, the total amount of commercial buildings allowed within the project area would not increase.
- The current Village Residential 2 designation would allow for an additional 14 residential units; residential units can be considered accessory to this commercial use and would be accounted for within the 80,000 SF limitation of Policy LU2.2a1. Without the land use designation amendment and the application of LU2.21a, the 14 residential units would be in addition to 80,000 SF of buildings.

1. General Plan Consistency

Staff has evaluated and determined consistency with the General Plan (see Attachment C). The primary rationale for staff's determination of consistency includes:

- Proposed land use changes are consistent with the Community Development Model and do not require a change in Regional Category; and
- As described above, the GPA would decrease the buildout potential of the Project area, which would enable future development applications to more easily avoid constraints such as wetlands and floodplain.

2. Community Plan Consistency

Government Code Section 65359 requires that community plans affected by a GPA shall be reviewed and amended as necessary to make the community plan consistent with the General Plan. As also discussed in Attachment C, staff reviewed the Fallbrook Community Plan and is recommending a change to Policy LU2.2a1 for consistency with the proposed changes in land use.

3. Zoning Ordinance Consistency

Staff reviewed the proposed zoning for the GPA for consistency with the proposed Land Use Map designations in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050. Based

on this review, zoning changes are determined to be consistent with the proposed General Plan changes.

4. CEQA Compliance

Consistent with the project description, section C.1 of this report, staff compared the existing General Plan with the development potential of the Project area under the Grand Tradition GPA. It was determined that the proposed changes would be less intense because 14 additional dwelling units would no longer be in addition to the 80,000 SF of commercial uses based on restrictions of the Fallbrook CP Policy LU2.21a. Residential units would be accounted for under the 80,000 SF limitation, rather than in addition to as under the existing General Plan. Therefore, an EIR Addendum to the General Plan Update EIR has been prepared to analyze the proposed changes in compliance with CEQA 15164 (Attachment D). The Addendum shows that the proposed GPA would result in the same or less significant impacts for each resource area analyzed in the previously certified General Plan Update EIR. In addition, there are no changes in the Project, no changes in the circumstances under which the Project is undertaken, and no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of the previous EIR for the project dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001.

E. COMMUNITY PLANNING GROUP

The proposed changes to the land use map, zoning and community plan were recommended by the Fallbrook Community Planning Group (CPG), as discussed in the summary of meetings provided below.

On September 15, 2015, the Fallbrook Land Use Subcommittee considered the proposed changes to the General Plan land use map and zoning amendment and voted to recommend their support.

On September 21, 2015 by a vote of 13-0-0, the Fallbrook CPG voted to recommend approval of the proposed land use map and zoning changes.

On February 9, 2016, the Fallbrook Land Use Subcommittee considered the proposed Community Plan revisions and voted to support them, with one modification to the last sentence of the policy. The Committee recommended changing: "If the business of The Grand Tradition ceases" to "If the current business usage ceases".

On February 21, 2016 by a vote of 15-0-0, the Fallbrook CPG voted to recommend approval of the proposed changes to the Community Plan, as modified by the Subcommittee.

F. OUTREACH AND PUBLIC INPUT

Changes to an adopted General Plan must follow the process specified in Government Code Section 65350, which includes evaluation and analysis, public and agency review, Planning Commission review and Board of Supervisors approval. Staff conducted public outreach that included notification of all property owners within 300 feet of proposed Land Use Map/zoning changes, airport compatibility review, a 45-day public and agency review and comment period, Senate Bill 18 (SB18) tribal consultation, and staff attendance at the Fallbrook Land Use Subcommittee and Fallbrook CPG meetings. Correspondence received, and applicable follow-up staff responses, are included as Attachment E. In addition to public outreach, PDS Advance Planning staff coordinated with other

divisions within PDS, the County Sheriff's Department and Department of Environmental Health Department. Below is a summary of outreach efforts.

1. Notification to property owners within 300 feet of proposed Land Use Map changes – On September 2, 2015, a notice was mailed to property owners within 300 feet of the proposed Land Use Map changes. This notice included information and web links for the project and identified the date and time of the the Fallbrook Community Planning Group meeting where these property owners could provide comments.
2. Airport Land Use Commission Consistency Determination – The project is located within the Airport Influence Area for the Fallbrook Community Airpark. The Airport Land Use Commission reviewed the project and determined the project is consistent with the Fallbrook Community Airpark Airport Land Use Compatibility Plan.
3. Web Page – PDS established a web page at the initiation of the project, to provide the most current information on the project as it progressed through the planning phases.
<http://www.sandiegocounty.gov/content/sdc/pds/advance/grand-tradition.html>
4. Public and Agency Review – On September 2, 2015, a notification was sent to agencies requiring GPA notification per California Government Code Section 65352 and other interested stakeholders. These notifications included a link to the web site with information on the project. An issue concerning secondary access, raised by the North County Fire Protection District, was addressed by staff and resolved when shown how there were three means of ingress and egress to the property.
5. Tribal Consultation – On September 11, 2015, applicable Tribal governments in the San Diego region were notified of the changes proposed in this GPA in accordance with Government Code Section 65352. Correspondence was received from six Tribal governments; and the San Luis Rey Band of Mission Indians requested a consultation, which was conducted on November 3, 2015 and concluded on February 9, 2016. Attachment F, which provides a summary of the Senate Bill 18 consultation process, shows that there are not any outstanding issues.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Find that it has reviewed and considered the information contained in the General Plan EIR, dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto (Attachment D), dated March 11, 2016, on file with PDS under Environmental Review Log Number PDS2016-ER-82-02-106A, prior to making its recommendation on the GPA and zoning amendment.
2. Recommend that the Board of Supervisors adopt:
 - a. A Resolution of the San Diego County Board of Supervisors Adopting the Grand Tradition General Plan Amendment; GPA 15-005 (Attachment A), and
 - b. AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF EIGHT PARCELS IN THE FALLBROOK COMMUNITY PLANNING AREA WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GRAND TRADITION ZONING AMENDMENT [REZ 15-006] (Attachment B).

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – A Resolution of the San Diego County Board of Supervisors Adopting the Grand Tradition General Plan Amendment; GPA 15-005
- Attachment B – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF EIGHT PARCELS IN THE FALLBROOK COMMUNITY PLANNING AREA WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GRAND TRADITION ZONING AMENDMENT [REZ 15-006]
- Attachment C – General Plan and Community Plan Conformance Review
- Attachment D – Environmental Findings and Documentation
- Attachment E – Correspondance
- Attachment F – SB 18 Tribal Consultation

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Attachment A

**A RESOLUTION OF THE
SAN DIEGO COUNTY BOARD OF SUPERVISORS
ADOPTING THE
GRAND TRADITION GENERAL PLAN AMENDMENT
GPA 15-005**

March 2016

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A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
ADOPTING THE GRAND TRADITION GENERAL PLAN AMENDMENT; GPA 15-005

WHEREAS, pursuant to Government Code Sections 65350 et seq., GPA 15-005 has been prepared, being the first amendment to the Land Use Element and Fallbrook Community Plan in the Calendar Year 2016; and

WHEREAS, GPA 15-005 has been filed by the County of San Diego consisting of an amendment to the Land Use Element and Fallbrook Community Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications have been prepared together with GPA 15-005; and

WHEREAS, on March 11, 2016, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA 15-005; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, on TBD, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA 15-005; and

WHEREAS, on TBD, the Board of Supervisors has made findings pursuant to Attachment D, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

Approve GPA 15-005, which consists of:

- An amendment to the Land Use Map that assigns a General Commercial designation to assessor parcel numbers 106-410-59-00 and 106-410-61-00 in the Fallbrook Community Planning Area, as shown in Exhibit A of this Resolution; and
- An amendment to the Fallbrook Community Plan as shown in Exhibit B of this Resolution.

BE IT FURTHER RESOLVED that the amended document shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

Exhibit A: Proposed General Plan Land Use Designation Changes

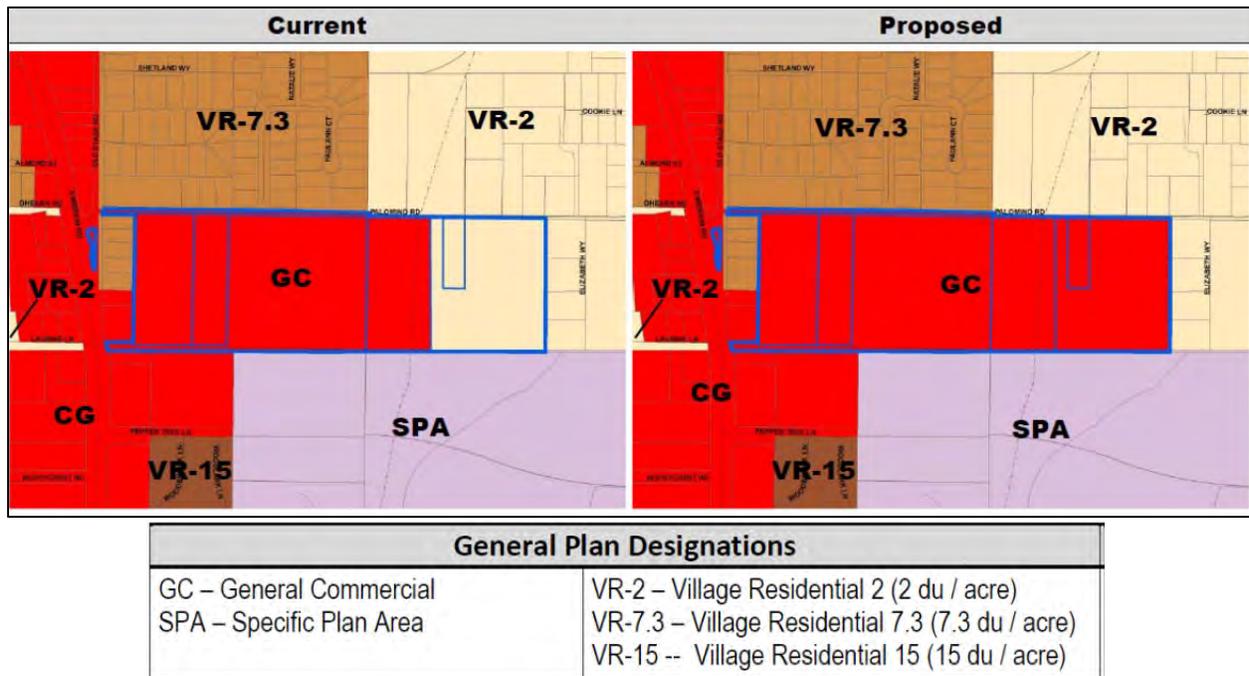


Exhibit B: Proposed Fallbrook Community Plan Revisions

Make the following changes to the Fallbrook Community Plan (page 17):

Policy LU2.2a1 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.

Attachment B

**Form of Ordinance
Zoning Classification**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE
COUNTY OF SAN DIEGO RELATED TO
THE GRAND TRADITION ZONING AMENDMENT
(REZ-15-006)

*Maps showing proposed changes to the
Zoning Ordinance are located at the link below:*

<http://www.sandiegocounty.gov/content/sdc/pds/advance/grand-tradition.html>

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ORDINANCE NO. _____ (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO
RELATED TO THE GRAND TRADITION ZONING AMENDMENT**

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on Figure B-1 Grand Tradition Zoning Use Regulation Changes Map, from the TBD 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes (Figure B-1)

APN	Old	New
104-250-48-00	C36	C42
104-350-13-00	C40/RS	C42
104-250-34-00	C40	C42
104-250-35-00		
104-350-14-00		
106-410-36-00		
106-410-59-00	RR	C42
106-410-61-00		

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on Figure B-2, Grand Tradition Zoning Building Type Changes Map, from the TBD 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type (Figure B-2)

APN	Old	New
104-250-48-00	W	L
104-350-13-00	C/L	L
106-410-59-00	C	L
106-410-61-00		

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on Figure B-3, Grand Tradition Zoning Setback Changes Map, from the TBD 2016 Board of Supervisors Meeting, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes (Figure B-3)

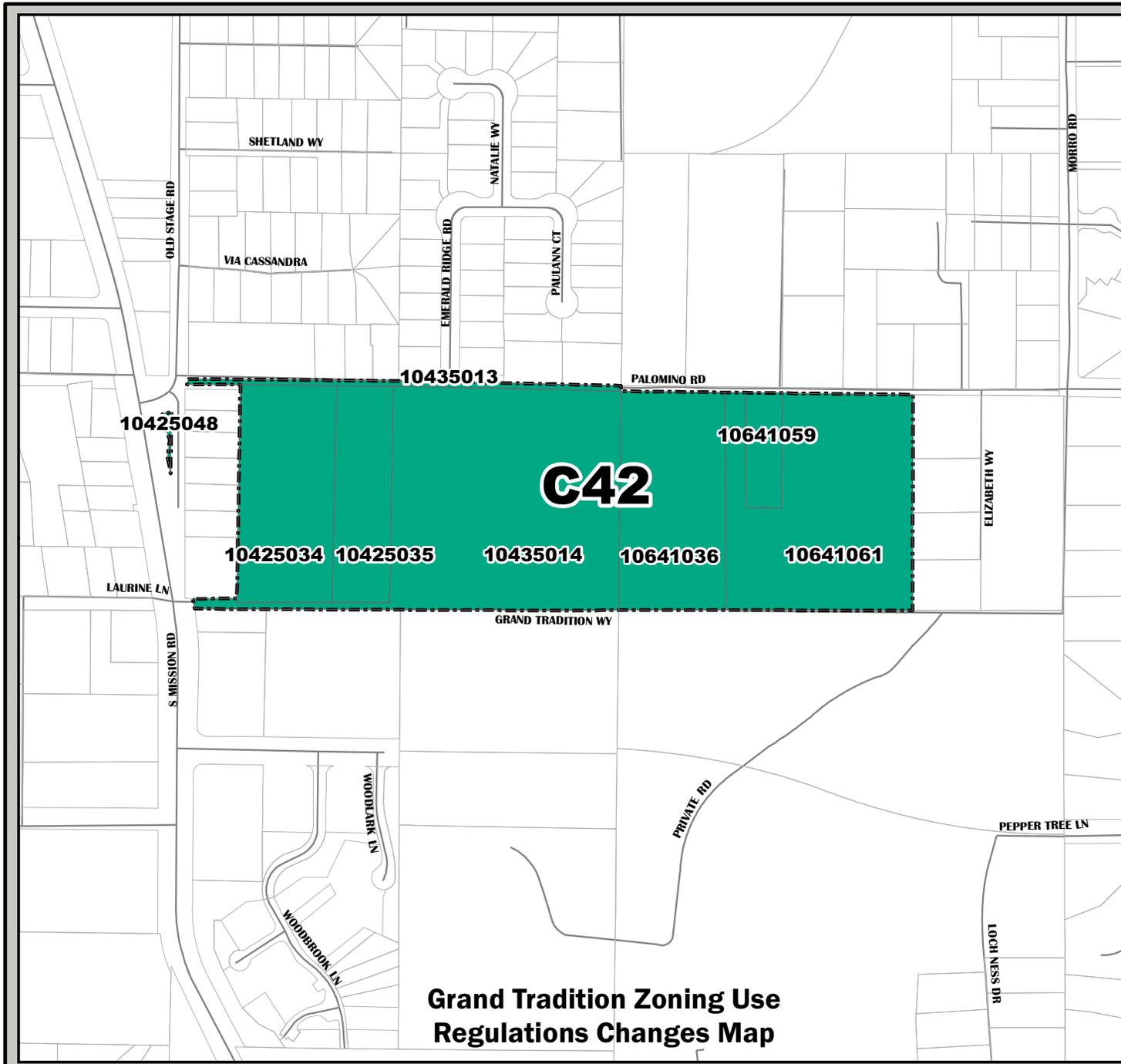
APN	Old	New
104-250-48-00	O	H
104-350-13-00	G/H	H
104-350-14-00	G	H
106-410-36-00		
106-410-59-00		
106-410-61-00		

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on Figure B-4, Grand Tradition Zoning Special Area Designator Changes Map, from the TBD 2016 Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Designator Changes (Figure B-4)

APN	Old	New
106-410-59-00	C	B, C
106-410-61-00	C	B, C

Section 5. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.



Grand Tradition Zoning Use Regulations Changes Map

COUNTY OF SAN DIEGO



GRAND TRADITION ZONING AMENDMENT (REZ 15-006)

Fallbrook
Community Planning Area

Planning Commission/Staff Recommendation
Zoning: Use Regulation

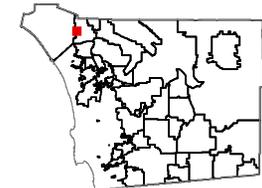
Proposed Use Regulation



Use Regulation Changes

APN	OLD	NEW
10425034	C40	C42
10425035	C40	C42
10425048	C36	C42
10435013	RS, C40	C42
10435014	C40	C42
10641036	C40	C42
10641059	RR	C42
10641061	RR	C42

Regional Location Map



Coordinates: NAD83 Feet

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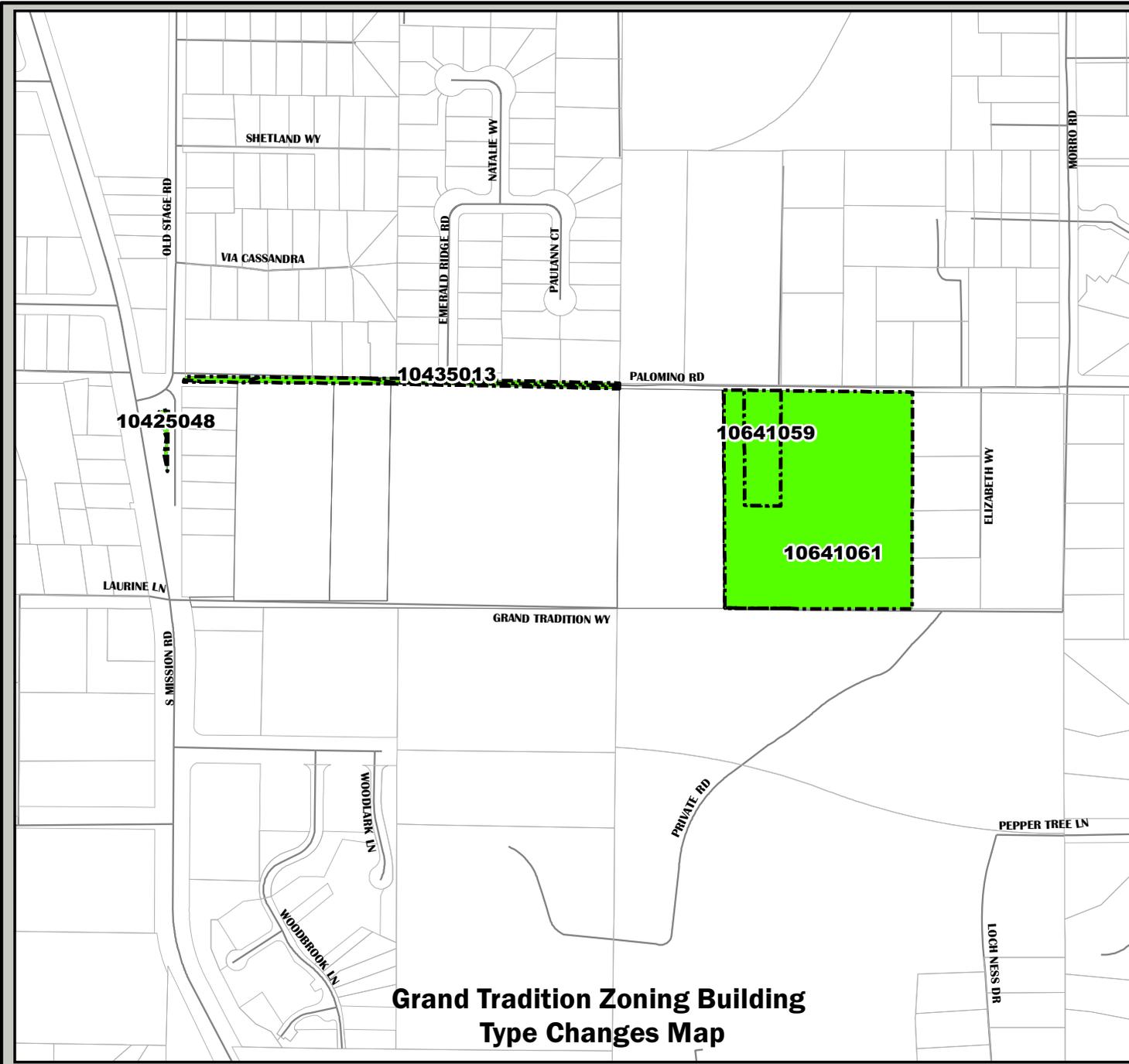
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Figure B-1



Grand Tradition Zoning Building Type Changes Map

COUNTY OF SAN DIEGO

GRAND TRADITION ZONING AMENDMENT (REZ 15-006)
Fallbrook
 Community Planning Area

Planning Commission/Staff Recommendation
 Zoning: Building Type

Proposed Building Type
 L

Building Type Changes

APN	OLD	NEW
10425048	W	L
10435013	C,L	L
10641059	C	L
10641061	C	L

Regional Location Map

LUeG GIS
Land Use & Environmental Center
 Geographic Information Services

Coordinates: NAD83 Feet

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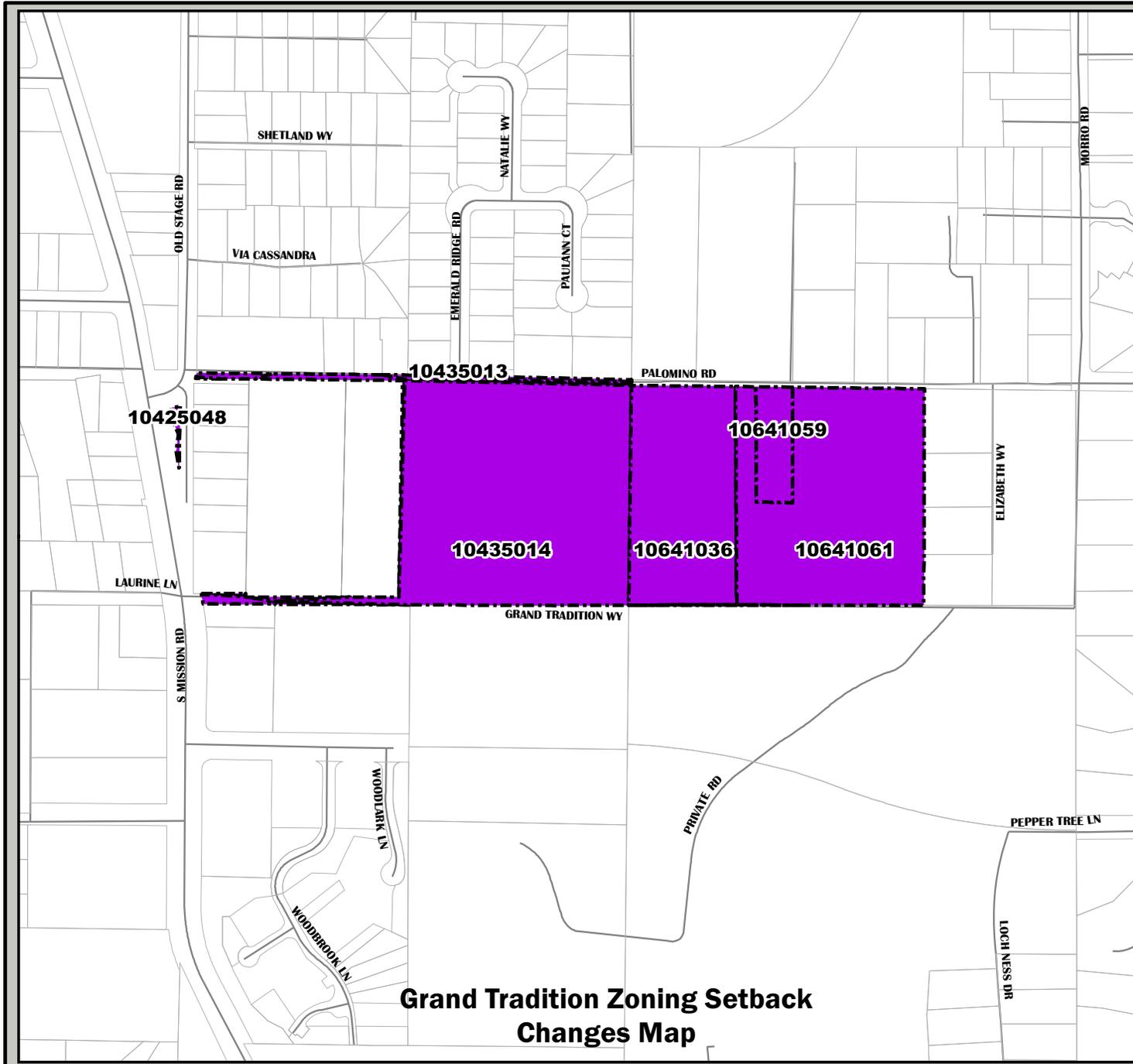
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 Feet

Figure B-2

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Grand Tradition Zoning Setback Changes Map

COUNTY OF SAN DIEGO



GRAND TRADITION ZONING AMENDMENT (REZ 15-006)
 Fallbrook
 Community Planning Area

Planning Commission/Staff Recommendation
 Zoning/Setback

Proposed Setback
 H

Setback Changes

APN	OLD	NEW
10425048	O	H
10435013	G,H	H
10435014	G	H
10641036	G	H
10641059	G	H
10641061	G	H





Coordinates: NAD83 Feet

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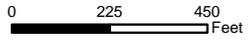
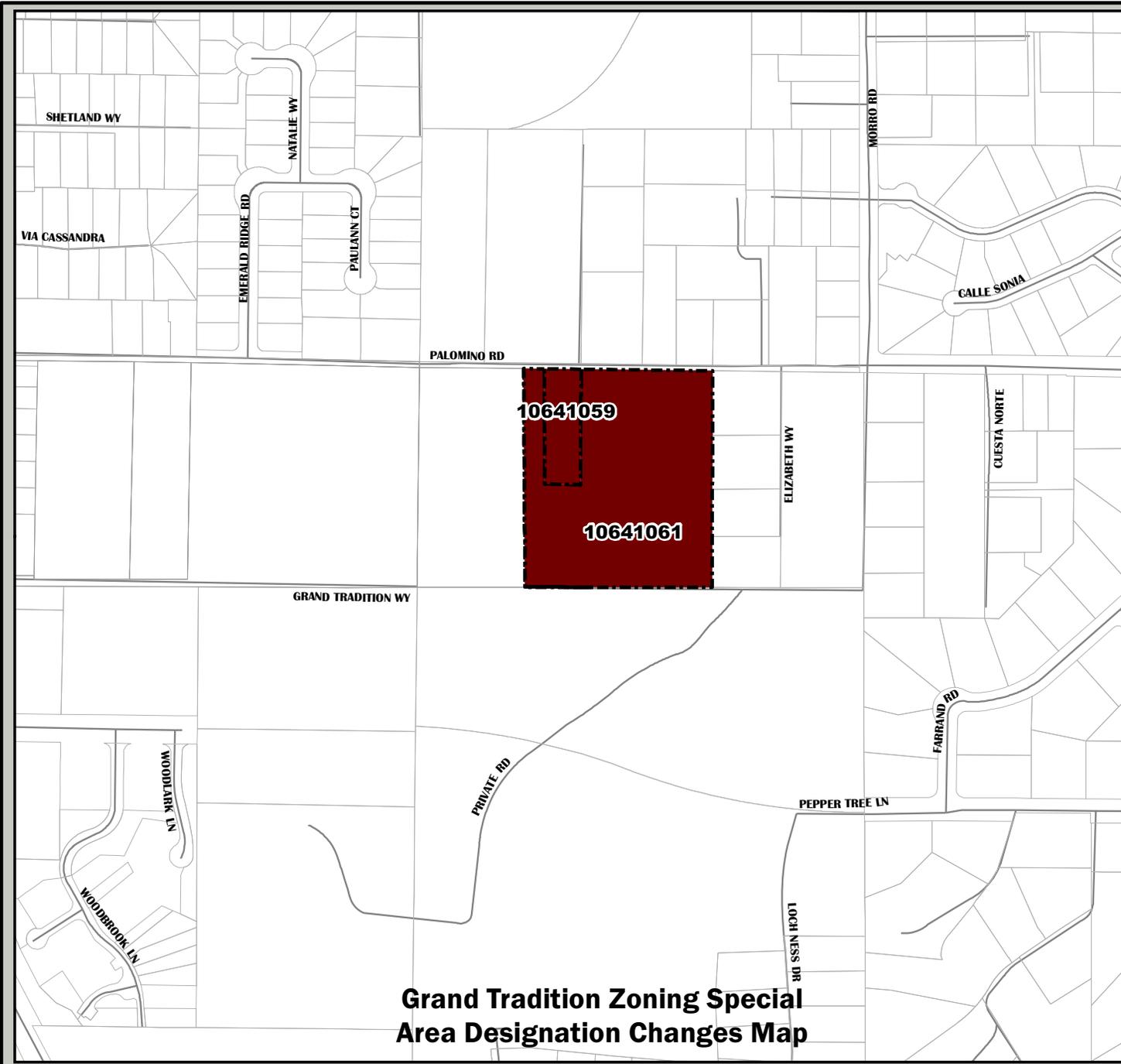


Figure B-3



COUNTY OF SAN DIEGO



**GRAND TRADITION
ZONING AMENDMENT
(REZ 15-006)**

Fallbrook
Community Planning Area

Planning Commission/Staff Recommendation
Zoning: Special Area Regulation

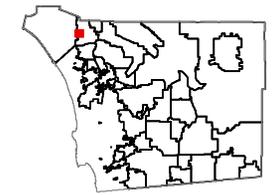
Proposed Special Area Regulation



Special Area Regulation Changes

APN	OLD	NEW
10641059	C	B,C
10641061	C	B.C

Regional Location Map



Coordinates: NAD83 Feet
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Source: County of San Diego, Sangis, SANDAG

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**Grand Tradition Zoning Special
Area Designation Changes Map**

Figure B-4

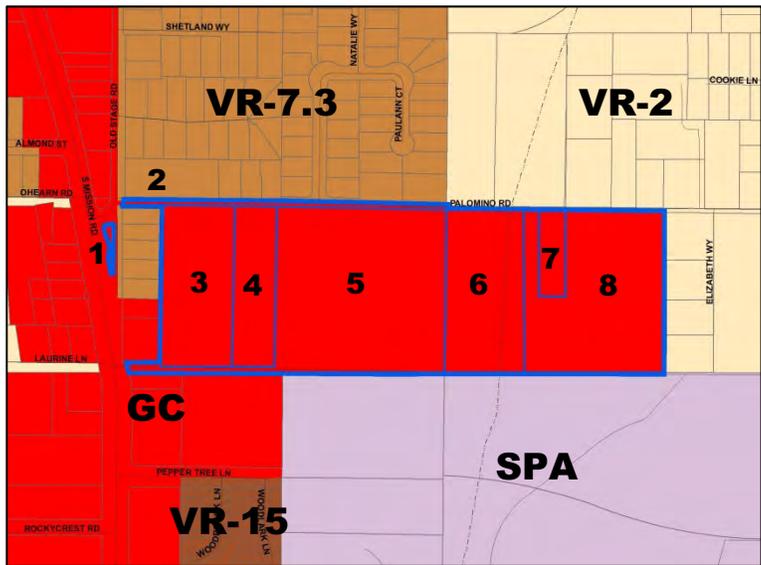
Attachment C

General Plan and Community Plan Conformance Review

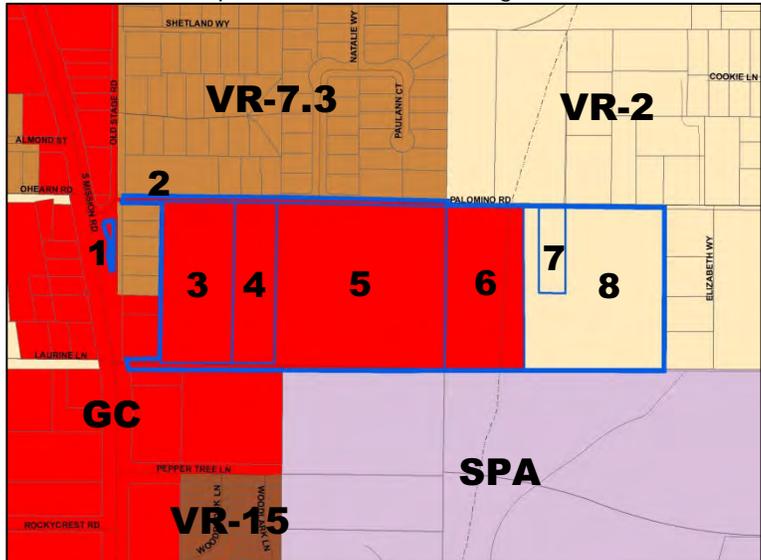
March 2016

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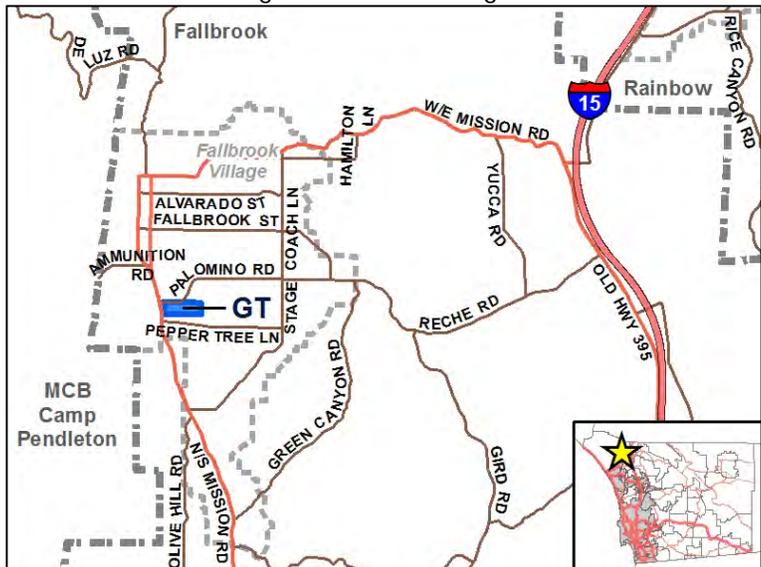
Proposed Change
General Plan Designation
Village Residential 2 to General Commercial (two parcels only)
Zoning Use Regulation
C40 Rural Commercial & RR Rural Residential to C42 Visitor Serving Commercial
Property Description
Property Owners: Grand Tradition (22.4 acres) Earl/Beverly McDougal Trust (0.8 acres) Don/Patricia McDougal Trust (7.5 acres)
Parcels Size (acres): 8 parcels; 30.7 acres
Location/Description: Fallbrook Community Planning Area (CPA); Inside County Water Authority boundary; and Northeast of intersection of South Mission and Old Stage Roads.
Estimated Total Dwelling Unit Increase: N/A
Fire Service Travel Time (GP Policy S-6.4): Almost entirely within the 0-5 minute range
Prevalence of Constraints (See Page 3): ● - high; ◐ - partially; ○ - none
○ Steep Slope (Greater than 25%) ○ Floodplain ◐ Wetlands ◐ Sensitive Habitat ◐ Agricultural Lands ○ Fire Hazard Severity Zones
General Plan Conformance Summary See General Plan Conformance Findings on page 5 for additional discussion of the rationale.
The proposed change to General Commercial land use designation is consistent with General Plan policies. A change to the Fallbrook Community Plan Fallbrook Community Plan is also proposed to incorporate the proposed new Commercial land use into Policy LU2.2a1.



Proposed General Plan Designation



Existing General Plan Designations



Vicinity Map

Aerial and Site Photos



Aerial



Area of proposed General Plan designation change



Existing parking area



Area within the flood plain is used as water feature



Undeveloped property south of the Grand Tradition



Palomino Road, north of the Grand Tradition, looking east

Constraints



Figure 1: Slope Greater than 25 Percent



Figure 2: Wetlands



Figure 3: County 100-year Floodplain

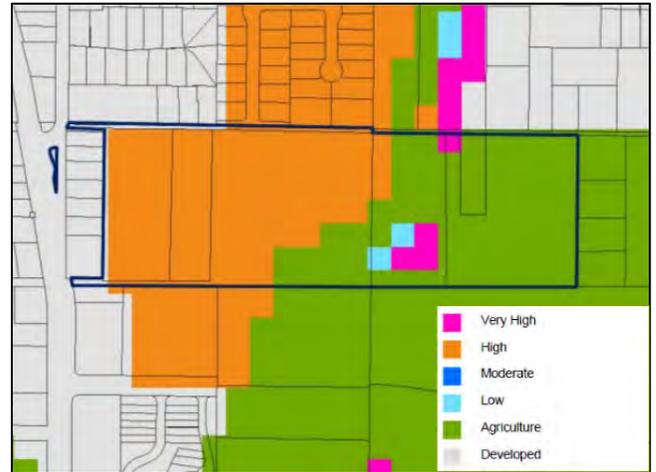


Figure 4: Habitat Evaluation Model

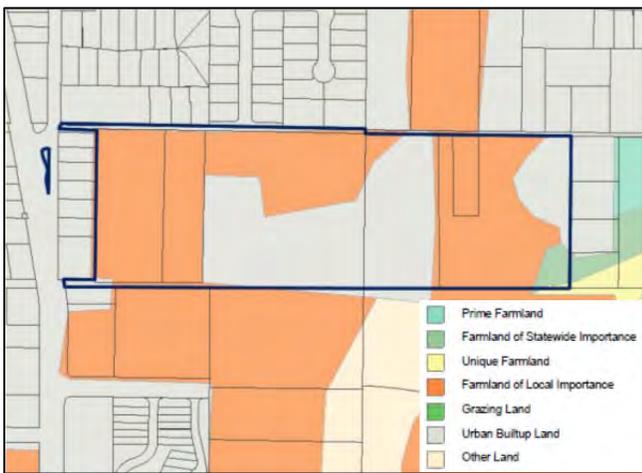


Figure 5: Farmland Mapping & Monitoring Program



Figure 6: Fire Hazard Severity Zones

Context

The Grand Tradition is located within the Fallbrook Village, 130 feet east of Mission Road and is accessible to Mission Road via Grand Tradition Way. Generally residential land uses surround the property to the west, north, and east with lots sizes ranging from 10,000 to 30,000 square feet. Agricultural lands are located along the southern boundary of the property; however, these lands are designated as General Commercial or Specific Plan Area. The property is located approximately 2,200 feet north of the Fallbrook Airpark runway within the Airport Influence Area.

The property is generally characterized by rolling slopes with a few small areas with slope greater than 25 percent (Figure 1). A very small portion (0.13 acre) is constrained by wetlands as defined by the County Resource Conservation Ordinance (Figure 2) and is located within the County-mapped 100-year floodplain (Figure 3). The vegetation on the property is classified as urban, disturbed habitat, or agricultural, with the exception of the area with wetlands, which is classified as riparian woodland. The Habitat Evaluation Model generally classifies the western half of the property as high sensitivity and the eastern half as agricultural. A water feature (pond) on the property is classified as very high sensitivity (Figure 4). The portion of the project proposed for a change in General Plan designation is located on the portion classified as agricultural. Under the Farmland Mapping and Monitoring Program, the property is generally classified as either Farmland of Local Importance or Urban Builtup Land (Figure 5).

Proposed General Plan Changes

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

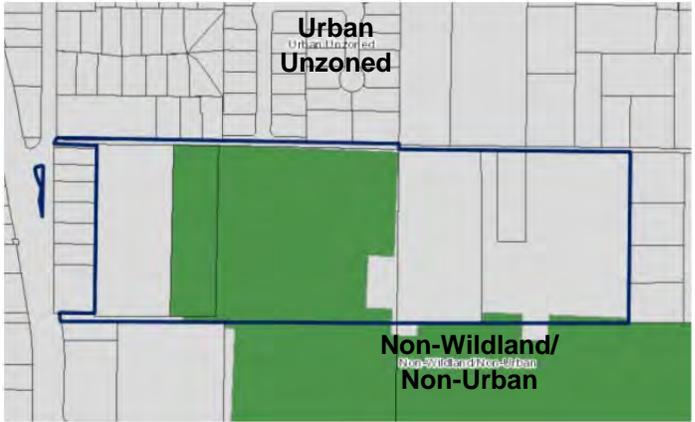
Proposed Zoning Changes

ID	Use Regulation		Building Type ^{NOTE}		Setback ^{NOTE}		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			
8	RR		C		G		C - Airport Land Use Compatibility Plan Area	

NOTE: Building Type and Setback schedules are available at:
<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-444.pdf>

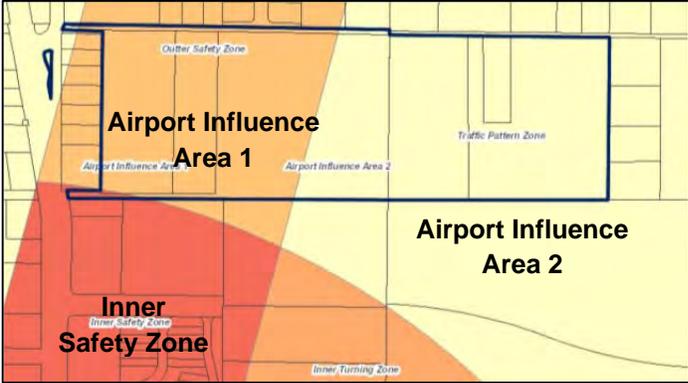
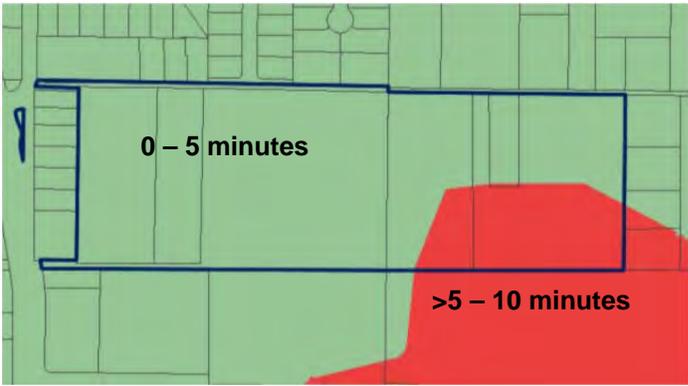
General Plan Conformance

General Plan Policy		Rationale for General Plan Consistency
LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	The entire property is located within the Fallbrook Village and classified under the Village Regional Category. The change from a Village Residential to Commercial designation is consistent with the CDM because the project would merely expand an already currently designated as Commercial. Per Land Use Element Table LU-1, a General Commercial designation is compatible in both Village and Semi-Rural Regional Categories.
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]	Policy LU-1.2 does not apply because the proposed change is within an area currently assigned as Village Regional Category. Therefore, new Village densities are not being proposed.
LU-1.3	Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	The project proposed to expand the commercial portion of the Fallbrook Village. The expansion is intended to facilitate operations of the Grand Tradition Estate and Gardens, which serves as a community gathering place. The proposed changes would facilitate expansion plans that include a farmers market, fruit and vegetable produce garden for visitors, additional thematic gardens, and amphitheater. Also, since the entire project area is within the Fallbrook Village, rural lands would not be impacted.
LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> ▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ▪ Potential Village development would be accommodated by the General Plan road network ▪ Public facilities and services can support the expansion without a reduction of services to other County residents ▪ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area 	This policy is not applicable because this project does not propose expanding the Village Regional Category.

General Plan Policy		Rationale for General Plan Consistency
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	This policy is not applicable because the parcels are not located in the vicinity of jurisdictions other than the unincorporated county.
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	This policy is not applicable because a residential subdivision is not planned in this designation.
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	As with Policy LU-1.9 above, this policy is also not applicable because a subdivision of residential uses is not planned in this designation.
LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	The proposed new Commercial land uses are proposed adjacent to existing similar uses and are located within the existing Village boundary, which is an ideal location within the CPA. The proposed new Commercial uses are planned for a low density with expanded garden areas that will be compatible with adjacent existing residential land uses.
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	This policy would not apply because the parcels are located within an existing Village boundary.
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	A small portion (0.13 acres) of the property contains RPO wetlands. Although a Commercial land use designation would be assigned, any proposed future development can easily avoid in this area because the sensitive natural resources are located on only 0.4% of the entire property.
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	This policy would not apply because the parcels are not located within a high, very high hazard fire area or other unmitigable hazardous area. The property is located within areas classified as Non-Wildland/Non-Urban and Urban Unzoned. 

General Plan Policy		Rationale for General Plan Consistency
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	The proposed new Commercial land use designation would extend existing Commercial land uses into an adjacent area. The existing Commercial uses have been compatible with the existing agricultural uses to the south; therefore, an extension of the Commercial uses would support continued agricultural operations.
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	This policy is not applicable because the property is located within the Fallbrook Public Utility District and is served by imported water resources.
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i>	A General Commercial land use designation is proposed for the entire property. County development regulations and site plan review would help to ensure environmental constraints, what little that are present on the property, are avoided. Fallbrook Community Plan Policy LU2.2a1 places an 80,000 square foot limit on structures serving the Grand Tradition wedding venue business. While this GPA would redesignate two parcels (8.3 acres) to a commercial use, Policy LU2.2a1 is not proposed to change to increase the allowable maximum square feet of structures. Therefore, future development will have a greater area to avoid any constraints.
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	This GPA proposes to expand an existing commercial area within the Fallbrook Village. The expanded commercial area would provide additional opportunities to serve the Fallbrook community with public amenities.
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.	The Fallbrook Village consists of a mixed use village core with commercial uses extending south generally along Main Street and Mission Road. The existing commercial uses are located 130 feet east, and directly accessible to Mission Road. This GPA proposes to expand the existing commercial land uses further to the east and would not create any new commercial land uses that are not already connected to the existing commercial corridor.
LU-9.9	Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.	This policy is not applicable because the GPA is proposing new commercial land uses and does not include a new residential neighborhood.
LU-10.3	Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	This policy is not applicable because the GPA is located within the Village Regional Category and does not propose any regional category changes.
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	This policy is not applicable because the new commercial land uses are only being proposed inside the Fallbrook Village.

General Plan Policy		Rationale for General Plan Consistency
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	The GPA proposed only to extend an existing commercial land use. The existing (specialized) commercial uses do not require high connectivity and accessibility to surrounding neighborhoods. Some of the existing land uses are better served in areas with less connectivity.
LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	This policy is not applicable because the new Medium and High Impact Industrial uses are not being proposed by this GPA.
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	<p>This property is located within a MRZ-3 zone, which is identified as having the resource potentially present. This GPA would reduce the footprint of development, when compared to the existing General Plan.</p> <p>The GPA would redesignate 8.3 acres from residential to commercial. Therefore, the 14 additional dwelling units that could be built under the existing General Plan would no longer be allowed under this GPA.</p> <p>Fallbrook Community Plan Policy LU2.2a1 places an 80,000 square foot limit on structures serving the Grand Tradition wedding venue business. While this GPA would redesignate two parcels (8.3 acres) to a commercial use, Policy LU2.2a1 is not proposed to change to increase the allowable maximum square feet of structures.</p>
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	This policy is not applicable because the property is not located on a ridgeline or a steep hillside.
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	This GPA proposes to extend existing land uses, which would maintain community character and would not contribute to increases in vehicular trips. On the contrary, the GPA would result in a reduction of approximately 140 average daily vehicle trips because an additional 14 dwelling units would no longer be allowed under the change from residential to commercial land uses.

General Plan Policy		Rationale for General Plan Consistency
<p>S-1.1</p>	<p>Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.</p>	<p>This property is located in the Fallbrook Airpark Airport Influence Areas 1 and 2 and the proposed GPA and Rezone require a consistency review by the San Diego Airport Authority staff. On September 24, 2015, the San Diego Regional Airport Authority found the proposed project is consistent the Fallbrook Community Airpark Airport Land Use Compatibility Plan.</p> 
<p>S-6.4</p>	<p>Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).</p>	<p>Safety Element Table S-1 requires that commercial designations within a Village boundary and Village Residential designations be located within five minutes travel time from the closest fire station. The larger of the two parcels proposed to change from a Residential to Commercial designation (see parcel 8 on page 1) is split between a 0-5 and 5-10 minute travel time. Therefore, the travel time requirements of this policy would be exceeded slightly under both the existing and proposed designations in the southern half of this parcel. However, the low intensity commercial land uses planned for this parcel are preferred over the village residential densities, if travel time requirements are being exceeded.</p> 
<p>S-9.2</p>	<p>Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.</p>	<p>A portion of the project area is located within a County designated 100-year floodplain (see Figure 3). There are no existing building located within this floodplain area. Instead, the area within the floodplain consists of a lake and gardens, which are essential areas for the Grand Tradition business wedding venue business model. There is sufficient area outside the floodplain to construct additional buildings, as needed.</p>

General Plan Policy		Rationale for General Plan Consistency
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	See rationale for Policy S-9.2.
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	This policy is not applicable because the property is not located within a floodplain or Semi-Rural and Rural Lands.
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.	This policy does not apply because the property is not located within a dam inundation area.
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	See rationale for Policy S-9.2.

Community Plan Conformance

	Fallbrook Community Plan Policy	Rationale for Community Plan Consistency
LU-2.2a1	<p>APNs 104-250-34, 104-250-35, 104-350-14, and 106-410-36 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-acre venue shall be 80,000 SF. If the business of The Grand Tradition ceases to exist on these parcels, the Land Use Designation will revert to residential with 0.5 acre zoning.</p>	<p>Changes to this policy are proposed to incorporate the new commercial land uses.</p> <p><i>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 <u>current</u> business <u>usage of the Grand Tradition</u> ceases to exist on these parcels, the Land Use Designation will revert to a <u>Village Residential 2 designation</u> residential with 0.5 acre zoning.</i></p>

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Attachment D

Environmental Findings and Documentation

March 2016

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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 ^{NOTE}		Setback ^{NOTE}		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			
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

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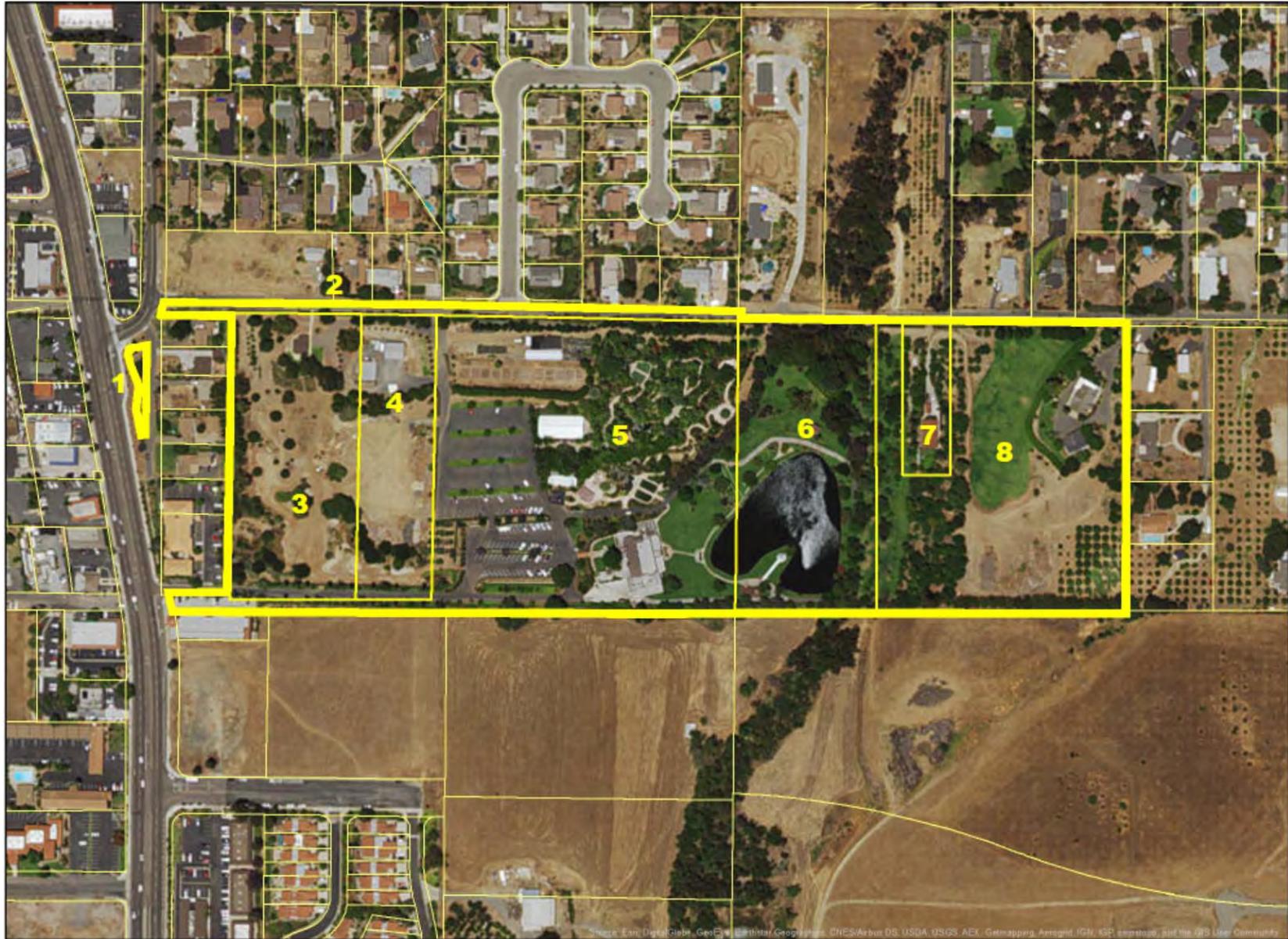


Figure 1. Aerial

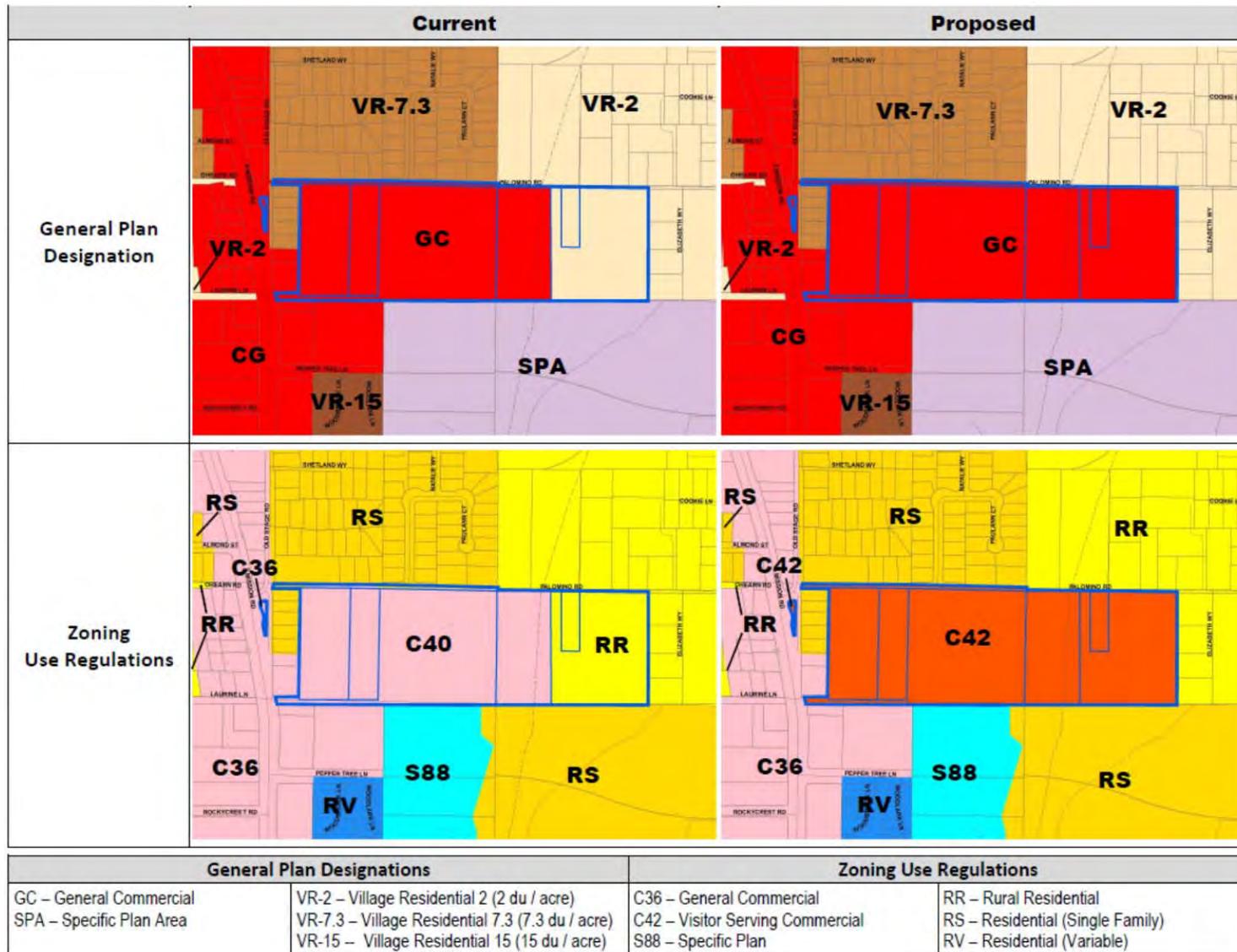


Figure 2. Proposed General Plan and Zoning Changes



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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
- a. Contact: Robert Citrano, Project Manager
 - b. Phone number: (858) 694-3229
 - c. E-mail: 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

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

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.

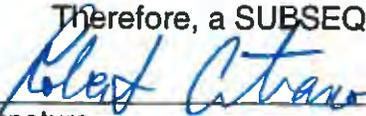
NONE

- | | | |
|---|---|---|
| <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

APN	Acres	Existing Conditions
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"> ○ Beverly Mansion / Veranda Restaurant (15,000 SF) ○ Beverly Mansion Gardens (3.28 ac.). ○ Arbor Terrace Pavilion (5,000 SF) ○ Orchid Bar/Restaurant (646 SF) (0.34 ac.) ○ Restroom Building (1,800 SF) ○ Paved parking area (2.24 ac.) ○ Arbor Terrace Gardens (1.78 acres) ○ Tuscany Vineyard/Winery (structures: 5,000 SF / 1.29 ac.) ○ Heart-Shaped Lake and Fountain (0.11 acres) ○ Compass Garden (0.88 acres) ○ Access Roads (0.26 ac.) ○ Service Area/Road (0.25 ac.)
106-410-36-00	4.71	Includes the following buildings and areas to support weddings and special events: <ul style="list-style-type: none"> ○ Beverly Mansion Gardens (2.9 ac.) ○ Heart-Shaped Lake and Fountain (1.29 ac.) ○ Compass Garden (0.42 ac.) ○ Maintenance Building/Pump House (780 SF) ○ Service Road (0.04 ac.)
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"> ○ Single family residence (5,149 SF) on 1.1 acres. ○ Guest House (2,100 SF) ○ Orchard (1.61 acres) ○ Arbor Terrace Gardens (1.78 acres) Remainder is undeveloped.

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

Use	Existing GP C40	GT GPA C42
GRAND TRADITION: EXISTING USES		
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
GRAND TRADITION: POTENTIAL FUTURE USES		
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

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
Aesthetics	
<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"> • Public road; • Trail within an adopted County or State trail system; • Scenic vista or highway; or • Recreational area. 	<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"> o Outside Zone A of the Palomar and Mount Laguna Observatories;

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Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
<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"> o Approximately 4,000 feet south of the Fallbrook Village Center and adjacent to the Commercial corridor with a greater lighting footprint. <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>
Agricultural Resources	
<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>

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Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
Air Quality	
<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 (NO₂, SO₂, and CO), and would result in a significant impact if they exceed the SLTs for nonattainment pollutants (O₃ 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 O₃ 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>

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Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
Biological Resources	
<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 & 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>

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Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan.	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.
Cultural and Paleontological Resources	
<p><i>Issue 1: Historical Resources</i></p> <p>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.</p> <p>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></p> <p>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.</p> <p>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></p> <p>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.</p> <p>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></p> <p>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.</p> <p>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>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
Geology and Soils	
<p><i>Issue 1: Exposure to Seismic-Related Hazards</i> The GT GPA would have a significant impact if 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>

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Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
	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>
Hazards and Hazardous Materials	
<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>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
<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: a. 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 b. Proposing a vector breeding source including, but not limited to, composting</p>	<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>	
Hydrology and Water Quality	
<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>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
<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>
Land Use	
<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>

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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.	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.
<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.	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.
Mineral Resources	
<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: <ul style="list-style-type: none"> • On or within the vicinity (generally up to 1,300 feet from the site) of an area classified as Mineral Resources Zone (MRZ) 2; • On land classified as MRZ-3; • On land underlain by Quaternary alluvium; or • On or within the vicinity of areas containing industrial material and gemstone resources. 	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.
<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	No New Impacts Refer to analysis provided by Issue 1.

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being underlain by Quaternary alluvium.	
Noise	
<p><i>Issue 1: Excessive Noise Levels</i></p> <p>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"> • 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. • 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. <p>b. Interior Locations</p> <ul style="list-style-type: none"> • 45 dBA (CNEL) 	<p>No new impacts.</p> <p>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></p> <p>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</p> <p>The Project area is not located is an area exposed to groundbourne vibration in excess of noise standards.</p> <p>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></p> <p>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</p> <p>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>

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
	<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"> I. During construction which, together with noise from all sources, would exceed the County standards; or 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 III. 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"> o 82 decibels between the hours of 7:00 a.m. and 7:00 p.m., o 77 decibels between the hours of 7:00 p.m. and 10:00 p.m., and o 55 decibels between the hours of 10:00 p.m. and 7:00 a.m. 	<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>
Population and Housing	
<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>

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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.
Public Services	
<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.

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<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>
Recreation	
<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>
Transportation and Traffic	
<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
roads or highways.	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. 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.
<i>Issue 2: Adjacent Cities 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 standard established by the county congestion management agency for designated roads or highways.	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 increase traffic load or to exceed a LOS standard than the Existing GP. 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.
<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).	No New Impacts 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.
<i>Issue 4: Emergency Access</i> The GT GPA would have a significant impact if it would result in inadequate emergency access	No New Impacts 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. <ul style="list-style-type: none"> • 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). • Palomino Road east to Morro Road (18 feet wide). • 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). Based on the number of roads serving the property, there is adequate access under both GT GPA and Existing GP.

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<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>
Utilities and Service Systems	
<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>

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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).	
<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.	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.
<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.	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.
<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 statues and regulations related to solid waste.	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.
<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.	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.
Global Climate Change	
<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.	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.

Guidance for Determining Significance (from General Plan Update EIR)	Impacts of GT GPA when compared to Existing General Plan
<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.	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.

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**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).

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Attachment E

Correspondence

San Diego County Regional Airport Authority letter	September 24, 2015
North County Fire Protection District (NCFPD)	September 24, 2015
County response to NCFPD	January 5, 2016
County email to Manny Patel	September 23, 2015
County email to Mr. and Mrs. Kim	September 29, 2015

March 2016

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September 24, 2015

Mr Robert Citrano
County of San Diego
Planning & Development Services Department
5510 Overland Avenue, Suite 310
San Diego, California 92123

Re: Airport Land Use Commission Consistency Determination – General Plan
Amendment and Zone Reclassification to visitor-serving commercial uses at 220
Grand Tradition Way and 209/625/721 Palomino Road, Fallbrook, County of San
Diego

Dear Mr Citrano:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the Fallbrook Community Airpark ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves a general plan amendment and zone reclassification from a rural commercial to visitor-serving commercial land use designation and zone. No physical improvements are proposed as part of the project; however, the existing overlay zoning does include provision for compliance with the ALUCP development standards.
- (2) Properties affected by the project lie outside the 55 and within the 55-60 decibel Community Noise Equivalent Level (dB CNEL) noise contours. The ALUCP identifies all potential uses located outside the 55 and within the 55-60 dB CNEL noise contours as compatible with airport uses.
- (3) No physical construction is proposed as part of the project. Future development proposals would be subject to compliance with Federal Aviation Administration (FAA) airspace hazard determinations.

RE: Grand Tradition
Page 2 of 2

- (4) Properties affected by the project lie within Safety Zones 4 and 6. No physical construction is proposed as part of the project. Future development proposals would be subject to compliance with specific safety zone compatibility standards according to ALUCP use classification per the existing overlay zoning.
- (5) The properties of the proposed project are located within the avigation easement and overflight notification areas. The ALUCP requires that an avigation easement be recorded on properties within Safety Zone 4, and an overflight notification be recorded for new residential uses unless an avigation easement is already recorded. County of San Diego policies provide for recordation of avigation easements or overflight notification for land uses as specified by the ALUCP.
- (6) Therefore, the proposed project is consistent with the adopted Fallbrook Community Airpark ALUCP.
- (7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,



Angela Jamison
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA – General Counsel
Ron Bolyard, Caltrans – Division of Aeronautics
Chris Schmidt, Caltrans, District 11

NORTH COUNTY FIRE PROTECTION DISTRICT

330 S. Main Avenue • Fallbrook, California 92028-2938 • (760) 723-2005 • Fax (760) 723-2072 • www.ncfireprotectiondistrict.org

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wmetcalf@ncfire.org
ROBERT H. JAMES - Counsel
LOREN A. STEPHEN-PORTER - Board Secretary
lstephen@ncfire.org

September 24, 2015

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 321
San Diego, CA 92123

Re: County of San Diego Grand Tradition General Plan Amendment (GPA) & Rezone
(GPA 15-005/REZ 15-006) comments.

Attention: Robert Citrano

Please review the following comments regarding the proposed General Plan
Amendment and rezoning of the Grand Tradition property.

The existing access, formally Laurine Lane, now Grand Tradition Way is 19 ft. in width. This was accepted with mitigation to the parking area in September 2008, (see attached), with the condition that any change in current use would then require secondary access. This can be achieved by improving Palomino Road to the east.

Palomino is the current access road to areas 7 and 8, which are being proposed to change from Village Residential to General Commercial. The current condition of Palomino does not allow for two way traffic and would not meet current road standards. It could not be used as secondary access without improvements.

The current fire code requires a minimum of 24ft. unobstructed improved widths for access roads. The current access, Grand Tradition Way, will need to be improved to the current standards do to the proposed change of use.

Please contact me with any questions or concerns,



Patty Koch, Deputy Fire Marshal
760 723-2040

Atts: letter dated 9/8/08



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALL AND RAINBOW

315 East Ivy Street · Fallbrook, California 92028-2138 · (760) 723-2005 · Fax (760) 723-2004 · www.ncfire.org

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ROBERT H. JAMES – Counsel
LOREN A. STEPHEN-PORTER – Board Secretary

September 8, 2008

County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd. Ste. B
San Diego, CA 92123-1666

Re: Grand Tradition, Requests for exemption. This letter supersedes previous correspondence regarding the Grand Tradition.

The applicant requests exemption from proposed Road Standards for Palomino Road. The request for exemption is based on Grand Tradition relinquishing rights to Palomino Road. Palomino Road is on the Counties Capitol Improvement Plan and would appear to relinquish Grand Tradition from having to improve Palomino Road in the future.

Laurine Lane:

The applicant requests exemption from proposed Road Standards for Laurine Lane. The request to exempt Laurine Lane from improvement is based on previous use and existing buildings. I performed an inspection of the property on Thursday September 4th 2008. Based on this inspection and by analyzing the 4th of July event hosted at the facility it is our recommendation that the following exemptions be allowed: The current paved width of Laurine Lane (20 feet) is acceptable. This is based on the fact that the grass shoulders can be accessed in the event of fire apparatus entering the site while vehicles are trying to leave. As mitigation for the decreased width the applicant can improve the gated access to an opticom activated gate. This requirement is based on the fact that Camp Pendleton Fire Department does not carry one of our Knox keys and they would be the first due if our Station 1 was on another incident. The opticom would also allow Law enforcement to access the site.

Parking Lot:

The Laurine Lane road width mitigation would also include improvements to the parking lot. Mitigation measures should include the removal of the very south west 2 or 3 parking spots coming off of Laurine Lane. This area would also have to be marked with a red curb and "no parking fire lane signs". Other parking lot improvements would be to remove one parking lot on each of the terraced parking areas heading north towards the Arbor Terrace. These 3 areas would also need a reduction of the planter area (roughly 4 or 5 feet) to accommodate Fire Engine Access to these areas.

Other:

These mitigation measures are for the Grand Tradition as is currently being used. If a change in use or design is proposed than the applicant shall be held responsible to provide secondary access and bringing all of the existing and proposed parking areas up to code.

Should you have any questions, please contact me at (760) 723-2015.

Sincerely,



Sid Morel
Fire Marshal



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW



Grand Tradition Main Entrance



Palomino Road



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

January 5, 2016

North County Fire Protection District
330 S. Main Avenue
Fallbrook, CA. 92028-2938
Attn: Deputy Fire Marshal Koch

GRAND TRADITION GENERAL PLAN AMENDMENT/REZONE (GPA 15-005/REZ 15-006)

Dear Deputy Fire Marshal Koch:

We are responding to your letter dated September 24, 2015 which provided your comments concerning the subject GPA and rezone; particularly mitigation that would be required with any change in use of the property. The GPA proposes a land use designation change for two parcels from Residential to Commercial and rezone for eight parcels to a Visitor Serving Commercial use regulation. Your letter noted that mitigation to improve secondary access could be provided by improving Palomino Road to the east, which provides direct access to the two parcels where a land use designation change is being proposed.

Existing access roads to the Grand Tradition parking areas are provided as described below.

- Palomino Road west to Mission Road — This segment is 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.
- Palomino Road east to Morro Road — This segment of Palomino Road is approximately 18 feet wide. We have evaluated the feasibility of widening Palomino Road to 24 feet from Emerald Ridge Road east to Morro Road; however, as shown in the attached aerial photograph, two residential properties have encroached into this right-of-way.
- Grand Tradition Way west to Mission Road — Grand Tradition Way, which is approximately 19 feet wide provides access to the parking areas from the south and connects directly to Mission Road approximately 550 feet south of where Palomino/Old Stage Coach Roads connect.

Other than a change in the General Plan designation and zoning, this project is not proposing new uses for the Grand Tradition property that would require additional mitigation. While there are other structures on the property with driveway access, they are not used by a large number of people and have limited access requirements. The parking areas require the highest degree of access and, while only Palomino west to Mission Road is 24 feet wide, there are two additional means of access.

Based on the number of roads serving the property, there appears to be sufficient access for the Grand Tradition, under both current usage and with the proposed General Plan designation and zoning changes.

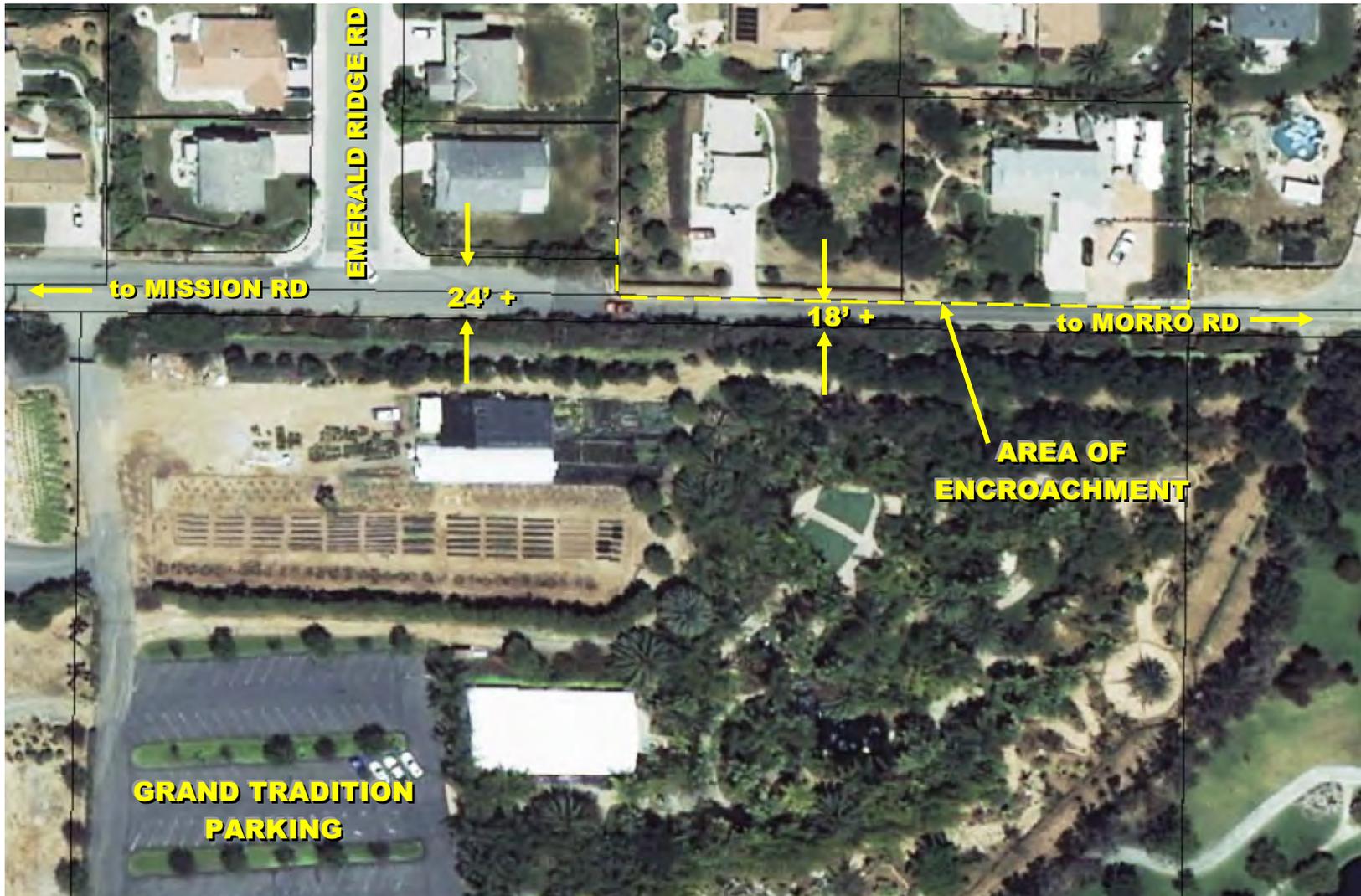
We are available to discuss this issue further to confirm access requirements are being met. Please feel free to contact me at (858) 694-3229 or e-mail Robert.Citrano@sdcounty.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Robert C. Citrano".

ROBERT CITRANO, Project Manager
Advance Planning Division
Planning & Development Services

Attachment



Palomino Road – Right-of-Way Issue

Citrano, Robert

From: Citrano, Robert
Sent: Wednesday, September 23, 2015 1:59 PM
To: 'stay.econolodge@gmail.com'
Subject: Grand Tradition General Plan Amendment / Rezone
Attachments: Zoning-C40.C42 handout 09-21-15.pdf

Dear Manny;

As discussed during our telephone conversation, I have attached a handout provided at the Fallbrook Community Planning Group meeting last Monday night. This handout shows the uses allowed under both the existing C40 Rural Commercial and proposed C42 Visitor-Serving Commercial zoning use regulations.

I will share your concerns for traffic and dust with Don McDougal, the owner of the Grand Tradition.

Please do not hesitate to contact me if you have additional questions or concerns.

Sincerely;

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

Allowable Uses Zoning Ordinance C40/C42 Use Regulations

Uses	C40 Rural Commercial	C42 Visitor Serving
Commercial Use Types		
Community Recreation	Permitted	—
Convenience Sales and Personal Services	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Permitted
Participant Sports and Recreations (Indoor) [includes weddings and receptions]	Permitted	Permitted
Participant Sports and Recreations (Outdoor) [includes weddings and receptions & botanical gardens]	—	Permitted
Retail Sales: Specialty	Permitted	Permitted
Retail Sales: General	Permitted	—
Transient Habitation: Lodging	Permitted	Permitted
Transient Habitation: Campground, Resort	—	Permitted
Administrative and Professional Services	Permitted	Note 1
Business Support Services	Permitted	Note 1
Financial, Insurance and Real Estate Services	Permitted	Note 1
Agricultural Use Types		
Horticulture	Permitted	Permitted
Tree Crops	Permitted	Permitted
Row and Field Crops	Permitted	Permitted
Residential Use Types		
Family Residential	Note 2	Note 1

NOTES:

1. Use allowed as a secondary use on building sites at follows:
 - Less than five acres — restricted to locations above first story
 - Five acres or larger — can be located in a separate building [at least 50% of site area devoted for commercial uses]
2. Limited to dwellings which are secondary uses

Citrano, Robert

From: Citrano, Robert
Sent: Tuesday, September 29, 2015 4:05 PM
To: 'meoungkim@hotmail.com'
Cc: don@grandtradition.com; Kattoula, Vincent
Subject: Grand Tradition General Plan Amendment

Dar Mr. and Ms. Kim;

I appreciated meeting with you yesterday to discuss your concerns with the proposed general plan and zoning changes for the Grand Tradition property across South Mission Road from your Rodeway Inn. The following is provided to follow-up to what we discussed:

1. You expressed concern that the proposed changes would allow for construction a new hotel on this property. As we discussed, the current zoning for the property would allow for the construction of a hotel on the property. However, there are not any development projects associated with this general plan amendment / rezone. The primary purpose of this project is to facilitate continuing current weddings and special events, not to construct a new hotel.
2. You requested more information or a master plan of proposed future developments in the Fallbrook Community. There is not a master plan for development in the Fallbrook Community; however, I recommended that you attend Fallbrook Community Planning Group meetings or review the meeting agendas on-line to learn what projects are proposed for the community. Information on the Fallbrook CPG can be found at this link: <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/fallbrook.html>

Please do not hesitate to contact me if you have additional questions.

Sincerely;

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

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Attachment F

SB 18 Consultation

March 2016

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**SB 18 Consultation Summary
Grand Tradition General Plan Amendment**

Tribe	SB 18 Response Dated	County Response	Formal Consultation Requested	Consultation Date	Consultation Concluded	Remarks
La Jolla Band of Luiseno	—	—	—	—	—	No response received
Pala Band of Mission Indians sgaughen@palatribe.com	9/22/15	12/22/15	NO	n/a	12/22/15	<ul style="list-style-type: none"> • Within Traditional Use Area (TUA) boundaries • Requested to be updated on the progress of the project • Recommended archaeological monitoring
Pauma & Yuima Reservation Cultural@pauma-nsn.gov	9/21/15	2/09/16	NO	n/a	No response	<ul style="list-style-type: none"> • Requested to review completed cultural studies • Requested to be updated on the progress of the project
Pechanga Band of Mission Indians eozdil@pechanga-nsn.gov	11/30/15	12/01/15 12/22/15	NO	n/a	n/a	<ul style="list-style-type: none"> • Face-to-face consultation was not requested at this time— requests consultation period to remain open through the CEQA process in event a development proposal is submitted. • Send all public notices • Requests addition of language to staff report: <i>"The Pechanga Tribe, through the State required SB 18 consultation, has requested of the County to be contacted for any implementing project within the project area while processing any required entitlements that are subject to the requirements of AB 52/ SB 18 and have requested to participate in all future CEQA analysis."</i>
Rincon San Luiseno Band of Mission Indians ywhipple@rincontribe.org	9/16/15	12/22/15	NO	n/a	12/22/15	<ul style="list-style-type: none"> • Within specific area of Historic interest / TUA boundaries • Requested continued consultation
San Luis Rey Band of Mission Indians cjmojado@slrmissionindians.org	9/15/15	2/09/16	YES	11/03/15	No response	<ul style="list-style-type: none"> • Within Tribe's traditional territory • Requested to review completed cultural studies
San Pasqual Band of Mission Indians	—	—	—	—	—	No response received
Soboba Band of Mission Indians jontiveros@soboba-nsn.gov	9/29/15	12/22/15	NO	n/a	n/a	<ul style="list-style-type: none"> • Within bounds of Tribal Traditional Use areas • Requested continued consultation • Requested approved Native American Monitor(s) be present during ground disturbing activities

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

September 22, 2015

Robert Citrano
Co of San Diego
5510 Overland Ave, Suite 310
San Diego, CA 92123

Re: Grand Tradition General Plan Amendment

Dear Mr. Citrano:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we request to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates, reports of investigations, and/or any documentation that might be generated regarding previously reported or newly discovered sites. Further, recommend archaeological monitoring given the proximity of known cultural and historic resources. If the project boundaries are modified to extend beyond the currently proposed limits, we request updated information and the opportunity to respond to your changes.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, Ph.D.
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO **SHASTA C. GAUGHEN** AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

From: Shasta Gaughen <sgaughen@palatribe.com>
Sent: Tuesday, December 22, 2015 10:48 AM
To: Citrano, Robert
Subject: RE: Grand Tradition SB 18 Consultation

Thank you, Robert. This concludes our SB18 consultation.

Shasta C. Gaughen, PhD

Environmental Director/Tribal Historic Preservation Officer
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059
760-891-3515
sgaughen@palatribe.com

From: Citrano, Robert [<mailto:Robert.Citrano@sdcounty.ca.gov>]
Sent: Tuesday, December 22, 2015 10:40 AM
To: Shasta Gaughen <sgaughen@palatribe.com>; eozdil@pechanga-nsn.gov; jontiveros@soboba-nsn.gov
Cc: Beddow, Donna <Donna.Beddow@sdcounty.ca.gov>
Subject: Grand Tradition SB 18 Consultation

Dear Tribal Members:

Thank you for your interest in the Grand Traditions General Plan Amendment. Please be advised that the project is a land use change at the policy level and does not include any construction or earth disturbing activities. As such, monitoring is not required. Any future discretionary permits will undergo cultural review and include Native American consultation, as required.

We will keep you on the distribution list for public notification of any public review of environmental documents as well as any public hearings.

If you would like a formal meeting, please contact me at (858) 694-3229 or by email at robert.citrano@sdcounty.ca.gov.

Please advise if we can consider SB-18 consultation concluded.

See me if you have any questions.

Thank you,

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

From: Cultural <Cultural@pauma-nsn.gov>
Sent: Monday, September 21, 2015 9:38 AM
To: Citrano, Robert
Cc: Dixon, Patti; Jeremy Zagarella
Subject: Grand Tradition General Plan Amendment

Mr. Citrano,

The Pauma Band of Luiseno Indians has received your September 11, notice for the Grand Tradition General Plan Amendment. We are unaware of any specific cultural sites or resources on the proposed project property. Since the existing facility is over 30 years old, we would be interested in reviewing the cultural studies that may have been completed prior to construction. It is possible that any sites or resources may have been destroyed or replaced during the development of the existing facility. Please keep us updated on the progression of this project. If there are any questions please contact us.

Thank you,

Mr. Chris Devers
Vice Chairman
Pauma Band of Luiseno Indians

From: Beddow, Donna
Sent: Tuesday, February 09, 2016 11:26 AM
To: Cultural@pauma-nsn.gov
Cc: Citrano, Robert
Subject: Grand Tradition General Plan Amendment; PDS2015-GPA-15-005; Native American Consultation - SB-18

Chris –

I am following up on your communication regarding the Grand Tradition General Plan Amendment. Please be advised that the project does not involve any ground disturbing activities. As such, a new cultural study is not required. Previous studies (negative) were conducted over the property and are on file with the South Coastal Information Center. This information was obtained from our confidential GIS layer. We do not have copies of the prior studies. Please contact the SCIC for copies of prior studies.

Any subsequent projects that require a discretionary permit will be reviewed for cultural resources and consultation will be conducted at that time.

We would like to conclude consultation. Please advise if you concur.

Sincerely,

Donna Beddow
County of San Diego
Project Planning
5510 Overland Avenue
San Diego, CA 92123
(858) 694-3656



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
 Telephone (951) 308-9295 • Fax (951) 506-9491

November 30, 2015

Chairperson:
 Mary Bear Magee

Vice Chairperson:
 Darlene Miranda

Committee Members:
 Evie Gerber
 Bridgett Barcello Maxwell
 Richard B. Searce, III
 Neal Ibanez
 Michael Vasquez

Director:
 Gary DuBois

Coordinator:
 Paul Macarro

Planning Specialist:
 Tuba Ebru Ozdil

Cultural Analyst:
 Anna Hoover

VIA E-MAIL and USPS

Mr. Robert Citrano
 Project Manager
 County of San Diego
 Planning & Development Services
 5510 Overland Avenue, Suite 310
 San Diego, CA 92123

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the Grand Tradition General Plan Amendment

Dear Mr. Citrano:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by County of San Diego dated September 11, 2015. This letter serves as the Tribe’s formal request for consultation under SB 18 for this Project. The Tribe understands that this notice is not for a proposed development Project; however, as we have previously consulted with the County on various other General Plan Amendments, we would like to continue an open dialogue on the proposed land use designation changes and on future development proposals associated with the proposed amendments.

The Tribe has concerns regarding the proposed land use designations and their future impacts to cultural resources. At this time, the Tribe is not requesting a formal face-to-face consultation. We are requesting the consultation period to remain open through the CEQA process in the event that a development proposal should be submitted and processed with the proposed GPA.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the “Project”). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project for our review and file. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

Pechanga Comment Letter to the County of San Diego
Re: Pechanga Tribe Request for SB 18 Consultation RE Grand Tradition GPA
November 30, 2015
Page 2

The Pechanga Tribe asserts that the GPA area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, place names, *tóota yixélval* (rock art, pictographs, petroglyphs), villages and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area, history of working with the County, and published ethnographic information and tribal cultural resources documenting the Tribe's ancestor's use of this area.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County with ensuring that the amended language is crafted to assist with avoidance, preservation and mitigation to cultural resources and associated cultural issues, as mandated by CEQA. Please include the below language in your staff report so that the Tribe will be consulted for any future entitlement projects associated with the parcels in this General Plan Amendment.

"The Pechanga Tribe, through the State required SB 18 consultation, has requested of the County to be contacted for any implementing project within the project area while processing any required entitlements that are subject to the requirements of AB 52/ SB 18 and have requested to participate in all future CEQA analysis."

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of San Diego in protecting the invaluable Payómkawichum cultural resources located within the County. Please contact me at 951-770-8113 or at ezdil@pechanga-nsn.gov once you have had a chance to review these comments and send us a copy of the staff report prior to public review. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc Pechanga Office of the General Counsel

From: Citrano, Robert
Sent: Tuesday, December 01, 2015 9:24 AM
To: 'Ebru Ozdil'
Cc: Anna Hoover; Andrea Fernandez; Beddow, Donna; Kattoula, Vincent; don@grandtradition.com; Lardy, Eric
Subject: RE: Pechanga Tribe SB 18 Response to Grand Tradition General Plan Amendment

Thank you Mr. Ozdil. I understand. We are available to accommodate your request for a face-to-face consultation if deemed necessary in the future.

Sincerely;

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

From: Ebru Ozdil [<mailto:eozdil@pechanga-nsn.gov>]
Sent: Tuesday, December 01, 2015 9:21 AM
To: Citrano, Robert
Cc: Anna Hoover; Andrea Fernandez; Beddow, Donna; Kattoula, Vincent; don@grandtradition.com; Lardy, Eric
Subject: RE: Pechanga Tribe SB 18 Response to Grand Tradition General Plan Amendment

Good Morning Mr. Citrano,

Thank you for your confirmation email. I just want to clarify that, at this time, we do not request a face to face consultation on this project; however, we may request to meet in the future while this project goes through CEQA process. I hope this clarifies any miss understanding. Please do not hesitate to contact me if you have any further questions.

Thank you!

*Ebru T. Ozdil
Planning Specialist
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593*

*Office:(951)-770-8113
Fax:(951)-693-2314
eozdil@pechanga-nsn.gov*

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From: Citrano, Robert [<mailto:Robert.Citrano@sdcounty.ca.gov>]
Sent: Tuesday, December 01, 2015 8:21 AM
To: Ebru Ozdil <eozdil@pechanga-nsn.gov>
Cc: Anna Hoover <ahover@pechanga-nsn.gov>; Andrea Fernandez <afernandez@pechanga-nsn.gov>; Beddow, Donna <Donna.Beddow@sdcounty.ca.gov>; Kattoula, Vincent <Vincent.Kattoula@sdcounty.ca.gov>; don@grandtradition.com;
Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>
Subject: RE: Pechanga Tribe SB 18 Response to Grand Tradition General Plan Amendment

Dear Mr. Ozdil;

We are in receipt of your letter requesting to be notified and involved in the entire CEQA review process, in lieu of a face-to-face consultation. The Tribe has also been added to our distribution list for public notices and circulation of documents for review. In addition, the requested language will be included in the Project staff reports.

Please contact me if you would like to discuss further.

Sincerely;

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

From: Ebru Ozdil [<mailto:eozdil@pechanga-nsn.gov>]
Sent: Monday, November 30, 2015 3:43 PM
To: Citrano, Robert
Cc: Anna Hoover; Andrea Fernandez
Subject: Pechanga Tribe SB 18 Response to Grand Tradition General Plan Amendment

Dear Mr. Citrano,

Electronically attached are the Pechanga Tribe's comments regarding the above named project. Please respond to this e-mail for confirmation of receipt. A hard copy will also follow via USPS.

Please do not hesitate to contact me should the attachment not open or if you have any questions or comments. Thank you.

*Ebru T. Ozdil
Planning Specialist
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593*

*Office:(951)-770-8113
Fax:(951)-693-2314
eozdil@pechanga-nsn.gov*

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



September 16, 2015

Robert Citrano
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, C 92123

Re: Grand Tradition General Plan Amendment GPA-15-005

Dear Mr. Citrano:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Grand Tradition General Plan Amendment GPA-15-005 Project and we thank you for the SB18/AB52 consultation on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is in our Traditional Use Area and we believe there is potential for culture findings including the possibility of human remains and associated artifacts, all culturally associated findings are culturally significant to the Rincon people.

We have no new information to add at this time but we do respectfully request continued consultation.

If there are further questions or concerns please do not hesitate to contact our office at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in black ink that reads 'Jim McPherson'.

Jim McPherson
Manager
Rincon Cultural Resources Department

From: Citrano, Robert
Sent: Tuesday, December 22, 2015 12:42 PM
To: 'vwhipple@rincontri.org'
Cc: Beddow, Donna
Subject: Grand Tradition General Plan Amendment SB 18 Consultation
Attachments: RinconSB18-09-16-15.pdf

Dear Mr. Whipple:

The attached letter from Jim McPherson expresses Rincon's interest in the Grand Tradition General Plan Amendment as it is within the "Territory of the Luiseño people". Please be advised that the project is a land use change at the policy level and does not include any construction or earth disturbing activities. As such, monitoring is not required. Any future discretionary permits will undergo cultural review and include Native American consultation, as required.

We will keep you on the distribution list for public notification of any public review of environmental documents as well as any public hearings.

If you would like a formal meeting, please contact me at (858) 694-3229 or by email at robert.citrano@sdcounty.ca.gov.

Please advise if we can consider SB-18 consultation concluded.

See me if you have any questions.

Thank you,

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

SAN LUIS REY BAND OF MISSION INDIANS

*1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org*

September 15, 2015

Robert Citrano
Planning Manager
Planning & Development Services
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

VIA ELECTRONIC MAIL
Robert.Citrano@sdcounty.ca.gov

**RE: TRIBAL RESPONSE REGARDING THE GRAND TRADITION
GENERAL PLAN AMENDMENT/ RE-ZONE PROJECT'S POTENTIAL
IMPACTS TO NATIVE AMERICAN CULTURAL RESOURCES (GPA-15-
005/REZ-15-006)**

Dear Mr. Citrano:

We, the San Luis Rey Band of Mission Indians ("Tribe") have received and reviewed your letter dated September 11, 2015 for SB 18 Consultation for the Grand Tradition General plan Amendment/Re-Zone Project ("Project") in the Fallbrook Community Planning Area ("Project Site/Area"). We understand that you are currently evaluating the possible cultural impacts that may be caused by this Project's development. Thank you for requesting direct consultation with our Tribe regarding this Project.

As you are aware, we are a San Diego County Tribe whose traditional territory includes Camp Pendleton, the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as the unincorporated areas in northern San Diego County, such as the communities of Valley Center, Fallbrook and Bonsall. We are always concerned about the preservation and protection of cultural, archaeological and historical sites within all these jurisdictions. The intent behind SB 18 (California Government Code Section 65352.3) is for local governments to work with tribal governments to preserve and/or to mitigate the impacts to cultural places.

After a review of the Project's Notice of SB 18 Consultation and a review of the Tribe's sacred lands file, the Tribe has concerns that we would like to address with the County regarding this particular Project. Therefore, the Tribe does wish to participate in a formal consultation with the County of San Diego pursuant to SB 18.

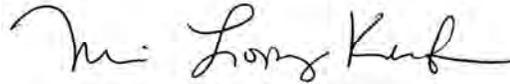
Our Tribe has intimate knowledge about the many discoveries made throughout the area of this Project and we strongly urge caution in assessing the land encompassing the Project for

development purposes. In regards to information our Tribe can provide the County regarding the cultural resources and sacred sites within the Project location, we respectfully request that any further discussion be done in person. Please contact our Cultural Resource Manager Cami Mojado at (760) 917-1736 or via email at cjmojado@slrmissionindians.org to arrange a mutually acceptable meeting date and time.

Furthermore, the Tribe requests that any and all cultural resource surveys completed in the Project Area and/or for the benefit of this Project be provided to the Tribe's Cultural Department at 1889 Sunset Drive, Vista, CA 92081 as your earliest convenience. If digital copies are available, please send them directly to cjmojado@slrmissionindians.org. A request for these documents had been made during the scoping process for this Project; however, the requested information has yet to be received. In addition, the Tribe requests that the Tentative Maps and General Plan Amendment be provided to the Tribe prior to any government to government meeting pursuant to SB 18.

We appreciate this opportunity to provide comments and share our concerns regarding this Project. We thank you for your assistance in protecting our invaluable Luiseño cultural resources.

Sincerely,



Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

cc: Melvin Vernon, Tribal Captain
Carmen Mojado, Secretary of Government Relations and President of Saving Sacred Sites

From: Beddow, Donna
Sent: Tuesday, February 09, 2016 11:31 AM
To: Cami Mojado; lopezkeifer@gmail.com; PJ Stoneburner (nativeburner@gmail.com)
Cc: Citrano, Robert
Subject: Grand Tradition General Plan Amendment; PDS2015-GPA-15-005; Native American Consultation - SB-18

Cami, Merri, and PJ:

I am following up on SB-18 consultation regarding the Grand Tradition General Plan Amendment. Please be advised that the project does not involve any ground disturbing activities. As such, a new cultural study is not required. Previous studies (negative) were conducted over the property and are on file with the South Coastal Information Center. This information was obtained from our confidential GIS layer. We do not have copies of the prior studies. Please contact the SCIC for copies of prior studies.

Any subsequent projects that require a discretionary permit will be reviewed for cultural resources and consultation will be conducted at that time.

We would like to conclude consultation. Please advise if you concur.

Sincerely,

Donna Beddow
County of San Diego
Project Planning
5510 Overland Avenue
San Diego, CA 92123
(858) 694-3656

September 29, 2015

Attn: Robert Citrano, Project Manager
 County of San Diego
 Planning and Development Services
 5510 Overland Avenue, Suite 310
 San Diego, CA 92123



Re: SB 18 Consultation; Grand Tradition General Plan Amendment / Re-Zone; GPA-15-005/REZ-15-006; Fallbrook Community Planning Area; Thomas Brothers: 1027-F5/G5

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between the tribes, project proponents, and government agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to other tribes, further down south, closer to the project area. In the event that future monitoring does become necessary and a monitor from a closer tribe is not able to be retained, cultural monitors from the Soboba Band of Luiseño Indians will be available.

Sincerely,

Joseph Ontiveros
 Cultural Resource Director
 Soboba Band of Luiseño Indians
 P.O. Box 487
 San Jacinto, CA 92581
 Phone (951) 654-5544 ext. 4137
 Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of San Diego. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

From: Citrano, Robert
Sent: Tuesday, December 22, 2015 10:40 AM
To: 'sgaughen@palatribe.com'; 'eozdil@pechanga-nsn.gov'; 'jontiveros@soboba-nsn.gov'
Cc: Beddow, Donna
Subject: Grand Tradition SB 18 Consultation

Dear Tribal Members:

Thank you for your interest in the Grand Traditions General Plan Amendment. Please be advised that the project is a land use change at the policy level and does not include any construction or earth disturbing activities. As such, monitoring is not required. Any future discretionary permits will undergo cultural review and include Native American consultation, as required.

We will keep you on the distribution list for public notification of any public review of environmental documents as well as any public hearings.

If you would like a formal meeting, please contact me at (858) 694-3229 or by email at robert.citrano@sdcounty.ca.gov.

Please advise if we can consider SB-18 consultation concluded.

See me if you have any questions.

Thank you,

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229