

ATTACHMENT F FINDINGS OF CONSISTENCY WITH COUNTY GENERAL PLAN, NEIGHBORING LAND USES, AND INTEGRATED WASTE MANAGEMENT PLAN

A. CONSISTENCY WITH COUNTY GENERAL PLAN

1. Finding of Consistency with County General Plan

The LEA finds that the proposed project is consistent with the County General Plan and all sub-regional and community plans that apply to the project.

2. Facts in Support of Consistency Finding

A detailed analysis of the project's consistency with all elements of the County General Plan and all applicable sub-regional and community plans was completed and is contained in Appendix "E" of the Final EIR certified on February 6, 2003 (FEIR). The project's consistency with the County General Plan and all applicable regional and community plans is also discussed in Section 4.1.1.3 of the FEIR. Facts supporting the general plan consistency findings are contained in both of these documents which are incorporated herein by reference.

B. SITE DESIGNATED FOR SOLID WASTE FACILITIES COMPATIBILITY WITH NEIGHBORING LAND USES

1. Finding of Solid Waste Facility Designation

The LEA finds that the proposed project is located in a land use area designated or authorized for solid waste facilities in the County's General Plan in accordance with Public Resources Code §50000.5(b)(1).

2. Facts in Support of Finding Site is Designated Solid Waste

As a result of the passage of Proposition C, the entire landfill site has a general plan land use designation of Public/Semi-Public with a Solid Waste Facility (SWF) Designator. The project site is also zoned solid waste facility. Pursuant to Section 7B of Proposition C, this zoning classification permits the proposed project "without the need for any permits from the County of San Diego except the water course alteration permit, bridge permit, grading permit and building permit." See also Zoning Ordinance section 2950. This general plan designation and the zoning permit the proposed project on the project site. Proposition C is attached as Appendix "A" to the FEIR.

3. Finding of Compatibility with Adjacent Land Uses

The LEA finds that the proposed project is compatible with land uses which are authorized adjacent to, or near, the proposed project in accordance with Public Resources Code §50000.5(b)(2).

4. Facts in Support of Finding of Compatibility with Adjacent Land Uses

Existing and planned land uses within an approximately 3-mile radius of the project site were examined to evaluate land use patterns in the area. Existing land uses in the area included a mixture of agricultural, residential, extractive, commercial, industrial, and infrastructure uses. The area is generally rural in character with pockets of intensive extractive, commercial, and infrastructure uses.

A number of intensive extractive, commercial, industrial, and infrastructure uses exist or have existed within a 3-mile radius of the project. The Fenton Sand Mine which is located immediately adjacent to the project site on the north, conducted a sand mining operation on 212 acres adjacent to the San Luis Rey River. The Fenton project included a borrow pit, sand processing plant and a cement batching plant. The Fenton Sand Mine is no longer operational, but pit excavations remain. The Calmat-Pala Mine which is located on the Pala Reservation northeast of the project site included an existing mining operation that mines and processes sand, decomposed granite and rock. The Calmat-Pala Mine is no longer operational, but pit excavations remain. A MX Motocross Raceway now operates within the former Calmat-Pala Mine.

The Palomar Aggregates Quarry includes a rock quarry, processing plants for concrete, and asphalt mining on approximately 36 acres of land located west of the project site. The Palomar project will remove the top of Rosemary Mountain by mining approximately 24 million tons of rock. The Palomar project includes an on-site manufacturing plant that will produce approximately 1023 tons of ready mix concrete, 1590 tons of hot mix asphalt and 1909 tons of crushed rock daily. The term of the operation is 20 years.

A 187,300 square foot gaming and entertainment facility was completed in 2004 on the Pala Reservation located immediately east of the project site. The casino includes 1500 slot machines, 60 table games, 6 poker tables and a 25 seat off-track betting area. The project also includes four restaurants a coffee and ice cream bar and a 20,800 square foot multipurpose room which can be configured for a 1200 seat bingo area, a 2000 seat concert theatre, up to a 900 seat banquet hall and a 1700 seat boxing venue. The project also includes a 350 seat entertainment bar and lounge. The gaming and entertainment facility attracts about 5,000 patrons per day. An additional expansion of the Pala facility has been constructed. The expansion project included an expansion of the casino gaming area; new lounge, restroom and service space; the rearrangement or expansion of dining, entertainment and retail facilities; reconfiguring of the hotel and spa; addition of parking spaces; and expansion of administrative offices.

There are a substantial number of other planned commercial and industrial uses in the vicinity of the landfill property are identified in the Revised Final EIR certified on May 31, 2007 and the Traffic Study included as Appendix A to the RFEIR. Those include both residential and commercial projects.

SDG&E presently operates both a 230 kilovolt and a 69 kilovolt transmission line which transects the site and neighboring properties in a north-south direction along the eastern wall of Gregory Canyon. These high voltage transmission lines are part of the Escondido-Talega and Pala-Lilac electrical transmission network. SDG&E maintains access to the two high-voltage transmission lines along unimproved dirt roads within the easement corridor. The San Diego County Water Authority (SDCWA) and the Metropolitan Water District presently operate two large-diameter pipelines known as Pipeline Nos. 1 and 2 which cross the site and neighboring properties in a north-south direction providing water to San Diego County. These are two 48-inch steel and pre-cast concrete pipelines. The SDCWA and Metropolitan Water District have plans to construct a third large-diameter pipeline, known as Pipeline No. 6, through the project site and surrounding properties. Pipeline No. 6 consists of 24 miles of a 9-10 foot diameter pipeline and 6.5 miles of a 9-foot diameter tunnel. The location of the tunnel is planned to be to in the small canyon north of and adjacent to SR-76 on the project site.

The project site is not located within a developed area of the community. The Pala town site is located several miles east of the project site. Approximately 308 acres of the site or approximately 17% will be used for landfill activities. At least 1,313 acres of the landfill site will be dedicated as permanent open space. This open space will act as a buffer separating landfilling activities from existing residential and agricultural uses in the area. Approximately 241.6 of the open space acreage will undergo habitat creation/enhancement.

The nearest residences are scattered to the south and west of the landfill site. Currently there are approximately 20 residences to the south and 10 residences to the west of the project site located approximately 3,000 feet or .6 mile from the landfill footprint. The project site is surrounded by scattered agricultural and low density residential uses and by some intensive industrial and commercial uses east, west and north of the project site. Adjacent to the project site on the east is the gaming and entertainment facility on the Pala Indian Reservation. North of the project site is the former Fenton Sand Mine and the former Calmat-Pala Mine. The Palomar Aggregates Quarry is located west of the project site. The large majority of the new residential and commercial development is located to the west of the site closer to the intersection of SR 76 and I-15. The proposed Warner Ranch residential development is located to the north and east of the landfill site.

The project is consistent with the mixed use character of the surrounding area. Mining facilities are located northwest, west, and east of the project site. The gaming and entertainment facility on the Pala Indian Reservation is located east of the project site. The project is consistent with these intensive industrial and

commercial uses.

Agricultural and rural residential uses are scattered through the area. However, the closest of these residences are located approximately 3,000 feet from the landfill footprint and are screened from many of the project operations as a result of intervening topography and distance. An analysis contained in the Section 4.8 of the FEIR indicates the project will not significantly impact any agricultural operations in the area. A dust study completed for the project indicated the project would not result in any dust impacts to any agricultural or residential uses in the area. Landscape screening included as part of the project will screen neighboring agricultural and residential uses from any visual impacts associated with the project. A detailed health risk assessment completed for the project indicates the project will not result in any health impacts to any agricultural or residential uses in the community. The nearest residential community is the Pala Town site which is located several miles east of the project site. The proposed project will not physically divide any part of the Pala Town site community. The project is therefore compatible with the surrounding uses.

C. CONSISTENCY WITH ADOPTED SOLID WASTE PLAN

1. Finding Project Site Designated in County Solid Waste Plan

The LEA finds that the proposed project is identified in the countywide siting element of the County's adopted Integrated Waste Management Plan. (Public Resources Code §50001(a)(1).)

2. Facts in Support of Finding

On September 20-21, 2005, the California Integrated Waste Management Board approved a revised Countywide Siting Element (Siting Element), which is part of the Integrated Waste Management Plan for the County of San Diego (the "Solid Waste Plan"). The Gregory Canyon Landfill project is identified as a proposed landfill site in the Siting Element.

The County is in the process of completing a five-year update of the Countywide Siting Element. No update of the Countywide Siting Element is proposed, and the Gregory Canyon Landfill will continue to be identified as a proposed landfill site.