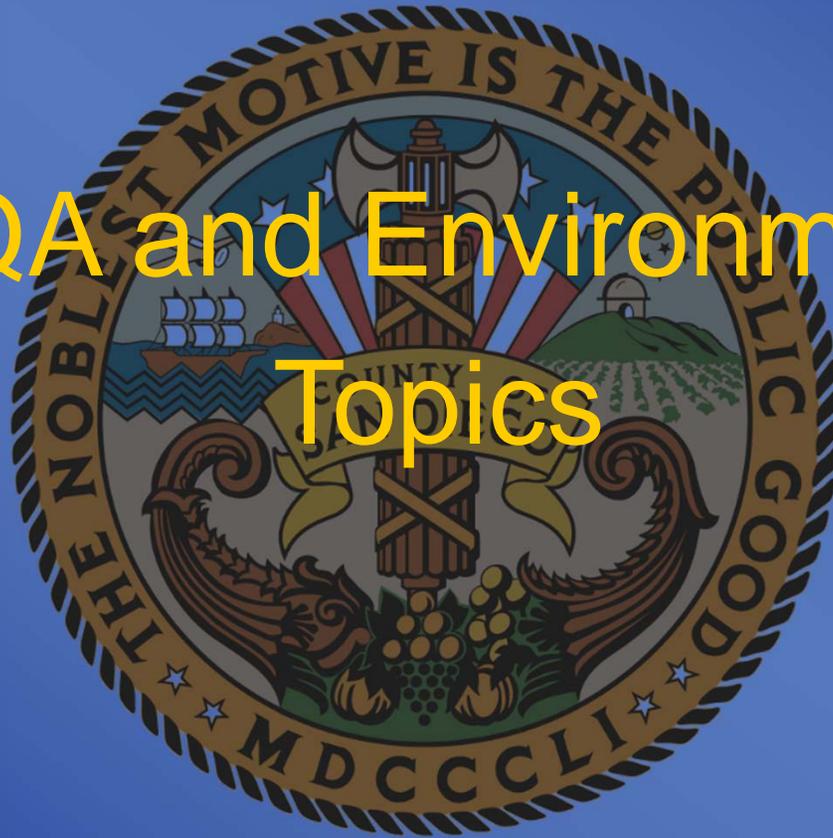


CEQA and Environmental Topics



County Climate Action Plan

- CAP Update
 - Kicked Off Project in July 2015
 - CAP & EIR to be prepared by Ascent Environmental
 - Monthly Green Working Group Meetings
 - Anticipated project completion by Fall 2017
- Next Steps
 - Preparing GHG Inventory
 - Preparing Public Outreach and Engagement Plan
 - Public outreach meetings with stakeholders/public beginning in the Fall 2015

Greenhouse Gas Emissions (GHG)

Would the project?

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.

Greenhouse Gas Emissions (GHG)

- Utilized Seven Different Methodologies; Baseline (2008) estimate, existing conditions produce approximately 564 MTCO₂E annually
- GHG emissions from construction, energy use, area sources, water demand, and waste disposal, and vehicle trips/mobile sources
- Proposed project would emit 32,978 to 33,865 MTCO₂E at full buildout
- Design Measures reduce impacts from GHG Emissions

Greenhouse Gas Emissions (GHG)

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
 - Project design features reduce emissions by approximately 20.8%, exceeding County's 2015 Guidance reduction target of 16% and meeting targeted reductions of SMAQMD and CARB
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.
 - The project does not conflict with the General Plan's Goals or Policies related to GHG emissions, SB 375 or SANDAG's 2050 RTP/SCS, EO B-30-15's interim-year (2030) goal and EO S-3-05's horizon-year (2050) goal

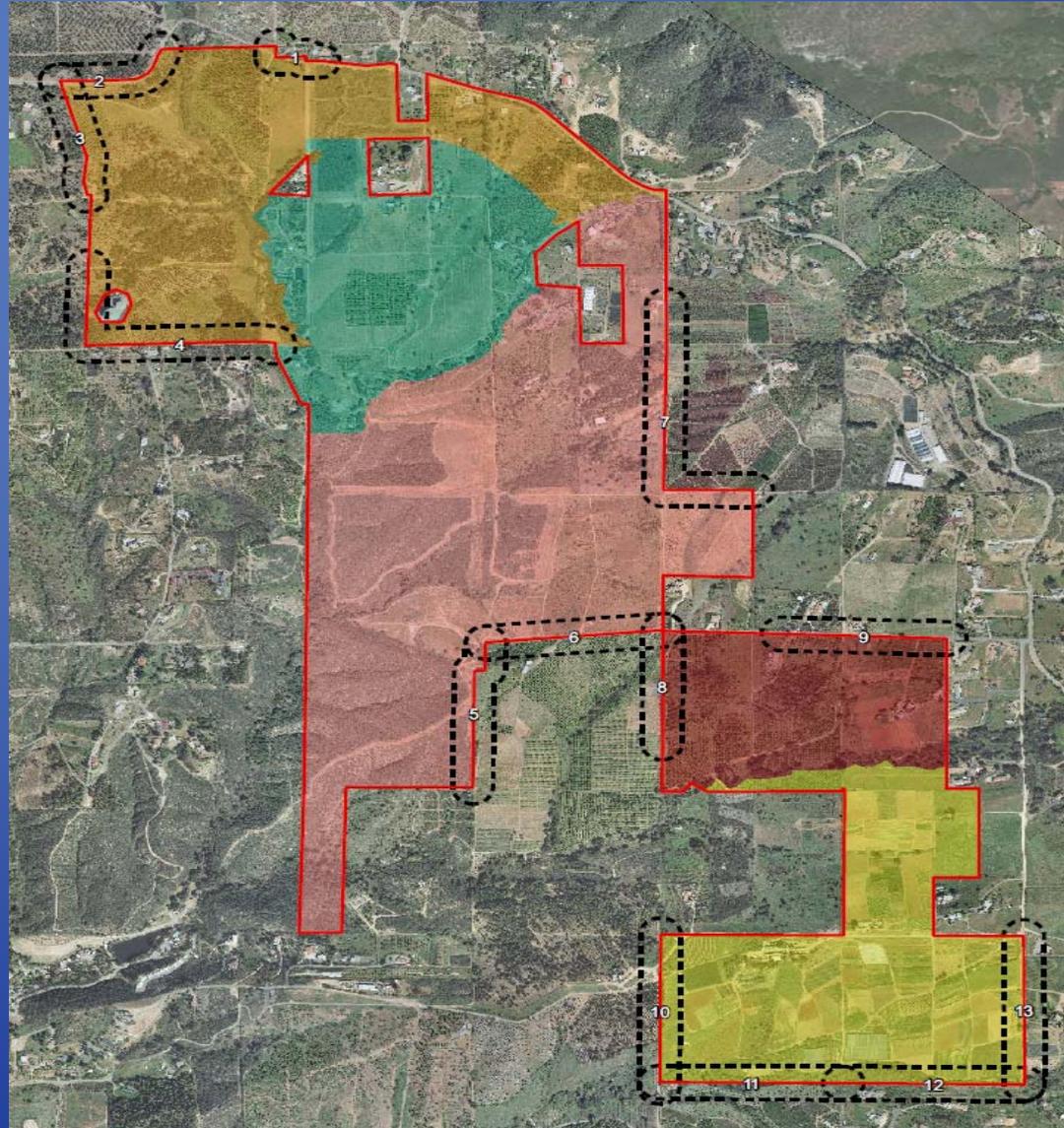
GHG Design Features

- Network of pedestrian and bicycle paths
- Mix of resident-serving commercial and civic uses within ½ mile of residential uses
- Solar PV systems provide at least 22% of project's electricity needs
- Water conservation strategies to achieve a 20% reduction in water use
- Smart Meters to reduce electricity consumption

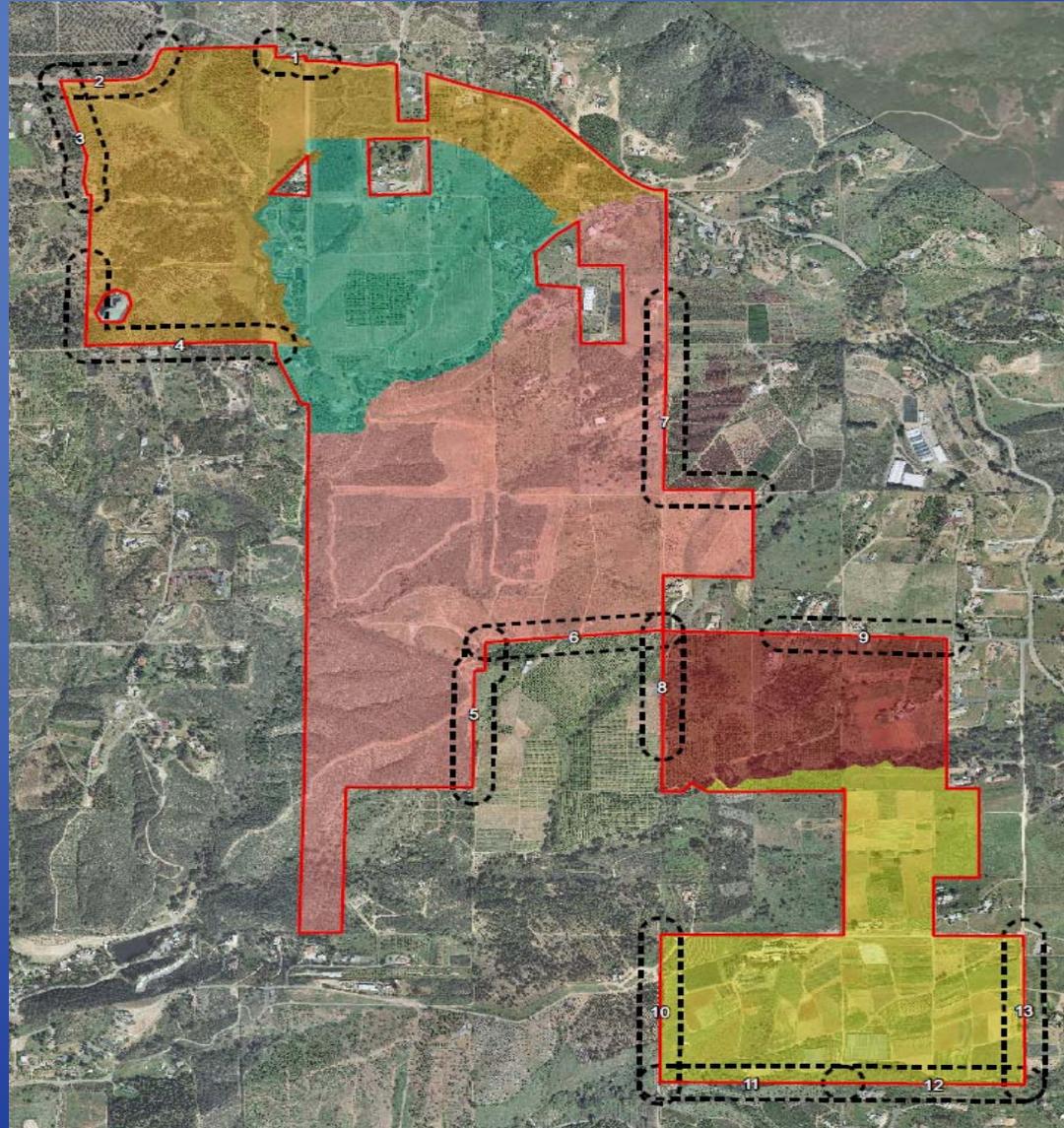
GHG Design Features

- Use of Tier III, or higher, construction equipment
- Exceed 2008 Title 24 Energy Efficiency Standards by 30%
- High-efficiency public area lighting
- High-efficiency appliances
- Natural gas fireplaces only
- Only electric-powered landscaping equipment in HOA areas

Off-site Compatibility/ Agricultural Adjacency Areas



Off-site Compatibility/ Agricultural Adjacency Areas



EIR ALTERNATIVES

1. No Project / No Development Alternative
2. No Project / Existing Legal Lot Alternative
3. General Plan Consistent Alternative
4. Reduced Footprint Alternative
5. Reduced Intensity Alternative
6. 2.2 C Alternative
7. Roadway Design Alternative
8. Mountain Ridge Road Fire Station Alternative

Reduced Footprint Alternative

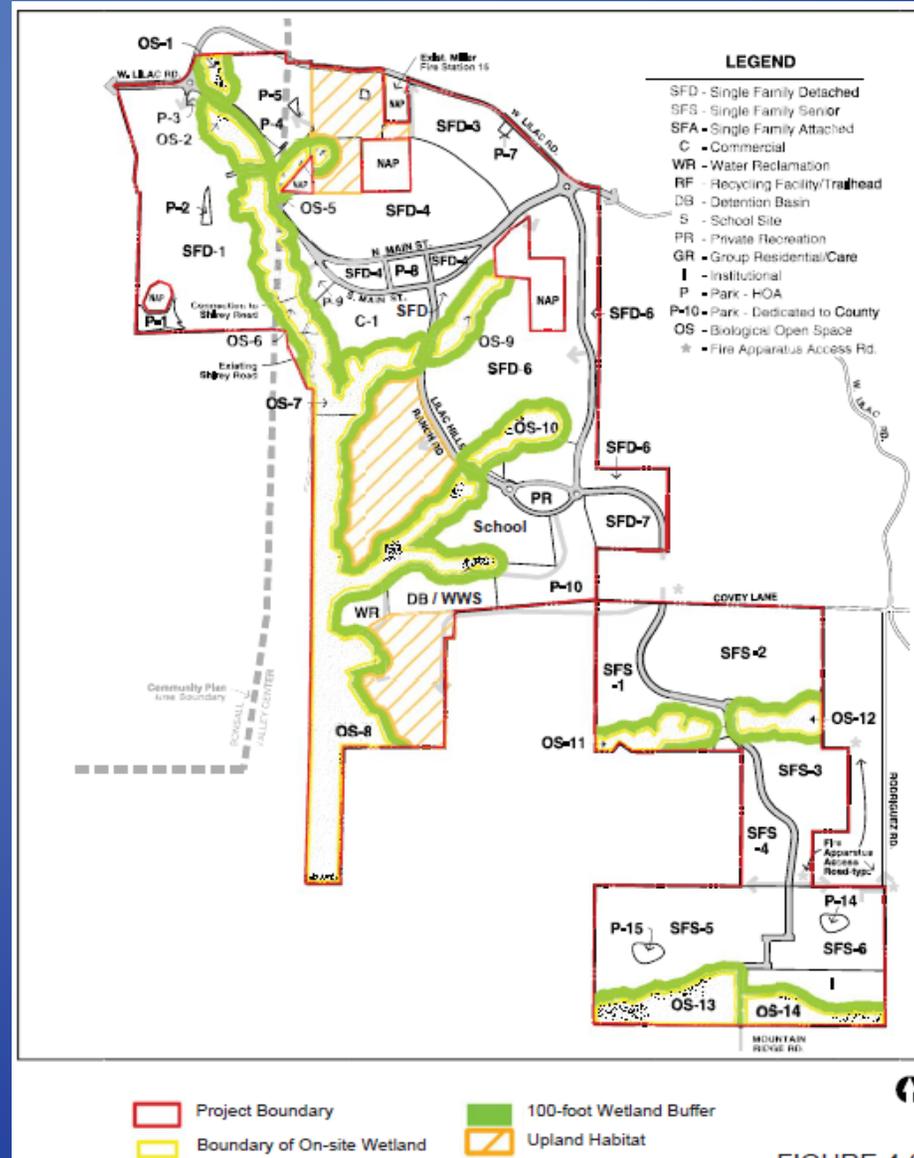
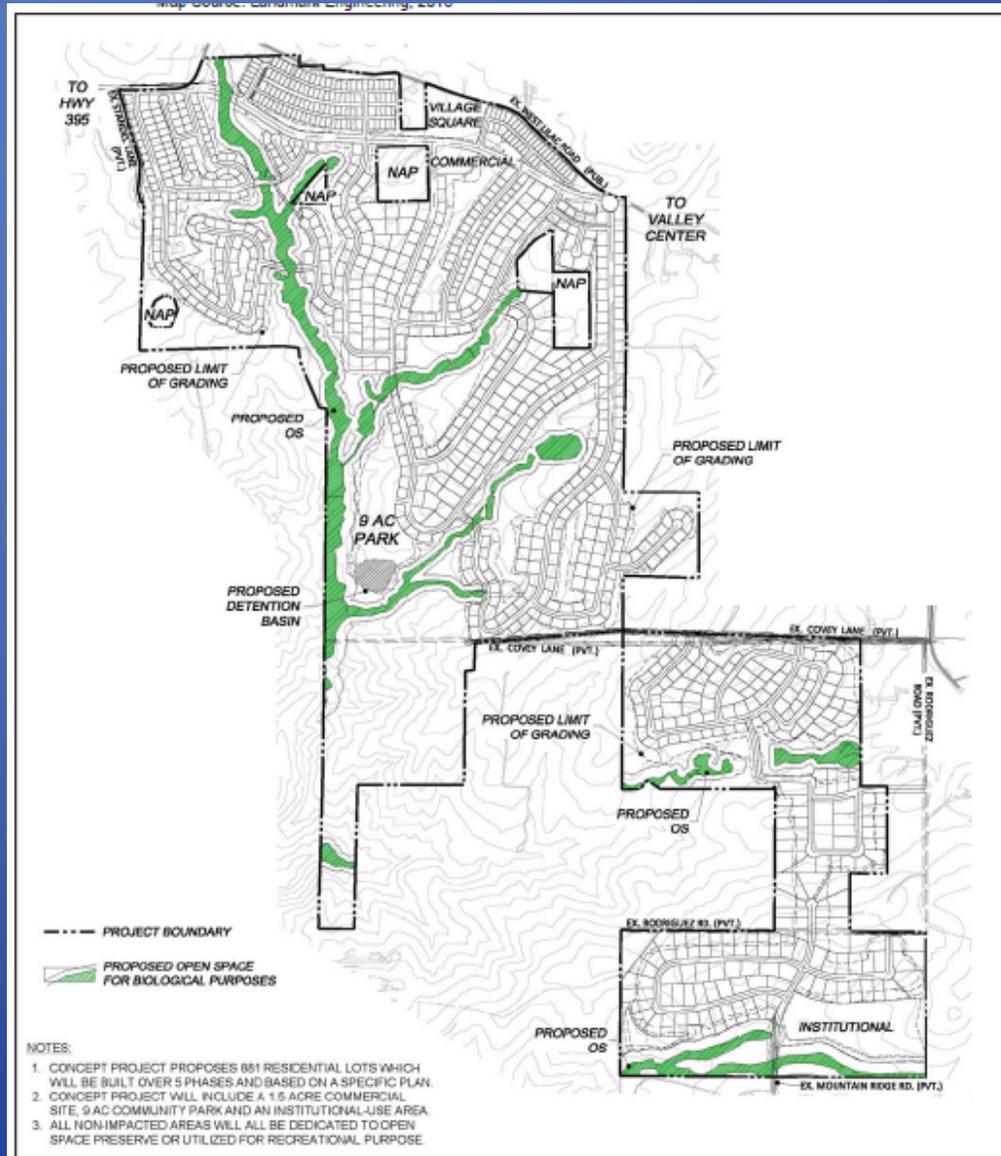


FIGURE 4.2

Reduced Intensity Alternative



2.2C Alternative

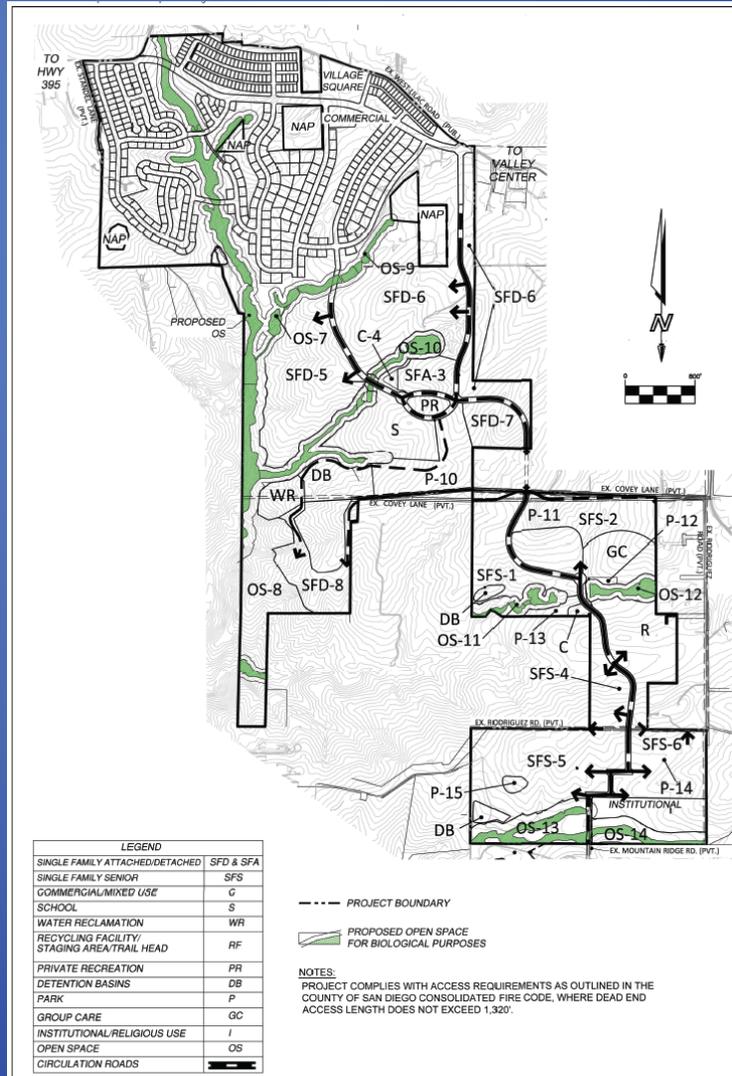


FIGURE 4-19

2.2C Alternative

Indemnification

- Recommending defense and indemnity agreement
 - Requires applicant to defend County
 - Requires applicant to pay all litigation costs including attorneys' fees awarded against County
 - Decision for Board of Supervisors
- Recommending Security
 - Form and amount is decision for Board of Supervisors

CEQA and Environmental Topics

