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August 18, 2016

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

For Purposes of Consideration of a General Plan Amendment to Develop New Community Plans for the Campo/Lake Morena and Pine Valley Subregional Group Areas; PDS2016-GPA-16-002; ER Log No. PDS2016-ER-16-00-001

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 this General Plan Amendment to create new community plans for the Campo/Lake Morena and Pine Valley Planning Areas that are currently included in the Mountain Empire and Central Mountain Subregional Plans, respectively.

1. Background on the previously certified EIR:

A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearinghouse Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: (1) Aesthetics; (2) Agricultural Resources; (3) Air Quality; (4) Biological Resources; (5) Cultural and Paleontological Resources; (6) Geology and Soils; (7) Hazards and Hazardous Materials; (8) Hydrology and Water Quality; (9) Land Use and Planning; (10) Mineral Resources; (11) Noise; (12) Population and Housing; (13) Public Services; (14) Recreation; (15) Transportation and Traffic; (16) Utilities and Service Systems, and (17) Climate Change.

Of these 17 environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be

mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, a Statement of Overriding Considerations was adopted pursuant to CEQA Sections 15091 and 15093. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

The Board of Supervisors approved the Meadowood GPA on January 11, 2012 (GPA-04-002). This GPA amended the Land Use Element and Fallbrook Community Plan. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Meadowood GPA relied on an EIR that was developed specifically for the project (GPA 04-002, SP04-001, R04-004, TM5354, S04-005, S04-006, S04-007, P08-023, Log No. ER 04-02-004).

The Board of Supervisors approved the San Dieguito Community Plan GPA on April 10, 2013 (GPA-12-008). This GPA corrected errors and inconsistencies in the Land Use Map, San Dieguito Community Plan and approved specific plans. The GPA did not result in changes to density or changes to community plan or specific plan text related to the Rancho Cielo or Cielo Del Norte Specific Plans. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The GPA relied on the General Plan Update EIR without modification.

The Board of Supervisors approved the Housing Element Update GPA on April 24, 2013 (GPA-12-009). This GPA consisted of a minor update to the Housing Element that was previously updated by the Board with the approval of the General Plan Update in August 2011. The revisions were largely limited to the Background Report of the Housing Element with more recent demographic data and analyses. No changes were made by this GPA to the Land Use Map, Mobility Element Map, or Central Mountain or Mountain Empire Subregional Plans. The Housing Element Update GPA relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved the Campus Park West Master Planned Community GPA on June 18, 2014 (GPA-05-003). This GPA amended the Land Use Element map, Mobility Element map, and the Fallbrook Community Plan specifically related to this project located at the northeast corner of SR-76 and I-15. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Campus Park West project relied on an EIR that was developed specifically for the project (GPA-05-003, SP05-001, R05-005, TM5424, ER 05-02-009).

The Board of Supervisors approved the first "clean-up" amendment to the General Plan Update on June 18, 2014 (GPA-12-007, REZ-13-002 (2013 General Plan Clean-Up)). The 2013 General Plan Clean-Up consisted of changes to the Land Use Map, policy documents, glossary, Mobility Element Network, and community/subregional plans. Land Use Map changes that occurred in Pine Valley area consisted of re-designating three parcels purchased by the County Department of Parks and Recreation from Rural Lands 80 and Office Professional to Open Space Conservation (40.5 acres). Mobility Element changes that occurred in the Central Mountain Subregion consisted of correcting the name

of a road segment from “Pine Hills Eagle Peak Road” to “Boulder Creek Road” and revising a segment boundary of Old Highway 80 to be stated as “SR-79 to Mountain Empire Subregion boundary” instead of to “Interstate 8 Sunrise Highway.” All revisions to the General Plan resulting from the 2013 General Plan Clean-Up can be viewed online at http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2013_GP_Clean-up/GP_Clean-Up_Staff_Rec.pdf. The “clean up” process is only intended for minor changes or additions to the General Plan that do not result in additional or more severe environmental impacts. The 2013 General Plan Clean-Up relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors also approved a Property Specific Requests (PSR) General Plan Amendment (GPA 12-012, REZ 13-003) on June 18, 2014. None of the changes to specific properties that were approved by this GPA were located in the Central Mountain Subregional Plan area. This PSR GPA relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved the Quarry Road and Elkelton Place GPA on October 29, 2014 (GPA-14-002). This GPA corrected the Mobility Element classification of Elkelton Place and added Quarry Road to the Mobility Element. The classification of these roads, located in the Spring Valley Community Plan area, was changed to “4.2B – Boulevard” with intermittent turn lanes consistent with existing conditions and use of the roads. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Quarry Road and Elkelton Place GPA relied on a CEQA Negative Declaration.

The Board of Supervisors approved the Otoy Business Park GPA on April 22, 2015 (GPA-14-004). This GPA removed the segment of Airway Road between Alta Road and Siempre viva Road from the Mobility Element and East Otoy Mesa Specific Plan due to changes in the alignment of SR-11 and the location of the Point of Entry at the United States/Mexico International Border. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Otoy Business Park GPA relied on a CEQA Addendum to the previously certified Subsequent EIR for the Otoy Business Park project (PDS2006-3100-5505).

The Board of Supervisors approved a second “clean-up”_amendment to the General Plan Update on November 18, 2015 (GPA-14-001 and REZ-14-001 (2015 General Plan Clean-Up)). The 2015 General Plan Clean-Up consisted changes to the General Plan text, Implementation Plan, Mobility Element Network, community/subregional plans, and Land Use Map and zoning. A residential land use policy in the Central Mountain Subregional Plan was revised to state “Prohibit ~~new residential developments on the creation of new lots with~~ lots sizes of less than four acres (or the zoning minimum lot size, if that is less than four acres) outside of Rural Village boundaries, unless specifically exempted in this text.” No changes were made to the Land Use Map, zoning, or Mobility Element Network in the Central Mountain Subregional Plan area. This second amendment updated a minimum lot size policy in the Central Mountain Subregional Plan for consistency with the existing minimum lots sizes allowed by zoning classifications. All revisions to the General Plan resulting from the 2015 General Plan Clean-Up can be viewed online at <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2015gpclean-up/bos-attach->

b.pdf. The 2015 General Plan Clean-Up relied on an Addendum to the General Plan Update EIR.

Most recently, the Board of Supervisors approved the Grand Tradition GPA and zoning amendment to the General Plan Update on May 4, 2016 (GPA-15-005 and REZ-15-006). This GPA changed the Land Use Designation of two of eight parcels and amended the zoning classification of all eight parcels of the Grand Tradition Estate and Gardens property in the Fallbrook Community Plan area. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Grand Tradition GPA relied on an Addendum to the General Plan Update EIR.

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
 - a. Contact: Joshua Menvielle, Project Manager
 - b. Phone number: (858) 495-5451
 - c. E-mail: joshua.menvielle@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. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors adopted Community and Subregional Plans. The Community Plans for larger geographic areas are called Subregional Plans. These plans contain more precise goals and policies regarding community character, land use development, transportation, public safety, conservation and open space, and other issue areas for the local community. These plans are part of the General Plan and therefore must remain consistent with the overall goals and policies of the General Plan. Generally, Community Plans goals and policies are considered more limiting and restrictive than the countywide goals and policies but not to the extent that they contradict the guiding principles of the General Plan. Community plan updates were anticipated as part of the General Plan and are specifically identified as a component of the General Plan Implementation Plan. However, the details of future community plan updates were not known at the time of the original adoption.

The proposed General Plan Amendment would provide new standalone community plans for the Campo/Lake Morena and Pine Valley Planning Areas. The Campo/Lake Morena Planning Area is part of, and addressed in, the Mountain Empire Subregional Plan, which also covers the Tecate, Potrero, Boulevard, Jacumba and Mountain Empire Subregional

Group Areas. The Pine Valley Planning Area is part of, and addressed in, of the Central Mountain Subregional Plan, which also covers the rural communities of Cuyamaca, Descanso, Guatay, and Mount Laguna. The new community plan for Pine Valley includes the rural communities of Guatay and Mount Laguna. The new community plans identify community-specific issues and corresponding goals and policies. They do not represent a change in the policies set forth in either the General Plan, or Mountain Empire and Central Mountain Subregional Plans; rather, they continue the themes established in these plans and apply them to the specific characteristics of the Campo/Lake Morena and Pine Valley planning areas. The proposed GPA does not make any revisions to the text of the General Plan or Subregional Plans. The proposed new community plan for Campo/Lake Morena does propose a reduction to the boundary of the Rural Village area for Cameron Corners and an increase to the boundary of the Rural Village for Lake Morena; however, no changes are proposed to the underlying General Plan Land Use Designations. Therefore, no change in density of development would result from the revisions to the boundaries of these Rural Village areas.

The following is a more detailed description of the contents of each of the proposed community plans:

Campo/Lake Morena Community Plan

Chapter 1: Land Use – This chapter includes figures that show a reduced Rural Village boundary for Cameron Corners by excluding area that has a Land Use Designation of RL-40, and that show an increased Rural Village boundary for Lake Morena by including area that has a Land Use Designation of SR-4. The chapter also states the intent to preserve, protect, and enhance the rural atmosphere, unique community character, and historical and natural environment, and to provide opportunities for economic benefit from these community attributes. The intent for community growth of the three rural village areas (Campo, Cameron Corners, and Lake Morena) is described with the vision that the rural villages will remain separate. Infill commercial and smaller lot residential development should occur in the village areas, and larger lot residential development, agricultural and open space areas outside the village areas. Goals and policies are identified to preserve community character and scenic views; discourage franchise owned businesses; protect and create parks, recreational facilities, and historic attraction; discourage urban development such as impervious sidewalks, street lighting, curbs and gutters; support visitor friendly businesses such as bed-and-breakfasts, farm-stays, equine hotels, and boutique wineries; protection of view-sheds and property values from industrial scale energy development; support development of the rural and commercial elements of the Cameron Corners Rural Village; conserve open space areas and ranchlands; discourage high-density development and tract housing; protect but support further development of historical sites; protect and manage groundwater resources to ensure a sustainable supply for residents and biological resources; pursue funding and other options to upgrade water treatment and delivery infrastructure and wastewater treatment for Lake Morena Rural Village; and, encourage the development of additional recreational facilities.

Chapter 2: Circulation and Mobility – This chapter describes the advantages and disadvantages of limited access to the community and the desire for more mobility through alternative transportation modes. Goals and policies are identified to promote connectivity through a network of trails and pathways for non-motorized users and non-standard motorized vehicles; encourage and pursue funding for safety improvements of community roadways; and, encourage and pursue funding for transit services such as bus service, carpooling and ridesharing.

Chapter 3: Conservation and Open Space – This chapter articulates the value and importance of natural resources in the community such as the La Posta wildlife linkage and Cottonwood Watershed sole source groundwater aquifer, the benefits of these resources to the local economy and quality of life for residents and visitors, and the importance of local park and recreational facilities. Potential threats to these resources are also identified from sand mining and industrial scale energy development. Goals and policies are identified to protect and manage groundwater supplies in a sustainable manner; create Camp Lockett Historical Park; encourage development of playgrounds and recreation facilities; protect and conserve existing open space and biological habitat for biological and aesthetic values;

and, require industrial scale energy developers to disclose energy transmission losses, and ensure that net reduction of greenhouse gas emissions is achieved.

Chapter 4: Safety – This chapter recognizes inherent dangers from potential earthquakes, flooding, and wildfires, along with truck and rail transportation of hazardous materials and drug and human trafficking. Goals and policies are identified to secure funding for year round fire department staffing and emergency supplies; and, restrictions on placement of sexually violent predators in the community.

Chapter 5: Noise – This chapter recognizes that noise from agricultural activity and economic activity of a small rural town is consistent with the community character but that other sources of noise pose existing and potential problems that are inconsistent with the rural and natural environment. Goals and policies are identified to restrict large scale transportation systems; provide adequate buffers from any future commercial or industrial development that might be approved; coordinate with the U.S. Navy, Border Patrol and others to reduce noise from flight, firing range, and explosives training operations; coordinate with the California Highway Patrol, County Sheriff and others to enforce on- and off-road vehicle noise regulations; and, restrict large sand extraction, transport operations, and large-scale commercial/housing developments.

Chapter 6: Specific Plans and Special Study Areas – This chapter names the Cameron Corners and Star Ranch Special Study Areas and states the desire that any future specific plans or special study areas (and associated discretionary permits) should conform to the community character of Campo/Lake Morena and the goals and policies of the proposed community plan.

Pine Valley Community Plan

Chapter 1: Land Use –proposed this chapter seeks to establish policies by which the rural character of the community will remain intact while also encouraging limited and appropriate growth within designated areas. The residential and commercial development is concentrated in rural village cores. The Land Use chapter identifies several types of development that are discouraged in the planning area, including urban sprawl and franchise businesses, that would negatively affect the local businesses and the overall character of the community. Several policies are intended to promote open space and preserved land and non-motorized trails for the enjoyment of the residents and visiting tourists. This chapter also recognizes the scarcity of groundwater within the region and states that limited growth is central to maintaining sustainable rural communities.

Chapter 2: Circulation and Mobility – This chapter identifies policies designed to improve the safety of the roads in the community. Several of the policies identify possible future road improvement projects. This chapter also contains policies aimed at reducing car trips on the local roads by encouraging carpooling and pursuing funding for transportation services among the rural villages.

Chapter 3: Conservation and Open Space – This chapter identifies many areas of existing public and private open space to be maintained. It addresses the need for new

development to respect existing habitats, groundwater resources, and water quality. The chapter also considers the expansion of recreational opportunities.

Chapter 4: Safety – Wildfires are a major threat to public safety in the Pine Valley planning area. Several of the policies identify possible future safety infrastructure projects, such as a new helicopter landing pad. These projects would be analyzed at a project level at that time. Additionally, the chapter states the goals of increasing fire safety awareness and law enforcement within the Pine Valley planning area.

Chapter 5: Noise – This chapter promotes the maintenance and creation of natural noise buffers to mitigate traffic or other nuisance noise sources. The preservation of the natural wooded habitat and rolling hill topography is central to continued noise mitigation.

Chapter 6: Specific Plans and Special Study Areas – Because there are no Specific Plans or Special Study Areas within the Pine Valley planning area, there are no goals or policies included in this chapter.

5. **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 have new significant environmental effects or to have previously identified effects that have a substantial increase in severity either due to a change in the project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> 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 a 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

August 18, 2016

Date

Joshua Menvielle

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 project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that may cause one or more effects on environmental resources. The responses support the “Determination,” above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on 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

When compared to the policies of the existing Mountain Empire and Central Mountain Subregional Plans contained within the General Plan, the policies of the proposed Campo/Lake Morena and Pine Valley Community Plans closely reflect those of the Subregional Plans and would not result in significant changes to how scenic vistas, scenic resources, visual character, and light pollution are considered or treated.

Campo/Lake Morena Community Plan

The proposed Community Plan has policies in place to retain the valuable rural character of the community while encouraging limited residential and commercial growth within the rural villages of Campo Village, Cameron Corners, and Colonia of Lake Morena. Campo Village contains many historical landmarks and parks, and large vacant parcels that can be developed in the future. The Cameron Corners area is the primary commercial area in the community, and will be developed further with commercial and residential uses. Lake Morena Village is suited for infill development of residential and commercial uses. The land use designations established by the General Plan have not changed in the proposed Community Plan. The proposed Community Plan establishes specific policies based on managing the type of development in each village in order to maintain the existing visual character and limiting the impact on the public facilities and infrastructure.

Proposed Community Plan Policies LU 3.4.1, LU 3.4.2, and LU 3.4.3 discourage the use of sidewalks, streetlights, curbs, and gutters, and encourage the use of permeable surface walkways and trails to keep with the visual character of the community. The policies also encourage the use of low-level, low-angle, downcast outdoor lighting when it is necessary for public safety, in order to limit light pollution. These three policies remain consistent with the goals and policies of the Mountain Empire Subregional Plan.

Issue LU 3.6 of the proposed Community Plan indicates that industrial-scale wind and solar renewable energy installations are not consistent with most of the planning area due to the threat to viewsheds, the tourism economy, and property values. While the General Plan encourages the development of sustainable energy, General Plan Policy COS-18.1 states, “Work with San Diego Gas & Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their

setting.” The proposed Community Plan is consistent with the General Plan in that it allows for development of renewable energy systems in a way that upholds the rural character of the Campo/Lake Morena area and prevent impacts on existing scenic vistas and scenic resources found throughout the community.

Pine Valley Community Plan

The Central Mountain Subregional Plan states the goal of preserving the small-town rural character of the communities in the planning area. Similarly, the proposed Pine Valley Community Plan states the goal of preserving the intrinsic rural community character of the Pine Valley planning area. The policies included in the proposed Community Plan follow this guiding principle. Proposed Policy LU 1.1.8 is an example of the Community Plan’s commitment to preserving the aesthetic resources of the planning area, as it states: “Encourage new development to incorporate local native, fire resistant, and drought tolerant plants in landscaping plans. This will ensure compatibility with community appearance and support local water conservation efforts.”

The proposed Community Plan would not result in impacts on scenic vistas beyond those described in the certified EIR because the policies focus on protecting scenic vistas, scenic resources, and the visual character of the planning area. Proposed Policy LU 1.1.10 is an example of the community’s commitment to protecting these resources, as it states: “Per General Plan Policy, COS 11.7, Require under grounding of traditional utilities, such as telephone, cable, and power, to preserve scenic vistas and reduce wildfire danger.”

The proposed Community Plan would not result in changes to the levels of light pollution beyond those described in the certified EIR because the proposed policies support the protection of nighttime views. Proposed Policy COS 4.1.1 is an example of the commitment to protecting this resource, as it states: “Support the Sub-area’s designation as a Dark Skies region and require development to limit lighting to what is necessary for safety and security.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on aesthetics beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

II. AGRICULTURE AND FORESTRY RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects on 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

When compared to the policies of the existing Mountain Empire and Central Mountain Subregional Plan, the policies of the proposed Community Plans closely reflect those of the

Subregional Plans and would not result in new or more significant impacts to agriculture and forestry resources.

Campo/Lake Morena Community Plan

The proposed Community Plan does not change zoning regulations or land use designations from those adopted by the General Plan Update. Based on the General Plan Map included in the General Plan Update, the Campo/Lake Morena planning area does not contain agricultural land. However, the California Department of Conservation indicates on its California Important Farmland Finder map that the area north of Campo Village contains Prime Farmland and Unique Farmland, primarily along Campo Creek. The proposed Community Plan identifies this area as the La Posta Linkage, an important wildlife corridor. The proposed Community Plan does not propose future development in this area; in fact, it encourages the preservation and restoration of this area. The proposed Community Plan promotes infill development within Campo Village rather than suburban-sprawl type development. Therefore, potential development associated with population growth forecasts would not have the potential to affect agricultural lands, Prime Farmlands, Unique Farmlands, or Farmlands of State Importance in the planning area.

The Campo/Lake Morena planning area contains public forest land, including the Cleveland National Forest and Bureau of Land Management land, but does not contain timberland zoned for Timberland Production, according to the General Plan Map. Goal COS 3.1 within the Conservation and Open Space Chapter of the proposed Community Plan identifies the desire to conserve the existing open space and habitat. Additionally, the proposed Plan contains policies within the Land Use chapter regarding preservation of ranchlands. Policy LU 4.3.1 encourages developers and owners of large parcels to conserve ranchlands as part of their development proposals. Therefore, the proposed Community Plan is consistent with the goals and policies of the General Plan.

Pine Valley Community Plan

Similar to the Subregional Plan, the proposed Community Plan contains policies that recommend or mandate the protection of agriculture and forestry resources. While some the policies are general, they are consistent with the General Plan's policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of a policy in the proposed Pine Valley Community Plan that promotes the protection of agriculture and forestry resources is Policy LU 1.1.4, which states: "Encourage the preservation of the sub-region's agricultural lands for equestrian facilities and cattle grazing operations. These uses reflect historical character of the area, and provide highly desirable open space and resource conservation areas."

The proposed Community Plan would not result in impacts on agriculture and forestry resources beyond those described in the certified EIR because the proposed policies encourage the protection of agriculture and forestry resources. Proposed Policy COS 1.1.1 is another example of the commitment to protecting these resources, as it states: "Support the continuation of the County's agricultural open space preserve program through the Williamson Act."

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on agriculture and forestry resources beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

III. AIR QUALITY. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on 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 project 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would not result in new or more significant impacts related to air quality.

Campo/Lake Morena Community Plan

The Community Plan Land Use chapter does not propose changes in land use designations as adopted by the General Plan Update that could have the potential of increased air emissions. The Circulation and Mobility chapter does not propose changes in road classifications or increase capacity of roadways in the planning area which could affect potential forecasted emission from vehicles. The proposed Community Plan continues to accommodate the population growth projections for the region that were based on the General Plan Update land uses, therefore the proposed Community Plan would be consistent with the RAQS that have been developed based on the General Plan Update. In addition, development projects within the planning area would be subject to CEQA analysis, which would analyze the potential air quality impacts of the specific project. Additionally, the Circulation and Mobility chapter also encourages developing transit options for the local community that would reduce the number of cars on the road, potentially reducing impacts on air quality.

Pine Valley Community Plan

Similar to the Central Mountain Subregional Plan, the proposed Community Plan contains policies that recommend or mandate the protection of air quality. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of a policy in the proposed Community Plan that protects air quality is Policy COS 1.7.2, which states: “Require projects or operations that generate potentially significant levels of air pollutants, such as construction projects or agricultural cultivation to incorporate best available air quality mitigation in project design.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on air quality beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

IV. BIOLOGICAL RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on 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 on 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would result in no changes to biological resources impacts of the General Plan.

Campo/Lake Morena Community Plan

The proposed Community Plan contains policies that conserve and protect the open spaces and natural resources that are located within the community. The proposed Plan includes policies to establish programs to replant riparian habitat, encourage the protection of waterways and groundwater resources, and preserve open space and ranchlands. For example, Policy COS 3.1.1 states, “Encourage the preservation of creeks and rivers and the maintenance of such areas in a natural state.” The Community Plan policies are consistent with the General Plan’s policies related to the preservation of biological resources and would not result in greater impacts on biological resources than what has been presented in the previous EIR.

Goals stated within the proposed Community Plan encourage future development projects that may have the potential to affect biological resources; however, these are general in nature and would be subject to further CEQA analysis when they are proposed as specific projects. All development proposed within the proposed Sub-Area Plan would be subject to the County regulations set in place to protect the sensitive habitats and species protected by law.

Pine Valley Community Plan

Similar to the Central Mountain Subregional Plan, the proposed Community Plan contains policies that recommend or mandate the protection of biological resources. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of a policy in the proposed Community Plan that protects biological resources is Policy COS 1.2.1, which states:

“Require development to avoid endangered, threatened, special status and sensitive species to the maximum extent feasible or provide adequate mitigation, preferably on-site or within the Sub-area.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on biological resources beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

V. CULTURAL RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would result in no changes to potential impacts on archaeological resources, cultural resources, historical resources, paleontological resources, or human remains.

Campo/Lake Morena Community Plan

The proposed Community Plan does not propose any new development within historical or culturally important areas. The Campo Village is an area identified as an area with historical importance, and contains many areas designated as historic landmarks or parks. For example, Camp Lockett was the last horse cavalry post built for the U.S. Army in World War II. The proposed Community Plan includes policies to enhance and support access to the historical features. Specifically, Policy LU 3.3.1—“Support the concept and reasonable development of Camp Lockett as a Historic Park”—indicates a strong desire to preserve historic resources in the community. Once this concept becomes a specific project, the project would be subject to CEQA analysis, at which time the impacts on cultural resources would be evaluated. In addition, maintaining a low-density design in the planning area limits impacts on cultural resources, and remains consistent with the policies adopted in the Mountain Empire Subregional Plan and the General Plan Update.

Pine Valley Community Plan

As stated above, the Central Mountain Subregional Plan states the goal of preserving the small-town rural character of the communities in the Subregion and, similarly, the proposed Community Plan states the goal of preserving the intrinsic rural community character of the Pine Valley planning area. Preserving cultural and historical resources is central to maintaining the rural character of Pine Valley planning area. Therefore, the proposed Community Plan’s policies help protect these resources. An example of this type of policy is Policy CM 2.3.1, which states: “Maintain the Pine Valley Bridge as both a viable traffic element and a historic structure.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on cultural resources, archaeological resources, historical resources, paleontological resources, and human remains beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

VI. GEOLOGY AND SOILS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plan and would result in no changes in potential impacts to geology and soils.

Campo/Lake Morena Community Plan

The residential and commercial development planned for the community would require wells and septic systems for each parcel because of the limited capacity of the County wastewater treatment systems. However, all future development projects under the project designations would be required to comply with all applicable federal, state, and local regulations related to septic tanks and wastewater disposal, including County Department of Environmental Health standards, to ensure that soils are capable of supporting the use of septic tanks or alternative wastewater disposal systems. All future development associated with the land uses designated under the project would be required to comply with federal, state, and local building standards and regulations to address inherent geologic and soils issues.

Pine Valley Community Plan

The proposed Community Plan contains policies that recommend or mandate the protection of geology and soils. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of this type of policy is Policy S 1.2.2, which states: “Discourage the removal of existing native vegetation within designated floods plain to minimize erosion.” Additionally, the proposed Community Plan encourages new roadways to follow natural land contours and minimize grading to avoid erosion, which further helps protect existing geology and soils.

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on geology and soils beyond those analyzed in the General Plan Update EIR.

VII. GREENHOUSE GAS EMISSIONS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would not result in new or more severe impacts related to greenhouse gas emissions.

Campo/Lake Morena Community Plan

The proposed Community Plan does not change any land use designations from the General Plan Update. The Plan contains policies that strive to reduce greenhouse gas emissions and retain wildlife areas important for greenhouse gas retention. The Circulation and Mobility chapter of the proposed Plan recommends improving transportation options between the villages. If any of the recommendations become specific transportation projects, those projects would be subject to CEQA analysis, at which time the potential impact on greenhouse gas emissions would be analyzed.

Pine Valley Community Plan

The proposed Sub-Area Plan contains policies and proposals that strive to keep greenhouse gas emissions levels low. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of this type of policy is Policy LU 1.1.9, which states: “Encourage single family homes to utilize alternate energy sources and other green technology that are compatible with community character to maximize energy efficiency and conserve resources.” In addition, the proposed Community Plan encourages energy efficient design in commercial buildings.

The proposed Community Plans would not result in increased greenhouse gas emissions beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project 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 policies of the proposed Community Plans closely reflect those of Subregional Plan and would not result in new or more significant impacts related to hazards and hazardous materials. Similar to the existing General Plan, any future development of land uses, as designated under the project, would be required to comply with all applicable federal, State, and local regulations pertaining to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to existing hazardous materials and the transportation, use, and disposal of hazardous materials to a less-than-significant level. Additionally, compliance with these regulations would ensure that risks associated with hazardous emissions near schools would be kept to below a level of significance.

Campo/Lake Morena Community Plan

Many areas within the planning area are considered to have high, very high, or extreme fire threat levels. The proposed Community Plan addresses emergency response to fires and wildfires in policies S 2.1.1 and S 2.3.1, which seek funding for year-round staffing of the Campo Fire Department and for emergency supplies and equipment. These policies are consistent with the goals established in the General Plan Update, specifically Policy S-1.3, "Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards."

Pine Valley Community Plan

The Pine Valley planning area has been identified as one of the most dangerous wildfire-prone areas within the county. The proposed Community Plan addresses emergency response to fires and wildfires in policies S 1.3.1, S 1.3.4, and S 1.3.6, which seek funding to construct firebreaks and community-based fire safety education programs. These policies are consistent with the goals established in the General Plan Update, specifically Policy S-1.3, "Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards."

Neither of the proposed Community Plan areas contain an airport. The proposed Community Plans do not result in additional significant impacts from hazards or hazardous materials beyond those analyzed in the General Plan Update EIR. However, impacts would still be

considered significant associated with wildland fires, and the mitigation identified in the EIR would be required.

IX. HYDROLOGY AND WATER QUALITY. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would not result in new or more severe impacts related to hydrology and water quality.

Campo/Lake Morena Community Plan

The proposed Community Plan has the potential for significant impacts on the water resources of the planning area. Increased development in a sensitive area with limited groundwater resources could decrease the groundwater levels, affect the water quality, and/or result in increased runoff or polluted runoff water. However, the proposed Sub-Area Plan addresses the existing groundwater issues facing the community and proposes policies for improving water quality and decreasing impacts on the groundwater table level. The community primarily accesses water from a federally designated Sole Source Aquifer, as identified in Issue 1.5.6. Policies LU 5.6.1 and LU 5.6.2 both address the regulations that would be required for development that could result in potential impacts on the aquifer. The proposed Plan identifies policies to protect this aquifer, such as Goal LU 5.3.1, which states, “Ensure that proposed new developments conduct thorough tests to ensure that the groundwater will not be overdrafted or contaminated for present or future generations.” Additionally, the proposed Plan contains Policy LU 5.5, which states, “Only allow wells that would not affect the long term sustainability of the alluvial aquifer in order to protect if for future generations.”

Pine Valley Community Plan

The existing General Plan includes potential impacts associated with violating groundwater quality standards by designating land uses that would be groundwater dependent in areas that

are currently experiencing groundwater contamination. In addition, the existing General Plan would allow land uses and development in areas currently experiencing groundwater supply impacts. The proposed Community Plan would not allow for any additional development potential in groundwater-dependent areas. There will be no increased impacts associated with development within 100-year flood hazard areas or impeding or redirecting flood flows, as the proposed Community Plan does not propose any additional development potential within 100-year floodplains. Additionally, the proposed Plan does not contain any policy changes that involve increased development potential along the shore of a lake or reservoir.

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on hydrology and water quality beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

X. LAND USE AND PLANNING. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on 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 project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The policies of the proposed Community Plans closely reflect those of Subregional Plans and would not result in new or more severe impacts related to land use and planning.

Campo/Lake Morena Community Plan

The proposed Community Plan does not contain policies that would change the land use designations or zoning regulations established in the General Plan Update and analyzed in the General Plan Update EIR; however, the Plan does propose a reduction of the Rural Village area for Cameron Corners and an increase in the Rural Village area for Lake Morena as described above under No. 4 (Campo/Lake Morena Community Plan, Chapter 1). The proposed Community Plan seeks to maintain the rural character of the Campo/Lake Morena planning area and to limit most development to within one of the three rural villages. The proposed Community Plan does not include plans to develop land uses or roadways that would result in a divided community. The proposed Community Plan is consistent with Goal SSA 2.1 of the Mountain Empire Subregional Plan, which states: “A Land Use Plan with a mix of commercial and residential uses that enhance the vitality of Cameron Corners and the greater community of Campo/Lake Morena, while minimizing environmental impacts and retaining the rural character of the community.” The proposed Community Plan remains consistent with the land use and planning policies of the Mountain Empire Subregional Plan and the General Plan Update.

Pine Valley Community Plan

The proposed Community Plan does not propose any changes to the land use designations or zoning regulations established in the General Plan Update and analyzed in the General Plan Update EIR. The proposed Community Plan seeks to maintain the rural character of the Pine

Valley planning area and to limit most development. The proposed Community Plan does not propose development of land uses or roadways that would result in a divided community. The proposed Community Plan remains consistent with the land use and planning policies of the Subregional Plan and the General Plan. Therefore, the proposed Community Plan would not result in additional impacts on land use and planning beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XI. MINERAL RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on 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 general plan, specific plan or other land use plan?

YES

NO

The policies of the proposed Sub-Area Plan closely reflect those of the Subregional Plans and would result in no major changes to potential impacts associated with the availability of a known mineral resource or a locally important mineral resource recovery site.

Campo/Lake Morena Community Plan

The planning area contains limited mineral resources. The proposed Community Plan does not propose changes to the land use designations or zoning classifications from the existing General Plan, nor does it propose development within any of the Resource Conservation Areas identified by the Mountain Empire Resource Conservation Map found within the Mountain Empire Subregional Plan.

Pine Valley Community Plan

The proposed Community Plan does not propose changes to the land use designations or zoning from the existing General Plan, nor does it propose development within any of the Resource Conservation Areas identified by the Central Mountain Resource Conservation Map found within the Central Mountain Subregional Plan.

Therefore, the proposed Community Plans would not result in additional impacts on mineral resources beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered significant, and the mitigation identified in the EIR would be required. The proposed Sub-Area Plan would be consistent with the findings of the General Plan Update EIR.

XII. NOISE. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project 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 general plan 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

project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; 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 project expose people residing or working in the project area to excessive noise levels?

YES

NO

The policies of the proposed Community Plans closely reflect those of the Subregionals Plan and would not result in new or more severe impacts associated with noise.

Campo/Lake Morena Community Plan

The Campo/Lake Morena planning area is a rural community characterized by low noise pollution associated with rural living. The proposed Community Plan recommends development and includes goals and policies that would maintain this quiet environment. In addition, the proposed Community Plan does not contain policies that recommend widening roads or highways; therefore, the project would not involve an expansion of the 60–75 dB Community Noise Equivalent Level (CNEL) noise contours on either side of local roads.

The proposed Community Plan Land Use chapter supports residential development, small-scale commercial development, and the development of specific projects such as Camp Lockett as a Historic Park within the villages. If any of these recommendations become specific development projects they would be subject to CEQA, at which time the potential impacts from noise would be analyzed.

Pine Valley Community Plan

As stated above, both the Subregional Plan and the proposed Community Plan share the goal of preserving the small-town, rural character of their communities. To achieve this goal, the proposed Community Plan states that all growth must be gradual and modest in nature, which decreases the potential for new, significant increases in noise levels, excessive groundborne vibration, and permanent and temporary increases in ambient noise levels.

Proposed Policy CM 7.1 of the proposed Sub-Area Plan seeks funding and explores the feasibility of acquiring land or securing a long-term lease for a helicopter landing spot adjacent to the Pine Valley Fire Station and County Sherriff’s sub-station. This policy is consistent with the current Subregional Plan that states, “Private airports, heliports, helipads, and helistops shall be discouraged in the Central Mountain Subregion except for emergency services.”

The proposed Community Plans would not result in additional noise impacts beyond those analyzed in the existing General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; therefore, the impact would remain significant and unavoidable.

XIII. POPULATION AND HOUSING. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in one or

more effects on population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of Subregional Plans and would result in no new or more severe impacts on population and housing resources.

Campo/Lake Morena Community Plan

The proposed Community Plan does not contain policies that recommend changes to the zoning code. Commercial and residential development is recommended for vacant lots or open land within the rural villages that are zoned for such development. The land designated as open space is existing open public land that does not contain development. The Community Plan does not contain policies that support any development that would result in displacement of housing or people within the community.

Pine Valley Community Plan

The housing accommodated with the existing General Plan is consistent with regional growth forecasts. Future development under the proposed Community Plan would be required to comply with the land use plan adopted as part of the General Plan, which includes a land use framework and policies for growth that would avoid unplanned growth beyond regional growth forecasts.

The proposed Community Plans would not result in additional population and housing impacts beyond those analyzed in the existing General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XIV. PUBLIC SERVICES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project 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

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of Subregional Plans and would result in no new or more severe impacts on public services.

Campo/Lake Morena Community Plan

Policies S 2.1.1 and S 2.3.1 of the proposed Community Plan address the community’s need for additional funding and support for increased staffing of the fire department and additional

supplies and emergency equipment. In addition, the proposed Community Plan discourages development outside of the village boundaries, thereby promoting a compact village to aid in the efficient delivery of public services.

Pine Valley Community Plan

Policy LU 2.2.1 in the proposed Community Plan requires development to provide associated improvement to the Pine Valley planning area's transportation, fire, and social services infrastructure so that the existing level of service is not impaired. This policy helps ensure public services remain adequate.

In addition, as stated above, both the Subregional Plans and the proposed Community Plans share the goal of preserving the small-town, rural character of their communities. To achieve this goal, the proposed Community Plan states that all growth must be gradual and modest in nature, which decreases the likelihood of any new significant impacts on public services. Therefore, the project would not result in additional significant impacts or substantially more severe environmental effects on public services beyond those analyzed in the existing General Plan Update EIR. However, overall impacts would still be considered potentially significant and the mitigation identified the EIR would still be required.

XV. RECREATION. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project 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 policies of the proposed Community Plan closely reflect those of Subregional Plan and would result in no new or more significant impacts related to recreational facilities.

Campo/Lake Morena Community Plan

The projected population growth under the Land Use designations of the existing General Plan would result in an increase in the number of persons that utilize recreational facilities in the unincorporated County, particularly in areas within the Village regional category, where most of the increases in density are planned to occur. The proposed Community Plan contains policies that recommend residential development be limited in design to support population growth within the rural villages, but preserve the majority of the open space and private lands to maintain the rural character of the community. The planning area contains existing parks that serve as recreational facilities for the residents of the community as well as tourist destinations. The Community Plan Conservation and Open Space chapter contains policies to encourage the development of parks and recreational facilities near village residential areas, and public access to non-motorized trails. These policies are consistent with the Mountain Empire Subregional Plan, which contains policies encouraging the maximum use of existing recreational facilities, as well as expansion and improvement of local park facilities in the Campo/Lake Morena planning area.

Pine Valley Community Plan

As stated above, both the Subregional Plan and the proposed Community Plan share the goal of preserving the small-town, rural character of their communities. To achieve this goal, the proposed Community Plan states that all growth must be gradual and modest in nature, which decreases the likelihood of a significant increase in the use of existing neighborhood and regional parks and recreational facilities.

The proposed Community Plans would not result in additional impacts on recreational facilities beyond those analyzed in the existing General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XVI. TRANSPORTATION/TRAFFIC. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause effects on 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 policies of the proposed Community Plan closely reflect those of Subregional Plans and would result in no new or increased impacts to transportation or traffic.

Campo/Lake Morena Community Plan

The proposed Community Plan maintains the goal of moderate community growth found within the Subregional Plan, and introduces no new increase in overall potential growth. As a result, the proposed Community Plan would not result in any additional impacts on transportation resources, increase traffic loads on the existing street system, or affect emergency access or parking. The proposed Community Plan would not result in any additional impacts on air traffic because there are no airports in the planning area and the plan does not contain policies that address air traffic. The proposed Community Plan would not result in a substantial increase in hazards due to a design feature or incompatible beyond those described in the certified EIR because the proposed Sub-Area Plan makes no policy recommendation of this nature.

Pine Valley Community Plan

The proposed Community Plan maintains the goal of moderate community growth found within the Subregional Plan, and introduces no new increase in overall potential growth. As a result, the proposed Community Plan would not result in any additional impacts on transportation resources, increase traffic loads on the existing street system, or affect emergency access or parking. The proposed Community Plan would not result in any additional impacts on air traffic because there are no airports in the planning area and the plan does not contain policies that

address air traffic. The proposed Community Plan would not result in a substantial increase in hazards due to a design feature or incompatible beyond those described in the certified EIR because the proposed Community Plan makes no policy recommendation of this nature. Therefore, the proposed Community Plan would not result in additional impacts or substantially more severe environmental effects on traffic or transportation. However, overall impacts would still be considered potentially significant and the mitigation identified in the EIR would still be required.

XVII. UTILITIES AND SERVICE SYSTEMS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause effects on 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 project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

When compared to the policies of the existing Subregional Plan, the policies of the proposed Community Plan closely reflect those of Subregional Plans and would not result in new or more severe impacts related to utilities and service systems.

Campo/Lake Morena Community Plan

The proposed Community Plan does not include goals or policies that would create additional impacts on the existing utilities in Campo/Lake Morena. The proposed Plan identifies the issues with water quality and capacity of existing water delivery systems in the rural villages of Cameron Corners and Colonia of Lake Morena. The policies put forth in the proposed Plan seek to improve the quality of the water and to pursue options for new wastewater treatment infrastructure in Lake Morena. When this policy is proposed as a specific development project, it will be subject to further CEQA analysis of the potential impacts on the utilities. Additionally, the proposed Plan contains Goal LU 5.3.1, which states, “Ensure that proposed new developments conduct thorough tests to ensure that the groundwater will not be overdrafted or contaminated for present or future generations.”

The total potential dwelling units in the community are the same as the population growth forecasts on which the General Plan is based; therefore, the proposed Community Plan remains consistent with the General Plan.

Pine Valley Community Plan

Many of the policies contained within the proposed Community Plan promote the preservation and longevity of existing utilities and service systems. Policy CM 10.1.1 is an example of the proposed Community Plan’s commitment to protecting utilities and services systems, as it

prohibits development that would adversely affect groundwater supply and quality. In addition, as stated above, the proposed Plan contains the goal of preserving the small-town, rural character of its community. To achieve this goal, the proposed Plan states that all growth must be gradual and modest in nature, which lowers the likelihood of increased development that would increase demands on existing utilities and service systems.

Therefore, the proposed Community Plans would not result in new or more severe impacts related to utilities and service systems beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in any mandatory finding of significance listed below?

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

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

YES

NO

As discussed previously, policies of the proposed Community Plans closely reflect those of Subregional Plans and General Plan and do not result in new or more severe significant impacts. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan, including cumulative effects. All applicable mitigation from the General Plan EIR shall be carried forward with the project, and the project will also rely on statements of overriding considerations adopted with the General Plan EIR for significant and unavoidable impacts discussed above. The project would not introduce new or more severe significant effects beyond those analyzed in the General Plan EIR.

EIR and Project Reference Links

Link to previous environmental review – County of San Diego General Plan Update EIR:
<http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>

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

County of San Diego. 2011. Central Mountain Subregional Plan, amended November 18, 2015. Available:
http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Central_MT_CP.pdf.

Campo/Lake Morena and Pine Valley
Community Plans
GPA 16-002, ER-16-00-001

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County of San Diego, 2011. Mountain Empire Subregional Plan.
http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/MTN_Empire_CP.pdf

County of San Diego, August 2016. Proposed Pine Valley Community Plan.

County of San Diego, August 2011. General Plan Update Environmental Impact Report.