

## **CHAPTER 2.0                    SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT**

### **2.1            Aesthetics**

This section evaluates existing conditions for scenic vistas, scenic resources (e.g., natural landforms, scenic highways), visual character, and dark skies/light/glare within the County, relative to the Project areas addressed in this SEIR, and the potential effects that implementation of the proposed Project may have on these visual resources. Aesthetics, as addressed in CEQA, refers to visual considerations in the physical environment. Because a person's reaction and attachment to a given viewshed are subjective, visual changes inherently affect viewers differently. Accordingly, this visual resource analysis is a systematic process to logically assess visible change in the physical environment and the anticipated viewer response to that change.

#### **2.1.1        Existing Conditions**

The General Plan Update PEIR included a discussion of existing conditions related to aesthetics in Section 2.1.1 of the Aesthetics chapter, including the Project areas. The aesthetic conditions described in the PEIR are the same as the conditions on the ground today. No changes to the existing conditions have been identified that would alter the conclusions in the PEIR. All references used in the PEIR (Chapter 6) were reviewed to ensure they are still valid today. In addition, the existing conditions for aesthetics and visual character within the Project areas analyzed in this SEIR are the same as those provided in the PEIR, and are hereby incorporated by reference.

#### **2.1.2        Regulatory Framework**

Chapter 2.1 of the General Plan Update PEIR, pages 2.1-27 through 2.5-22 describes the Regulatory Framework related to aesthetics and is hereby incorporated by reference. Applicable Federal regulations discussed include: National Highway System (NHS) Designation Act of 1995; National Historic Preservation Act (NHPA) of 1962; and the Telecommunications Act of 1996. Applicable State regulations discussed include: California Energy Code; California Street and Highways Code; and the State Scenic Highways Program. Applicable local regulations include: San Diego County Board of Supervisors (BOS) Policy I-73, Hillside Development Policy; Community Plans; County Community Right-of-Way Development Standards; Design Review Guidelines; I-15 Corridor: Scenic Preservation Guidelines; County of San Diego Code of Regulatory Ordinances Sections 86.601-86.608, Resource Protection Ordinance (RPO); County of San Diego Code of Regulatory Ordinances Sections 59.101-59.115, Light Pollution Code (LPC); Multiple Species Conservation Program (MSCP) and the County of San Diego Code of Regulatory Ordinances Sections 86.501-86.509, Biological Mitigation Ordinance (BMO); San Diego County Scenic Highway Program; and the San Diego County Zoning Ordinance.

The regulatory framework discussion in the General Plan Update PEIR regarding aesthetics has not changed since adoption of the General Plan in August 2011, applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

### **2.1.3 Analysis of Project Effects and Cumulative Impacts**

The cumulative impact analysis study area for aesthetic resources in the General Plan Update PEIR was identified as the entire San Diego Region (Chapter 2.1). As the current project is applying the 2011 General Plan Guiding Principles to assign land use designations for the Project areas throughout the unincorporated County, the cumulative study area for aesthetic resources is the same as the PEIR and is hereby incorporated by reference. In addition, Section 1.9 of this SEIR (Cumulative Project Assessment Overview), provides an update of new projects since adoption of the 2011 General Plan that are considered in the cumulative analysis in order to make the analysis complete.

#### **2.1.3.1 Scenic Vistas**

This section describes potential direct and cumulative impacts on scenic vistas as it pertains to the Project areas addressed in this SEIR.

##### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Visual Resources, the proposed Project would have a significant impact if it would obstruct, interrupt, or detract from a scenic vista that is visible from a:

- Public road;
- Trail within an adopted County or State trail system;
- Scenic vista or highway; or,
- Recreational area.

##### Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including the Project areas. In addition, the PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts on scenic vistas in the unincorporated County. The discussion of impacts can be found in Chapter 2.1 Aesthetics, and is hereby incorporated by reference. These impacts would be reduced to below a level of significance through the implementation of a combination of federal, State, and local regulations (e.g., County Zoning Ordinance, Resource Protection Ordinance, design review guidelines); existing County regulatory processes; the adopted 2011 General Plan goals and policies; and,

2011 General Plan Goals and Policies combined with the mitigation measures identified in the PEIR.

Similar direct and cumulative impacts related to scenic vistas would occur with the proposed Project. For example, future development under the proposed Project could affect views from designated County scenic roadways and County public trails; views of bays, lagoons, canyons, established native vegetation, historic or unique structures, or agricultural lands in the Coastal Plain region; views of water resources (e.g. reservoirs) and extensive open space including County reserves and parks in the Peninsular Ranges; and, views supporting unique or memorable landforms, native habitat, and desert valleys. Two designated scenic highways are also located in the unincorporated County: These include SR-78 through the Anza-Borrego Desert State Park and SR-125 between I-8 and SR-94. Eligible scenic highways include portions of I-5, I-15, SR-94, I-8, SR-79, SR-78, and SR-76 within the unincorporated County. Refer also to Figure 2.1-1, San Diego County State Scenic Highways. Due to the number of scenic roadways/highways potentially affected by the proposed Project and similar to the approach taken in the 2011 General Plan Update PEIR, potential impacts from future development are not evaluated herein on a roadway by roadway basis, but are assessed at the program level. Future development allowed under the proposed Project would have the potential to obstruct or detract from existing scenic vistas. Therefore, proposed Project impacts on scenic vistas would be significant.

Impacts would be cumulative in nature if they would contribute to the loss or impairment of scenic vistas in the unincorporated County. Projects located directly within or visible from the Project areas would have the potential to result in a cumulative impact to scenic vistas if in combination they result in the obstruction, interruption, or detracting from a scenic vista. Adjacent jurisdictions, including incorporated cities, adjacent counties, and federal and State-managed lands, have general plan policies, zoning and other ordinances or regulations in place to protect scenic vistas within their jurisdictions. Cumulative projects within these jurisdictions would be required to comply with applicable regulations pertaining to scenic vistas.

The land use designations of the proposed Project and the resulting development would have the potential to result in the obstruction, interruption, or detracting of scenic vistas. The direct and cumulative impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by 2011 General Plan Goals and Policies combined with the mitigation measures identified in the General Plan Update PEIR, as further discussed in Section 2.1.4.1 (Mitigation for Scenic Vistas) below.

### **2.1.3.2 Scenic Resources**

This section describes potential direct and cumulative impacts on scenic resources as pertains to the Project areas addressed in this SEIR.

## Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Visual Resources, the proposed Project would have a significant impact if it would result in the removal or substantial adverse change in one or more features that contribute to the valued scenic resources in the unincorporated County including, but not limited to, landmarks (designated), historic resources, trees, and rock outcroppings.

### Analysis

Scenic resources are often found in County parks, habitat preserves, reservoirs, Resource Conservation Areas (RCAs), Multiple Species Conservation Plan (MSCP) areas, and other undeveloped lands throughout the County, but are found in more urbanized areas as well. The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including the Project areas. In addition, the PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts on scenic resources in the unincorporated County. The discussion of impacts can be found in Chapter 2.1 Aesthetics, and is hereby incorporated by reference. These impacts would be reduced to below a level of significance by 2011 General Plan Goals and Policies combined with the mitigation measures identified in the PEIR, as further discussed in Section 2.1.4.2 (Scenic Resources) below. Similar direct and cumulative impacts related to scenic resources would occur with the proposed Project. For example, the proposed Project would result in future development in or near areas that are designated scenic resources, including several RCAs, and natural visual resources (e.g., mountains, watersheds, geologic features, undeveloped open space) within the unincorporated County. Valuable scenic resources found in the Project area include but are not limited to Viejas Mountain and Bells Mountain in the Alpine CPA; Descanso Valley and Pine Valley in the Central Mountain Subregion; Lawson Peak and Tecate Peak in the Jamul/Dulzura Subregion; Palomar Mountain and Volcan Mountain in the North Mountain Subregion; and Mount Woodson in the Ramona CPA. Scenic resources like these contribute to the unique variety of scenic resources in the County of San Diego and the Project areas specifically.

Future residential, commercial or infrastructure development would have the potential to result in the removal or alteration of scenic neighborhood or community resources. In addition, development along the two designated state scenic highways located in the County would have the potential to detract from the visual quality of the scenic highway. As future development would have the potential to affect the scenic value or quality of such resources through degradation or alteration of a site or its surroundings, significant impacts on the County's scenic resources may occur. Therefore, proposed Project impacts on scenic resources would be significant.

Projects located directly within or visible from the Project areas would have the potential to result in a cumulative impact to scenic resources if in combination they 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, such as a landmark (designated), historic resource, trees, or rock outcropping. Such impacts would also be cumulative in nature as they contribute to the loss or impairment of scenic resources in the unincorporated County. The direct and cumulative impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by 2011 General Plan Goals and Policies combined with the mitigation measures identified in the General Plan Update PEIR, discussed further in Section 2.1.4.2 (Mitigation for Scenic Resources) below.

### **2.1.3.3 *Visual Character or Quality***

This section describes potential direct and cumulative impacts on visual character or quality as pertains to the Project areas addressed in this SEIR.

#### **Guidelines for the Determination of Significance**

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Visual Resources, the proposed Project 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.

#### **Analysis**

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts on visual character or quality. The discussion of impacts can be found in Chapter 2.1 Aesthetics, and is hereby incorporated by reference. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted 2011 General Plan goals and policies; 2011 General Plan Goals and Policies combined with the mitigation measures identified in the PEIR; however, even with these programs, implementation measures and identified mitigation measures, the impacts would not be reduced to below a level of significance because the full suite of these and other mitigation measures considered and addressed in the PEIR were found to be infeasible by the County for the reasons given in Section 2.1.4.3 of the PEIR (and repeated in Section 2.1.4.3 below).

Similar direct and cumulative impacts related to visual character would occur with the proposed Project. Due to the extent of former FCI lands affected by the proposed Project and similar to the approach taken in the General Plan Update PEIR, potential impacts from future development are considered at the program level for the potential to adversely impact the existing character or quality of an area. The proposed Project's consistency with each of the CPA and Subregions within in the Project area is described below.

### **Alpine CPA**

This area is characterized by low density estate residential development. These land uses are considered to influence the rural characteristics and visual quality of the community. As shown in Table 1-1B, the proposed Project would designate a majority of the Alpine CPA as Rural Lands (8,897 acres), Semi-rural residential (4,205 acres), Village Residential (257 acres), Village Core Mixed Use (152 acres), Rural Commercial (146 acres) and Tribal Lands (90 acres). These land use designations would result in the development of increased density and intensity compared to the existing conditions. Development of residential units at Semi-rural densities and Village Residential uses could change the visual character of an area that currently consists of rural residential densities or vacant land.

### **Central Mountain Subregion**

The community character of this Subregion is generally defined by large lot, single-family residential development, grazing and dry farming land, and undeveloped open space. The majority of the Subregion is open space and is part of the Cleveland National Forest or Cuyamaca Rancho State Park, or part of a tribal reservation. As shown in Table 1-1B, with implementation of the proposed Project a majority of the communities of Cuyamaca and Descanso and all of the community of Pine Valley and the unrepresented areas would be developed at Rural Residential densities that are consistent with the existing rural visual character in these areas. In addition, as shown in Table 4-4, buildout under the proposed Project would result in 725 fewer units in Descanso, 2,607 fewer units in Pine Valley, and 1,022 fewer units in the unrepresented areas than that associated with current land use designations derived from County General Plan adopted in 1978 (the No Project alternative). However, the proposed Project would accommodate intensified development within the town centers which would have the potential to result in substantial changes to the visual character of the Central Mountain communities. As shown in Table 1-1B, 1,900 acres in Descanso and 12 acres in Cuyamaca would be built out at Semi-rural residential densities which could change the visual character of the areas that currently consist of rural residential densities or vacant land.

### **Desert Subregion**

This Subregion has a natural desert ambiance and rural town character. The majority of this Subregion is within Anza-Borrego Desert State Park, which is mostly open space and is not under the land use jurisdiction of the County. A great deal of scenic and recreational value is gained from the presence of the Anza-Borrego State Park within the Subregion. The Subregion

contains one community, Borrego Springs, which is a low-density rural and commercial community containing a diverse but small-scale commercial area, low density permanent and seasonal homes, hotels and tourist resorts. The proposed Project would be consistent with the low density rural characteristics of the Subregion by designating 166 acres, out of 170 acres, Rural Lands.

### **Jamul/Dulzura Subregion**

The Subregions rural character is due in part to only a portion of the Subregion being located within the SDCWA boundary resulting in less development than areas within the SDCWA boundary. The Jamul/Dulzura Subregion is composed of several small communities including Jamul, Steele Canyon, Dulzura, and Barrett Junction; all rural in character. As shown in Table 1-1B, 242 acres of the CPA would be built out with Semi-rural residential development. Development of residential units at Semi-rural densities could change the visual character of an area that currently consists of rural residential densities or vacant land. However, generally the rural character of this Subregion will be maintained as a result of the proposed Project because approximately 1,004 acres out of 1,246 acres would be designated Rural Lands (See Table 1-1B). In addition as shown in Table 4-4, the amount of dwelling units allocated to this Subregion would be reduced by 135 units compared to the current land use designations.

### **Julian CPA**

Julian provides visitors a colorful reminder of the historic gold-rush through preservation of the Julian Historic District, which is the town center of Julian and contains the highest intensity semi-rural and commercial development, along with some industrial development. Primarily rural development exists outside of the historic district. Large ranches dedicate expanses of land to grazing and smaller ranches often support orchards or wineries. An area of industrial development and another area of commercial development exist in the western portion of the CPA, along the SR-78/79 corridor. As shown in Table 1-1B, 953 acres of the CPA would be built out with Semi-rural residential development which could change the visual character of an area that currently consists of rural residential densities or vacant land. However, as shown in Table 1-1B, the proposed project would be sensitive to the rural and historic character of this CPA by designating 7,425 acres of a total of 8,467 acres within the CPA as Rural Lands. In addition as shown in Table 4-4, the amount of allowable dwelling units would be reduced by 2,105 units compared to the current land use designations.

### **Mountain Empire**

The Mountain Empire Subregion contains six communities/areas that have their own unique identities. These areas are Tecate, Potrero, Boulevard, Campo/Lake Morena, Jacumba and the remainder of the plan area. A majority of the land uses within this region are rural commercial and semi-rural uses. As shown in Table 1-1B, 58 acres of the CPA would be built out with Semi-rural residential development which could change the visual character of an area that currently consists of rural residential densities or vacant land. However, as shown in Table 1-1B, the

proposed project would be sensitive to the rural and historic character of this CPA by designating 1,361 acres of a total of 2,052 acres within the CPA as Rural Lands. In addition as shown in Table 4-4, the amount of allowable dwelling units would be reduced by 333 units compared to the current land use designations.

### **North Mountain**

The Mountain Subregion is very rural with scattered development. The main commercial areas are small and rural in nature and exist along SR-76 in Santa Ysabel and in Warner Springs. Smaller rural communities exist along the eastern boundary of the Subregion in Ranchita and in the northern portion of the Subregion along SR-79. Semi-rural development surrounds these commercial areas. Otherwise, the North Mountain Subregion is characterized by vast open expanses of land and scattered rural residential development. The proposed Project proposes primarily Rural Land use designations. As shown in Table 1-1B, a total of 16,747 of 17,221 acres within the Subregion would be designated as Rural Lands. Therefore, land uses would remain similar under the proposed Project relative to existing conditions. In addition as shown in Table 4-4, the amount of allowable dwelling units would be reduced by 2,704 units compared to the current land use designations.

### **Pendleton/De Luz**

The Pendleton/De Luz CPA consists primarily of USMC Camp Pendleton, where the County does not have land use jurisdiction. However, the community of De Luz is located in the northeastern portion of the CPA and primarily consists of semi-rural development and open space. As shown in Table 1-1B, the proposed Project would designate all 1,011 acres as Rural Lands, which is consistent with the visual character of the vast open space associated with USMC Camp Pendleton. In addition as shown in Table 4-4, the amount of allowable dwelling units primarily within DeLuz would be reduced by 202 units compared to the current land use designations.

### **Ramona CPA**

Ramona is a rural community with a well-developed town center that maintains a country lifestyle. Residential developments in the town center, west of the town center along SR-67, and southeast of the town center north of the Barona Reservation are similar to suburban development densities. Centralized industrial and commercial areas in the town center and the area north of the Barona Reservation have been created to keep the residential and agricultural areas of Goose Valley and Highland Valley free from industrial/commercial encroachment. As shown in Table 1-1B, 682 acres of the 830 acre CPA would be built out with Semi-rural residential and 43.6 acres of the CPA would be designated as Village Residential. Development of residential units at Semi-rural or Village Residential densities could change the visual character of an area that is characterized by rural residential densities or is currently vacant land.

## Visual Character Impacts Summary

Maintaining the visual character and quality of the Subregions and CPAs within the Project area is of primary concern; however, the proposed Project could result in future development that may conflict with existing land uses, scale, size, massing, coverage, density, bulk, height, architecture, style, color, setbacks, building materials, and/or other such design elements, including site grading, retaining walls, and landscaping. The construction of future buildings, infrastructure, or other improvements within the Project areas addressed in this SEIR would have the potential to adversely affect the unique character in some of the County's CPAs and Subregions. As the types and character of these visual resources vary throughout the unincorporated County, some proposed land use designations would result in increased development densities in certain rural areas that could in turn adversely affect or degrade the existing visual character or quality of a community due to: incompatibility, substantial change to community character, or alteration or loss of a community's visual resources.

In addition, future development under the proposed Project may change the existing visual character of the landscape through incompatible development or degradation of unique or special visual features (e.g., ridgelines). Future development could also significantly alter resources that contribute to the visual quality or character of a community through removal, destruction, alteration, or relocation activities.

Such impacts would also be cumulative in nature as they would contribute to the degradation of the existing visual character or quality of a community, when combined with other development allowed under the 2011 General Plan. The potential significant impacts on visual character or quality resulting from implementation of the proposed Project would be reduced by County regulations, Ordinances and 2011 General Plan Goals and Policies combined with the mitigation measures identified in the 2011 General Plan Update PEIR and repeated in Section 2.1.4.3, below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.1.4.3. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to visual character or quality.

### **2.1.3.4 *Light or Glare***

This section describes potential direct and cumulative impacts resulting from light or glare effects as pertains to the Project areas addressed in this SEIR.

#### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Dark Skies and Glare, the proposed Project would have a significant impact if it would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct impacts from light and glare and potentially significant cumulative impacts resulting from nighttime lighting effects. The discussion of impacts can be found in Chapter 2.1 Aesthetics, and is hereby incorporated by reference. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted 2011 General Plan goals and policies; and 2011 General Plan Goals and Policies combined with the mitigation measures identified in the PEIR ; however, even with these programs in place, the impacts would not be reduced to below a level of significance because the full suite of these and other mitigation measures considered and addressed in the PEIR were found to be infeasible by the County for the reasons given in Section 2.1.4.4 of that EIR (and repeated in Section 2.1.4.4 below).

Similar direct and cumulative impacts related to light or glare effects would occur with the proposed Project. For example, future development under the proposed Project has the potential to result in substantial new sources of light or glare from exterior night lighting and building materials that cause glare (e.g., expanses of glass in commercial buildings). Glare is a continuous or periodic intense light that is greater than the luminance to which the eyes are adapted and would have the potential to cause annoyance, discomfort or visual impairment, and can be a nuisance or hazard.

Excessive nighttime lighting would have the potential to result in light pollution, also called skyglow, which is the haze of light that surrounds highly populated areas and is the result of brightening of the night sky from both artificial (outdoor) and natural (atmospheric and celestial) light. New sources of night lighting would also have the potential to result in light trespass and light pollution that could adversely affect the Mount Laguna and Palomar Mountain Observatories; refer to Figure 2.1-2, Zone A Surrounding Mount Laguna and Palomar Mountain Observatories. Table 2.1-1 Proposed Land Uses within Light Pollution Zone A (in Acres), identifies the acreage of the former FCI lands (by proposed land use) located within the Light Pollution Zone A for each of the observatories. Approximately 23,190 acres of land are located in Zone A for the Mount Laguna Observatory and approximately 16,393 acres of land are located in Zone A for the Palomar Mountain Observatory. Therefore, roughly 55% of the total land within the Project area would be located within Zone A. A light source at a one mile distance has 1,600 times the impact on an observatory as an equivalent light source at 40 miles distance; therefore, land uses in closer to proximity to the observatories have a greater impact on their use than those farther away.

Despite lighting ordinances and other regulations pertaining to night lighting and mitigation measures that would reduce light pollution on a project by project basis, the combined effect of

all cumulative projects in the San Diego region would be a cumulative increase in light pollution. Therefore, the cumulative projects in the region would have the potential to result in a significant cumulative impact associated with nighttime lighting. As impacts from glare are localized and not cumulative in nature, a significant cumulative impact related to glare would not occur.

The potentially significant direct impacts resulting from light or glare effects, and the potentially significant cumulative impacts on dark skies from night lighting, resulting from implementation of the proposed Project would be reduced by the same regulations, 2011 General Plan Goals and Policies combined with the mitigation measures identified in the General Plan Update PEIR and repeated in Section 2.1.4.4, below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.1.4.4. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to light/glare effects and dark skies.

## **2.1.4 Mitigation**

### **2.1.4.1 Scenic Vistas**

Direct and cumulative impacts associated with the deterioration of scenic vistas as a result of the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan Goals and Policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

#### **Adopted 2011 General Plan Policies**

**Policy LU-6.2: Reducing Development Pressures.** Assign lowest density or lowest intensity land use designations to areas with sensitive natural resources.

**Policy LU-6.3: Conservation Oriented Project Design.** Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]

**Policy LU-6.4: Sustainable Subdivision Design.** Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]

**Policy LU-6.6: Integration of Natural Features into Project Design.** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.

**Policy LU-6.7: Open Space Network.** Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.

**Policy LU-6.9: Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

**Policy LU-10.1: Residential Connectivity.** Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.

**Policy LU-10.2: Development Environmental Resource Relationship.** Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.

**Policy M-2.3: Environmentally Sensitive Road Design.** Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.

**Policy COS-11.1: Protection of Scenic Resources.** Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

**Policy COS-11.2: Scenic Resource Connections.** Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.

**Policy COS-11.3: Development Siting and Design.** Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Minimal disturbance of topography
- Clustering of development so as to preserve a balance of open space vistas, natural features, and community character
- Creation of contiguous open space networks

**Policy COS-11.4: Collaboration with Agencies and Jurisdictions.** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County’s land use authority, but are important to the welfare of County residents.

**Policy COS-11.5: Collaboration with Private and Public Agencies.** Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.

**Policy COS-11.6: Billboards.** Prohibit new billboards and other forms of large-scale advertising and signage within scenic corridors. Encourage the removal of existing billboards and other forms of large-scale advertising and signage along State and County scenic highway corridors.

**Policy COS-11.7: Underground Utilities.** Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.

These policies direct development away from undeveloped areas with intact sensitive natural resources by designating these areas for very low-density or intensity land uses, support conservation-oriented project design when consistent the applicable community plan, require certain residential subdivisions to conserve open space and natural resources, require incorporation of natural features into proposed development, require contiguous open space areas, require new development to conform to the natural topography to limit grading and not significantly alter the dominant physical characteristics of a site, require new residential development to be integrated with existing neighborhoods, require the location and development of private roads to minimize visual impacts, and protect scenic highways. Adherence to these policies will reduce potential obstruction, interruption, or detracting of scenic vistas.

### Mitigation Measures

**Aes-1.1** Adopt the General Plan Regional Category Map and Land Use Maps which locate land uses of less density or intensity on lands that contribute to scenic vistas.

**Aes-1.2** Protect sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts. Existing programs include the County MSCP and associated BMOs, RPO, and CEQA Guidelines. While protecting biological resources, these programs also preserve natural open space that contributes to the quality of many of the County’s scenic vistas.

**Aes-1.3** Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for

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each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The Community Plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community Plans are also used for the inter-jurisdictional review and coordination on project conducted by other agencies.

- Aes-1.4** Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.
- Aes-1.5** Create a Conservation Subdivision Program that facilitates conservation-oriented project design.
- Aes-1.6** Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guidelines are updated pursuant to Aes-1.3 and Aes-1.4.
- Aes-1.7** Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.
- Aes-1.8** Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.
- Aes-1.9** Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic road and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.

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## SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

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**Aes-1.10** Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

**Aes-1.11** Implement the Wireless Communications Ordinance and Board of Supervisors (BOS) Policies I-92 and J-17 to encourage the undergrounding of utilities.

Aes-1.1 will ensure that lands contributing to scenic vistas will not be developed with high density or high intensity uses. Therefore, visual impacts will be avoided or lessened. Visual resources will not be significantly affected by build-out of the proposed Project. Aes-1.2 requires protections of sensitive biological habitats and species, as well as, preserves natural open space that contributes to the quality of many of the County's scenic vistas. Aes-1.3 will result in updates to Community Plans, which will further ensure that future development reflects the character and vision of each unincorporated community. Where scenic resources are a characteristic part of such communities, development proposals will need to avoid or minimize potential visual impacts. Aes-1.4 will result in an improved Design Review process for future development. This will allow a more current and consistent approach to a subjective issue, thereby ensuring that surrounding scenic resources are considered during the site design process to minimize potential impacts. Aes-1.5 will guide preservation adjacent to other open space areas, avoiding impacts to sensitive areas, including scenic vistas. Thus, new development pursuant to the plan will be less likely to detract value from scenic resources, minimizing impacts to these resources. Aes-1.6 will require community review and specific compatibility findings for development projects that may have significant adverse effects on scenic resources. These measures will help ensure that project designs are compatible with the surrounding context, especially where scenic resources are in close proximity. Aes-1.7 will result in programs and regulations that preserve agricultural lands. Agricultural lands are often key components of scenic vistas and an integral part of community character. Therefore, preservation of these lands will help to minimize potential impacts to scenic resources. Aes-1.8 will minimize potential impacts to steep slopes and ridgelines that contribute to scenic landscapes in the unincorporated County because these regulations prohibit the disturbance of these resources. Aes-1.9 is intended to be used to evaluate future development projects within proximity to areas of specific scenic value and minimize or mitigate potential impacts. Aes-1.10 will facilitate the protection of such resources because they will be identified and impacts to them can be avoided when processing development projects. Aes-1.11 will continue the on-going efforts to require undergrounding of utilities for projects and to convert existing overhead utilities. This measure will reduce potential impacts to scenic vistas from overhead utility facilities throughout the County unincorporated area.

### **2.1.4.2 Scenic Resources**

Direct and cumulative impacts on scenic resources would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan Goals and Policies and mitigation measures identified in the General Plan Update PEIR, and as stated in Section 2.12.4.1 (Mitigation for Scenic Vistas) above.

#### **Adopted 2011 General Plan Policies**

The policies listed above in section 2.1.4.1, direct development away from undeveloped areas with intact sensitive natural resources by designating these areas for very low-density or intensity land uses, support conservation-oriented project design when consistent the applicable community plan, require certain residential subdivisions to conserve open space and natural resources, require incorporation of natural features into proposed development, require contiguous open space areas, require new development to conform to the natural topography to limit grading and not significantly alter the dominant physical characteristics of a site, require new residential development to be integrated with existing neighborhoods, require the location and development of private roads to minimize visual impacts, and protect scenic highways. Adherence to these policies will minimize potential removal or alteration of scenic resources.

#### **Mitigation measures**

Aes-1.1 will ensure that lands contributing to scenic vistas will not be developed with high density or high intensity uses. Therefore, visual impacts will be avoided or lessened. Visual resources will not be significantly affected by build-out of the proposed Project. Aes-1.2 requires protections of sensitive biological habitats and through the Biological Mitigation Ordinance, the Resource Protection Ordinance, Habitat Loss Permit Ordinance, and the Multiple Species Conservation Program. By conserving natural resources, these regulations also preserve scenic resources. Aes-1.3 will result in updates to Community Plans, which will further ensure that future development reflects the character and vision of each unincorporated community. The updates will identify locations of scenic resources, and where scenic resources are a characteristic part of such communities, development proposals can be required to avoid or minimize potential visual impacts. Aes-1.4 will result in an improved Design Review process for future development. This will allow a more current and consistent approach to a subjective issue, thereby ensuring that surrounding scenic resources are considered during the site design process to minimize potential impacts. Aes-1.5 will guide preservation adjacent to other open space areas, avoiding impacts to sensitive areas, including scenic vistas. Thus, new development pursuant to the plan will be less likely to detract value from scenic resources, minimizing impacts to these resources. Aes-1.6 will require community review and specific compatibility findings for development projects that may have significant adverse effects on scenic resources. These measures will help ensure that project designs are compatible with the surrounding context, especially where scenic resources are in close proximity. Aes-1.7 will result in programs and regulations that preserve agricultural lands. Agricultural lands are often key components of

scenic vistas and an integral part of community character. Therefore, preservation of these lands will help to minimize potential impacts to scenic resources. Aes-1.8 will minimize potential impacts to steep slopes and ridgelines that contribute to scenic landscapes in the unincorporated County because these regulations can prohibit the disturbance of these resources. Aes-1.9 is intended to be used to evaluate future development projects within proximity to areas of specific scenic value and minimize or mitigate potential impacts. Aes-1.10 will facilitate the protection of such resources because local agencies will be able to consider scenic resources adjacent to their jurisdictions when planning development and infrastructure. Aes-1.11 will continue the on-going efforts to require undergrounding of utilities for projects and to convert existing overhead utilities. This measure will reduce potential impacts to scenic resources from overhead utility facilities throughout the County unincorporated area.

### **2.1.4.3 Visual Character or Quality**

Direct and cumulative impacts on visual character or quality as a result of the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan Goals and Policies and mitigation measures identified in the General Plan Update PEIR, and repeated below; however, the County determined that implementation of the additional mitigation measures listed below would be infeasible for the following reasons:

- Require revised goals and policies to be prepared and incorporated into community plans that would severely limit the potential for development growth in order to maintain the existing visual character or quality of each community. Restrictions on the type or amount of development within a community would conflict with areas identified for increased growth under the proposed Project. Therefore, this measure would be infeasible because community plans are required to be consistent with the 2011 General Plan. The measure would also conflict with goals of the Housing Element to provide sufficient housing stock and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of growth.
- Comprehensively expand the Zoning Ordinance to specifically dictate the exact development type and design allowed in the various areas of the County to avoid impacts to community character. This measure would be the equivalent of preparing detailed land development master plans for the entire County and would be infeasible because of the extent and diversity of communities that exist within the County. While the County intends to improve the Zoning Ordinance and associated Design Review Guidelines for some areas, as well as prepare town center plans where appropriate, comprehensive coverage of all unincorporated areas in this manner is not feasible.
- Approve only development that is comparable in size, scope, and use as existing development in order to avoid impacts to the visual character and quality of the County's communities. This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed Project

and/or areas where existing land uses are not the same as the land uses proposed by the proposed Project. Therefore, this measure would also conflict with goals of the Housing Element to provide sufficient housing stock and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable share of regional growth.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

### Adopted 2011 General Plan Policies

Implementation of the 2011 General Plan policies listed below would reduce impacts on visual character or quality, although not to below a level of significance:

**Policy 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:

- 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

**Policy LU-2.1: Community Plans.** Maintain updated community plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.

**Policy LU-2.2: Relationship of Community Plans to the General Plan.** Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.

**Policy 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.

**Policy LU-2.5: Greenbelts to Define Communities.** Identify and maintain greenbelts between communities to reinforce the identity of individual communities.

**Policy LU-4.1: Regional Planning.** Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements of SB 375.

**Policy LU-4.2: Review of Impacts of Projects in Adjoining Jurisdictions.** Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County's General Plan, and ensure that adjacent communities are not adversely impacted.

**Policy LU-4.3: Relationship of Plans in Adjoining Jurisdictions.** Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.

**Policy LU-4.4: Development Compatibility with Military Facilities.** Ensure compatibility of new development with the current and planned mission and operations of U.S. government military installations.

**Policy LU-11.2: Compatibility with Community Character.** Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.

**Policy LU-12.4: Planning for Compatibility.** Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts.

**Policy M-10.6: On-Street Parking.** Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]

**Policy H-2.1: Development That Respects Community Character.** Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. [See applicable community plan for possible relevant policies.]

These policies require community plans to be maintained, guide development to reflect community character, assign appropriate densities and minimum lot sizes, limit expansions of village densities unless consistent with community character, require regional coordination, plan for infrastructure to match community character, limit and guide parking in rural areas, and require that development in existing residential areas respect the surrounding character. Adherence to these policies will further reduce impacts associated with visual character or quality from future development.

## Mitigation Measures

In addition to the mitigation measures Aes-1.1 through Aes-1.11 listed in Section 2.12.4.1 above, implementation of the following measures would further reduce direct and cumulative Project impacts associated with visual character or quality, although not to below a level of significance for the reasons stated above:

**Aes-3.1** Improve upon the County road standards or other right of way design guidelines to provide standards related to road design, parking, landscaping, and elements of the public realm that to are critical to the character of a community.

**Aes-3.2** Implement existing and prepare new community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

Aes-1.1 will reduce potential contrasts that future development in proximity to scenic vistas may have with the surrounding setting. Aes-1.2 requires protection of sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts. By conserving natural resources, these regulations also preserve the visual character and quality of a large portion of the Project area. Aes-1.3 will better clarify what developments need to do to maintain community character and visual quality of an area. Aes-1.4 will allow a more current and consistent approach to a subjective issue, thereby ensuring that surrounding visual quality and character are considered during the site design process to minimize potential impacts. Aes-1.5 will guide preservation adjacent to other open space areas. Thus, new subdivisions will be less likely to degrade existing visual character or quality. Aes-1.6 will ensure that project designs are compatible with the surrounding context. Aes-1.7 requires the preservation of Agricultural lands, which will help to minimize potential impacts to scenic resources. Aes-1.8 will protect the County's unique topography which adds to the visual quality of the unincorporated area. Aes-1.9 will ensure that future development near important visual resources will avoid or mitigate potential impacts to the surrounding visual character. Aes-1.10 is intended to assist the County to better identify important visual resources within or near its land use jurisdiction and ensure that future development be designed or screened such that it will not adversely affect the nearby visual character or quality. Aes-1.11 will substantially reduce potential impacts to scenic resources from overhead utilities throughout the County unincorporated area. Aes-3.1 will reduce or prevent potential visual impacts associated with road improvements that would otherwise conflict with the character of the surrounding community or setting. Aes-3.2 will further provide setting-specific guidance that would minimize potential community character impacts from future road improvements.

### **2.1.4.4 Light or Glare**

Direct and cumulative impacts associated with light, glare and dark skies as a result of the proposed Project would be reduced to below a level of significance with implementation of the

same applicable General Plan Goals and Policies and mitigation measures identified in the General Plan Update PEIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Expand the Light Pollution Code (LPC) Zone A designation to encompass all of the unincorporated areas and create more stringent standards, including, but not limited to:
  - Nighttime lighting curfew of 10:00 p.m. for certain areas
  - Prohibit development requiring any night lighting within certain areas

This measure would result in restrictions on future development in areas identified for increased growth under the proposed Project because night lighting is required for safety or other reasons for development accommodated within Zone A areas such as commercial or residential development. The resulting restrictions could pose safety concerns, increase development costs, and in some cases, pose restrictions so great that a particular use may not be possible. Therefore, this measure could conflict with goals of the Housing Element to provide sufficient housing stock and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of regional growth. This measure could also impede attainment of other objectives such as minimizing public costs of infrastructure and services and reinforcing the vitality and local economy of communities.

Because the measure listed above has been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

### Adopted 2011 General Plan Policies

Implementation of the 2011 General Plan policies listed below would reduce impacts associated with light, glare and dark skies, although not to below a level of significance:

**Policy COS-13.1: Restrict Light and Glare.** Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

**Policy COS-13.2: Palomar and Mount Laguna.** Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.

**Policy COS-13.3: Collaboration to Retain Night Skies.** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.

These policies promote the preservation of dark skies that is necessary for local observatories and that contributes to the rural character of a community as well as restrict outdoor lighting and

glare from development projects in semi-rural and rural areas. In addition, Policy COS-13.2 requires that development in areas surrounding the Palomar Mountain and Mount Laguna Observatories be designed to maintain dark skies to the maximum extent feasible. As such, adherence to these policies will further reduce impacts associated with light or glare from future development.

### Mitigation Measures

Implementation of the mitigation measures listed below would reduce impacts associated with light, glare and dark skies, although not to below a level of significance:

**Aes-4.1** Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.

**Aes-4.2** Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County's CEQA guidelines.

**Aes-4.3** Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

Aes-4.1 will ensure that potential artificial lighting impacts from development are monitored and controlled as needed to preserve community character. Aes-4.2 will help protect the existing unincorporated area and surrounding environment from excessive artificial lighting impacts. Aes-4.3 will help identify any needed adjustments to lighting controls among jurisdictions to maintain dark skies and community character.

**SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT**

**TABLE 2.1-1. PROPOSED LAND USES WITHIN LIGHT POLLUTION ZONE A (IN ACRES)**

<b>Land Use Designation</b>	<b>Zone A - Mount Laguna Observatory</b>	<b>Zone A - Palomar Mountain Observatory</b>
Rural Commercial	9	29
Industrial	0	0
Military Installations	0	0
National Forest and State	0	0
Office Professional	0	0
Open Space	0	0
Public/Semi-Public	4	0
Rural Lands	20,179	16,037
Semi-rural Residential	2,767	291
Specific Planning Area	0	21
Tribal Lands	0	9
Village Core Mixed Use	0	0
Village Residential	7	0
Public Agency Lands	224	6
<b>Total</b>	<b>23,190</b>	<b>16,393</b>

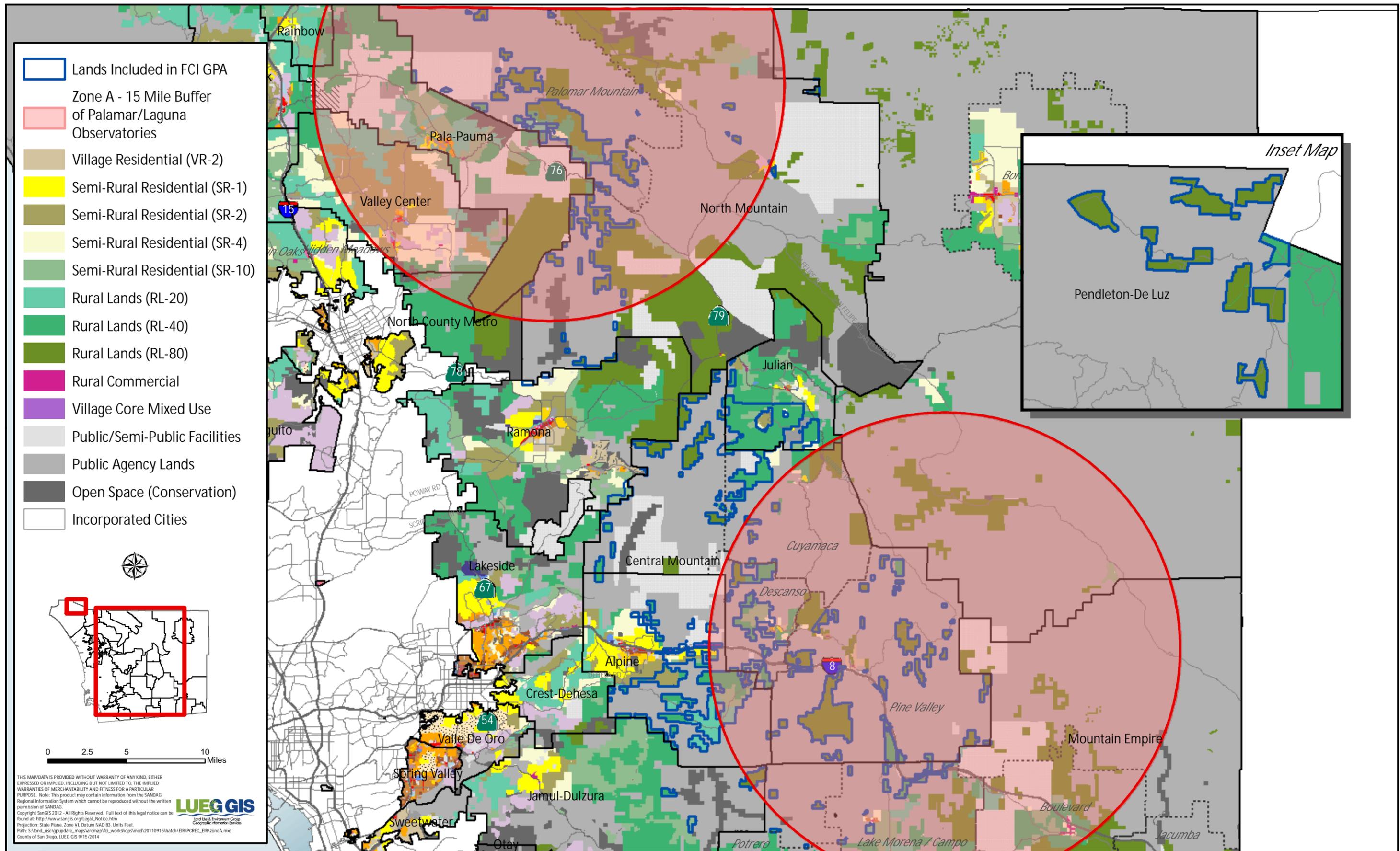
Note: Data has been rounded to nearest whole number.

Source: County of San Diego, Planning & Development Services (Geographic Information Systems), 2015.

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Source: SanGIS, County of San Diego, 2014

Zone A Surrounding Palomar and Mount Laguna Observatories

Figure 2.1-2

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