

December 13, 2007

## **Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents**

### **FOR PURPOSES OF CONSIDERATION OF CALIFORNIA CROSSINGS; P06-102, TPM 21046, ER 93-19-006AA**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

#### 1. Background on the previously certified EIR:

- An EIR for the East Otay Mesa Specific Plan (SP 93-004); GPA 94-02; Log No. 93-19-6 was certified by the County of San Diego Board of Supervisors on July 27, 1994. The certified EIR found significant effects to Biological Resources, Noise, Land Use, Landform Alteration/Visual Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Transportation and Circulation, Air Quality, Health and Safety, Public Services and Utilities, and Population/Housing/Employment. These effects were determined to be mitigated or avoided to a level below significance except for effects on Biological Resources and Noise.
- Addendum #1 dated January 13, 1999; SPA 98-002; Log No. 93-19-016; was approved by the County of San Diego Board of Supervisors on January 13, 1999 (4). This addendum allowed for the sales of gasoline in land use areas as Support Commercial.
- Addendum #2 dated July 1, 1999; GPA 99-CE; Log No. 93-19-006 was approved by the Board of Supervisors on December 15, 1999 (2). This addendum added Highway SR-11 to the County Circulation Element.
- Reliance on the existing EIR with no modification was approved by the Planning Commission on June 20, 2000, for the East Otay Mesa Truck Travel Plaza; P98-024, Log No. 98-19-020.

- Addendum #3 dated June 21, 2000; Log No. 93-19-006; approved by the County of San Diego Board of Supervisors on June 21, 2000 (14) for the adoption of Interim Ordinance No. 9226 restricting certain uses within the East Otay Mesa Specific Plan.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on July 26, 2000 (4); adoption of Ordinance No. 9235 approved the first extension of Interim Ordinance No. 9226. Used Addendum #3 (dated June 21, 2000) as the environmental document.
- A Supplemental EIR dated December 15, 2000 was approved by the Planning Commission on December 15, 2000, for the Sun Road Centrum project; TM 5139RPL<sup>6</sup>; Log No. 93-19-013.
- Addendum #4 dated March 12, 2001, was approved by the Board of Supervisors on April 3, 2001. This project approved an agreement with PG&E Generating Company for acquisition and dedication of sewer easement. On May 1, 2001, the Board of Supervisors adopted Resolution 01-027 consenting to acquisition of easements by means of eminent domain.
- Addendum #5 dated February 23, 2001 was approved by the Zoning Administrator on May 1, 2001. This addendum was for the Burke Truck Parking and Storage project; ZAP 99-029, Log No. 99-19-016.
- Reliance on the existing EIR for adoption of Ordinance No. 9344 was approved by the County of San Diego Board of Supervisors on June 13, 2001 (5), amending and extending the Interim Ordinance No. 9226 as previously amended by Ordinance No. 9235. Used Addendum #3 (dated June 21, 2000) as the environmental document.
- Addendum #6 dated March 28, 2002 was approved the Board of Supervisors on June 12, 2002 (4), for the Amendment to the East Otay Mesa Specific Plan. The purpose of the amendment was to update the land use plan and permit processing requirements and split the Specific Plan Area into Subareas 1 and 2. SPA 00-005, GPA 02-CE1, Log No. 93-19-006A. Documents associated with this project are on the "East Otay Mesa Specific Plan" CD.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Director of Planning and Land Use on December 4, 2002, for the PG&E Subdivision, TPM 20570RPL<sup>3</sup>, Log No. 00-19-027. The project split a 79-acre parcel into three parcels having 22.67, 46.02, and 13.10 acres, respectively. Parcel 2 (46.02 acres) was the location for the Otay Mesa Generating Project certified by the California Energy Commission on April 23, 2001.

- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on July 9, 2003, for East Otay Auto Storage, MUP 00-012, Log No. 00-19-007. The project was for an insurance auto auction and storage yard.
- Addendum #7 dated March 4, 2003 was approved by the Planning Commission on April 11, 2003 for the Revised Tentative Map for the Sunroad Tech Centre project, TM 5139RPL<sup>6</sup>R<sup>2</sup>, ER 98-19-013A. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6) and the Supplemental EIR for the Sunroad Tech Centre Tentative Map, TM 5139RPL<sup>6</sup>, Log No. 93-19-013.
- Reliance on the existing EIR with no modification was approved by the Director of Planning and Land Use on October 2, 2003 for TPM 20701, ER #93-19-006A, Burke. The project is a minor subdivision of 39.31 gross acres into four parcels of 9.48, 9.37, 8.80 and 11.66 acres each.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Director of Public Works on January 28, 2004, for East Otay Mesa Parcel B Grading Plan, L14456. The grading plan was for the grading of a 20.68 acre pad for future development
- Reliance on the existing EIR with no modification was approved by the County of San Diego Director of Planning and Land Use on April 16, 2004 for Otay Mesa Property, LP/D&D Landholdings Boundary Adjustment/Certificate of Compliance BC 02-0150, Log No. 02-19-020. The Boundary Adjustment changed the boundaries of four existing parcels (APNs 648-040-21,22 and 648-050-15, 16) to create more marketable parcels for future development pursuant to the East Otay Mesa Specific Plan.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on February 2, 2005 (4) for an amendment to the East Otay Mesa Specific Plan (SPA 04-002), Log No. 93-19-006O, approved by Resolution No. 05-11. The Environmental Review Update Checklist Form was dated November 24, 2004. The Specific Plan Amendment revised the public landscaping requirements for Subarea 1 to improve safety.
- Addendum #8 dated May 20, 2005 was approved by the Planning Commission on June 24, 2005 for Otay Mesa Auto Transfer, Major Use Permit P03-001, ER 93-19-006C. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on November 2, 2005 (3) for an Amendment to the East Otay Mesa Specific Plan (SPA 05-005, Log No. 93-19-006U), approved by Resolution No. 05-216. The Environmental Review Update Checklist Form

was dated August 8, 2005. The Specific Plan Amendment revised the parking requirements in Subarea 1 to conform to the standards in place for Subarea 2.

- Reliance on the existing EIR with no modification was approved by the Director of Planning and Land Use on December 2, 2005 for a Boundary Adjustment and Certificate of Compliance for the Pilot Travel Center (BC 05-0118, Log No. 93-19-006V).
- Addendum #9 dated January 31, 2006 was approved by the Planning Commission on March 10, 2006 for the Dillard and Judd Roll County Tentative Map, TM 5394RPL<sup>3</sup>, ER 93-19-006P. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
- Addendum #10 dated March 27, 2006 was approved by the Planning Commission on April 21, 2006 for the Airway Business Center Tentative Map, TM 5304RPL, ER 93-19-006A. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
- Reliance on the existing EIR with no modification was approved by the Director of Planning and Land Use on April 12, 2006 for an Administrative Permit for clearing for the TPO LLC property (AD 04-025, Log No. 04-19-010).
- Reliance on the existing EIR with no modification was approved by the Director of Public Works on April 21, 2006 for Improvement Plans for Paseo de La Fuente (CG 4530); for 20.68 acres of grading for future development of the Border Patrol Site (L14456); and, for 73.5 acres of grading for future development of the Travel Plaza Site (L14632).
- Reliance on the existing EIR with no modification was approved by the Director of Public Works on May 19, 2006 for 13.5 acres of grading for future development of the Power Plant Laydown Site (L14208).
- Reliance on the existing EIR with no modification was approved by the Director of Public Works on June 30, 2006 for 13.45 acres of grading for future development of the Vulcan Site (L14625).
- Addendum #11 dated August 7, 2006 was approved by the Director of Planning and Land Use on August 29, 2006 for the Otay Logistics Industrial Park (Trammell Crow) Site Plan, S05-018, ER 93-19-006S. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
- Addendum #12 dated November 17, 2006 was approved by the Director of Planning and Land Use on November 17, 2006 for the Pilot Travel Center Site Plan, S05-021, ER 93-19-006T. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).

- Addendum #13 dated November 8, 2006 was approved by the Director of Planning and Land Use on December 1, 2006 for the Calpine Minor Subdivision, TPM 21012, ER 00-19-27B. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
  - Addendum #14 dated June 15, 2007 was approved by the Board of Supervisors on August 1, 2007 (1) for the East Otay Mesa Update, SPA 06-003, GPA 06-013, ER 93-19-006Y. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
2. Lead agency name and address:
- County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
- a. Contact Tim Taylor, Land Use/Environmental Planner
  - b. Phone number: (858) 694-3706
  - c. E-mail: [tim.taylor@sdcounty.ca.gov](mailto:tim.taylor@sdcounty.ca.gov)
3. Project applicant's name and address: Erwin Bucy, Otay Mesa Crossing LLC C/O Regency Centers, 915 Wilshire Blvd., Suite 2200, Los Angeles, CA 90017
4. Summary of the activities authorized by present permit/entitlement application(s):

California Crossings is a proposed Major Use Permit and Tentative Parcel Map to subdivide the 29.64-acre site into three parcels of 12.41, 3.31 and 12.7 acres, and construct a 355,918 square foot retail commercial center consisting of 10 buildings and 1,512 parking spaces. The site (APN 646-240-48) is located in the 9200 block of Otay Mesa Road, immediately east of the SR-125 right-of-way and west of Heritage Road, within unincorporated San Diego County. The site is subject to the General Plan Designation of (21) Specific Plan Area and is in the Otay Subregional Plan. The Zoning is S88 (East Otay Mesa Specific Plan), with a Specific Plan designation of Technology Business Park / Commercial Overlay. The site is undeveloped. Proposed buildings will be a maximum of 35 feet tall per the East Otay Mesa Specific Plan requirements.

Access would be from Otay Mesa Road and Harvest Road (all public roads). The project would be served by imported water from the Otay Water District, and sewer from the East Otay Mesa Sanitation Maintenance District. No extension of sewer or water utilities will be required by the project. Earthwork will consist of 187,000 cubic yards of cut and 187,000 cubic yards of fill material. Maximum heights of cut and fill slopes will be 21 feet.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

See discussions under Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, and Transportation/Traffic.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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|--|--|--|
| <input type="checkbox"/> Aesthetics                          | <input type="checkbox"/> Agriculture Resources                         | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology/Soils          |
| <input checked="" type="checkbox"/> Hazards & Haz. Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning                 |
| <input type="checkbox"/> Mineral Resources                   | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                |
| <input type="checkbox"/> Public Services                     | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems           | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

**DETERMINATION:**

On the basis of this analysis, the Department of Planning and Land Use 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 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, the previously adopted ND or previously certified EIR is adequate **CHOOSE EITHER A) or B): A)** without modification. **B)** upon completion of an ADDENDUM.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUPPLEMENTAL EIR is required.

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Signature

**Tim Taylor**  
Printed Name

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**December 13, 2007**

Date

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**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
  - b. Significant effects previously examined will be substantially more severe than shown in the 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 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.

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 to 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 to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Visual Quality/Landform Alteration. Landform Alteration impacts would be largely due to grading associated with the hillside residential area. Visual impacts could potentially occur from industrial development adjacent to Johnson Canyon in the northern portion of the Specific Plan Area. For the most part, no significant landform alteration or visual impacts were expected from development of the flatter industrial and commercial portions of the Specific Plan Area. A number of mitigation measures to reduce or avoid Landform Alteration/Visual Quality impacts were proposed. These mitigation measures, as numbered in the original EIR, are listed below:

- 2A. The "G" Sensitive Resources Designator shall be applied to the hillside residential district as part of the Specific Plan process. This will require submittal of a Site Plan prior to development.
- 2B. Site Plans will be required for any project proposed in the hillside residential district (grading, clearing, site preparation, Administrative Permits, Major and Minor Use Permits, Tentative Parcel Maps, Tentative Maps).
- 2C. Site Plans shall include site specific grading plans, placement of house pads, driveways, accessory structures, and any other proposed urban elements to assess impacts at the time of development.
- 2D. Grading Plans for properties adjacent to Johnson Canyon shall incorporate erosion control devices to be put in place prior to construction. The specific

boundaries for Johnson Canyon shall be defined as the top of the canyon slopes within the residential district, and no fill will be allowed within those boundaries.

The proposed project is not adjacent to Johnson Canyon. The project site does not contain any areas designated as Hillside Residential, nor does the site have a "G" Designator.

The project proposes a grading volume of 187,000 cubic yards and will create maximum 21-foot-high cut (northern boundary) and 7-foot-high fill (southern boundary) slopes. If offsite grading is not authorized by the adjacent property owner to the north, a retaining wall up to 20 feet in height and 680 feet in length will be constructed along the northern boundary of the project site. The view of the cut slope or retaining wall along the northern boundary would be blocked by proposed commercial/retail buildings.

The EOM Specific Plan EIR considered that views from SR-125 and SR-905 would include views of the regional commercial area in the foreground with the San Ysidro Mountains in the background, and that compliance with policies of the Urban Design Element and site planning and design guidelines of the Specific Plan would ensure that the regional commercial center would not significantly impact future scenic highways in the area.

**II. AGRICULTURAL 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 to agricultural resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and/or conflicts with existing zoning for agricultural use or Williamson Act contract?

YES

NO

The previous EIR found the loss of Important Farmland to be less than significant as there was limited area with this classification and agricultural use could continue as an interim use prior to build-out of the Specific Plan area. No mitigation was deemed necessary. The cumulative loss of open space and agricultural land was found to be a significant and unavoidable impact, and the change in East Otay Mesa from scattered agricultural operations to a major industrial center to represent an irreversible environmental change.

There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

**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 to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to

an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the 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

The previously certified EIR identified significant and mitigable impacts for Air Quality. The mitigation measures, as numbered in the original EIR, are listed below:

- 9A. The County shall require applicants to use several techniques to reduce potentially significant construction emissions.
- 9B. Development projects shall provide bicycle facilities to promote use of alternative transportation methods.
- 9C. The County shall coordinate with appropriate agencies to implement reduction of vehicle emissions.

The project does not propose a grading or construction in an amount that is not in keeping with what was contemplated in the previously certified EIR. The EIR stated that air quality in the Specific Plan area would not be significantly affected by construction emissions as those pollutants would be localized and temporary. Vehicle emissions were considered the most significant source of air pollutants. The EIR recognized that San Diego County is a non-attainment area for Ozone and Particulate Matter (<10 microns), and therefore the Specific Plan project was determined to be a significant impact to regional air quality.

Since the Specific Plan EIR was certified, State regulations now require the analysis of project emissions for Particulate Matter less than 2.5 microns (PM<sub>2.5</sub>). In addition, the project must analyze the potential for CO<sub>2</sub> hotspots from project generated traffic queuing at local intersections, and consider the cumulative impacts from simultaneous construction projects with respect to Particulate Matter and VOC emissions. An air quality analysis must be completed using the County's Air Quality Analysis Format Guidelines which can be found at

<http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/AQAnaFormGui.pdf>.

A full discussion of any direct and/or cumulative impacts and necessary mitigation measures must be included in the SEIR.

**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 to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to

federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The previously certified EIR identified significant and unmitigable impacts for Biological Resources. However, since approval of the original Specific Plan, the County of San Diego has adopted the Multiple Species Conservation Program (MSCP) and several wildlife species have been listed as threatened or endangered. The entire project site has been identified as a Minor Amendment Area to the MSCP. In order for the proposed project to be approved and take authorization to be given to the landowner, the Amendment process shall first be completed as specified in the MSCP Subarea Plan.

Processing a Minor Amendment to the MSCP requires preparation of a California Environmental Quality Act document, a biological resources report, identification of any mitigation required by the Biological Mitigation Ordinance (BMO), and concurrence by the local offices of the United States Department of Fish & Wildlife and California Department of Fish & Game. If biological resources reports associated with future development applications do not identify sensitive resources, it is envisioned that biological mitigation requirements for Minor Amendment Areas will take place off site, unless those sensitive habitats requiring preservation, as proposed in the previously certified EIR, are identified on-site.

A Biological Technical Report must be completed and biological resource impacts, ordinance compliance, and mitigation measures must be addressed in the SEIR.

**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 to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Cultural Resources. As discussed in the original East Otay Mesa Specific Plan (Appendix 2 and Policy COS5) and the East Otay Mesa Specific Plan Cultural Resources Technical Report (Ogden Environmental and Gallegos and Associates 1993), mitigation is required for sites that have been determined significant as defined by the California

Environmental Quality Act. Mitigation included the testing of all untested or unevaluated sites prior to approval of any subsequent discretionary permits, with appropriate mitigation determined at that time.

The Archaeological Letter Report must be completed per staff's guidance and all cultural resource impacts and mitigation measures must be addressed in the SEIR.

The project parcel has been previously surveyed and sites identified. However, due to recently amended CEQA guidelines (Section 15064.5) and County Significance Guidelines effective September 2006 addressing archaeological and historic resources, as well as the time that has passed since the previous archaeological survey, a new archaeological survey and comprehensive report will be required to update previous information and determine the status of the sites that are within the project area.

**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

The previously certified EIR identified significant and mitigable impacts for Geology and Soils. The Final EIR for the East Otay Mesa Specific Plan identified a number of potential impacts to geology and soils including: 1) potential for ground acceleration/shaking due to regional seismic activity; 2) certain areas are susceptible to liquefaction and seismically induced settlement; 3) open reservoirs on-site are susceptible to overtopping during seismic events; 4) geologic materials may contain adverse bedding or other strata subject to failure; and 5) soils-related hazards such as erosion, expansion, and settlement could occur. A number of mitigation measures to reduce or avoid Geology and Soils impacts were proposed. These measures are largely standard engineering measures that would be implemented as necessary, even if they were not formally identified as mitigation measures in the previously certified EIR. These mitigation measures, as numbered in the original EIR, are listed below:

5A Site Specific subsurface geotechnical investigations shall be required for each project proposed in the Specific Plan Area. These shall include, but not be limited to, the following:

1. Design buildings in accordance with the Uniform Building Code.
2. Incorporate remedial grading and design techniques into removal and replacement of liquefiable soils or construction of deep foundations systems.
3. Remove reservoirs or prepare flood control plans for areas downstream of reservoirs.
4. Perform static and pseudo-static slope stability analyses for proposed cut and fill slopes.
5. Use standard engineering techniques to reduce soils related hazards as outlined in Section 4.5 of the previously certified EIR.

In order to comply with these mitigation measures from the previous EIR, the project applicant must prepare and submit a Geotechnical Report that addresses all of the above applicable geotechnical issues for the project site, and include all analysis in the SEIR.

**VII. 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 previously certified EIR identified significant and mitigable impacts for Health and Safety related to use of hazardous materials by industrial operations, transportation of hazardous materials, and possible exposure of residents and workers to hazardous materials used across the border in Mexico. Mitigation measures included the following:

- 10A. Any industrial development adjacent to residential uses shall submit a Hazardous Materials and Management Plan to the County Department of Environmental Health for approval.

- 10B. Transportation of hazardous substances shall be conducted in accordance with the California Code of Regulations and the Code of Federal Regulations.

The San Diego Rural Fire Protection District has required that the project prepare a Fire Protection Plan for their review and approval pursuant to Article 86, Section 8601 of the 2001 California Fire Code. A Fire Protection Plan is needed to address fire safety issues, including water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management.

The previous EIR recognized only potential noise impacts from Brown Field to Hillside Residential Development proposed by the Specific Plan. Safety considerations regarding development of the Specific Plan area in relation to Brown Field was apparently not addressed. The proposed project is located within the FAA Notification Surface due to its proximity to Brown Field, which requires that notice be filed with the FAA. The project applicant is required to fill out and submit FAA Form 7460-1 Notice of Proposed Construction or Alteration to the FAA. FAA will conduct an aeronautical study and will determine if the project would be an airspace obstruction or hazard.

Fire protection and airport hazards identified above must be addressed in the SEIR.

**VIII. 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 to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Hydrology and Water Resources. Impacts were anticipated from increased impervious areas from build-out of the Specific Plan area. Mitigation measures included the following:

- 6A. As individual projects are proposed, they shall be required to construct onsite detention facilities, storm drain facilities, energy dissipators, and erosion control devices to reduce the flow of runoff.
- 6B. The County and the property owners shall comply with Best Management Practices of the Clean Water Act.
- 6C. Individual projects shall incorporate proper construction techniques to prevent erosion and off-site transport of sediment.
- 6D. Bridge construction across O'Neal Canyon shall be completed outside the 100-year floodplain.

Since the previous EIR was adopted, the County has adopted the Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). To comply with the ordinance the applicant must prepare a Stormwater Management Plan (SWMP) for the project. The SWMP must identify potential construction and post-construction pollutants that may result from the project and propose site design, source control, and treatment control Best Management Practices (BMPs) to address the pollutants. In addition, the project will be subject to new Municipal Stormwater Permit requirements regarding Low Impact Development (LID) that become effective January 25, 2008.

In addition, the project must also complete a Preliminary CEQA Hydrology/Drainage Study for review and approval by the County.

Although it is not expected that the project will cause additional or more severe impacts to hydrology or water quality as addressed in the previous EIR, these studies must be completed and the resource issues addressed in the SEIR.

**IX. 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 to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Land Use. Impacts were related to the change from undeveloped or agricultural land uses to industrial, commercial, and residential land uses. Land use compatibility impacts between residential and industrial/commercial development, impacts to future residences from the State prison and County detention facility, impacts to the boundary monument and the U.S./Mexico border, and impacts to important farmlands were foreseen. Mitigation measures included:

- 1A. Site Plan shall be required for the hillside residential area prior to approval of any residential development. Site Plan shall evaluate land use compatibility impacts in detail, and shall propose detailed mitigation measures to alleviate the impacts. These mitigation measures shall include, but not be limited to the following:
- a. A 25-foot landscaped buffer between the boundaries of residential/commercial/industrial properties; placement of homes away from light sources.
  - b. Adherence to noise mitigation measures required in Section 4.8 of the draft EIR.
  - c. Industrial development that is proposed adjacent to residential uses shall submit a Hazardous Materials and Management Plan to the County Department of Environmental Health for approval.

The project site is not adjacent to any residential portions of the East Otay Mesa Specific Plan area. The project will be required to meet all Specific Plan regulations and guidelines including site planning, landscaping, lighting, signage and architectural guidelines.

**X. 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 to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

No impacts to mineral resources were anticipated by the previous EIR. Prospects were reported in the San Ysidro Mountains east of the Specific Plan area, but no producing mines or quarries were known to exist in the Specific Plan boundaries. There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

**XI. 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 previous EIR found that there would be significant and unmitigable impacts to residential areas and sensitive habitats/species from industrial/commercial uses and roadways. Mitigation measures included the following:

- 8A. Noise sensitive land use, including existing and proposed residences and all California gnatcatcher habitat, located within the estimated 60 dB CNEL noise contour shall have a site specific noise studies prepared prior to approval of discretionary permits. Siting of industrial and commercial uses shall be such that adequate setbacks are created to minimize off-site noise impacts to sensitive receptors.
- 8B. Residential development shall be avoided in the areas where the projected CNEL noise contour for Brown Field exceeds 60 dB.
- 8C. All construction operations shall comply with the San Diego County Noise Ordinance (Section 36.410). All construction operations scheduled to occur within 1500 feet of California gnatcatcher habitat shall prepare a project specific noise mitigation and monitoring program to demonstrate compliance with established noise standards.
- 8D. Project specific noise analyses shall be required in the hillside residential district prior to approval of projects in this area to assure noise compatibility with adjacent projects.

The project must prepare a noise study to demonstrate compliance with previous mitigation measure 8C above, as Coastal sage scrub habitat is located approximately 600 feet northeast of the project site. In addition, the noise study should consider whether the project will have any significant impacts to noise sensitive land uses not considered in the original EIR (both inside and outside of the County's jurisdiction), due mainly to project related traffic volumes.

**XII. 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 to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The previously certified EIR identified positive socioeconomic benefits for the project (37 housing units, 21,264 new jobs) and for proposed cumulative development (31,070 housing units, 85,818 new jobs). There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

**XIII. 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

The previously certified EIR identified significant and mitigable impacts for Public Services and Utilities. Mitigation measures included the following:

- 11A. Any residential development proposed in the Specific Plan Area shall be subject to State laws governing school impact fees.
- 11B. Domestic water demand shall be reduced through use of Best management Practices water conservation measures as identified by the Metropolitan Water District and the San Diego County Water Authority. This shall include preparation of a water conservation plan to document these measures.
- 11C. No development beyond that which can be served by the initial 1.0 million gallons per day capacity shall be allowed until long-term sewer service capacity has been provided. In addition, no development shall be allowed until all the necessary infrastructure has been constructed and facilities are operable.
- 11D. The County shall continue its efforts to site landfill facilities in South Bay.

No mitigation measures were stated related to police protection, parks and recreation, fire and emergency services, libraries, or gas and electricity. However, Page A-26 of the Final EIR states "Implementation of the Specific Plan would generate additional demand for police protection services in an area that does not currently meet minimally acceptable standards. For the first phase of development, a new police station will be constructed on the mesa. No development will be allowed within the Specific Plan Area until adequate police services are available, and since a police station site has been identified on the land use map, no significant impacts will occur; therefore, additional mitigation is not required." The Sheriff's Department is currently working on a facility needs assessment and funding

mechanism to finance new facilities to provide police services to the EOM Specific Plan area. Funding is anticipated to be shared among the EOM landowners.

Service availability letters have been provided which indicate services will be available to the project site from the following agencies/districts:

- Otay Water District (Water)
- San Diego Rural Fire Protection District (Fire)
- East Otay Mesa Sewer Maintenance District (Sewer)

**XIV. 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 project does not include recreational facilities or require the construction or expansion of recreational facilities. There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

**XV. 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 to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The previous EIR found significant and mitigable impacts to Transportation and Circulation. The original mitigation measures, as numbered in the original EIR, are listed below:

- 7A. The County of San Diego shall work with the Cities of San Diego and Chula Vista to resolve inconsistencies in future roadway designations and shall coordinate roadway design at jurisdictional boundaries.

- 7B. Prior to the formation of an assessment district to fund the implementation of the regional Circulation Element, projects within the East Otay Mesa Specific Plan are required to provide a traffic impact report to analyze and mitigate their off-site traffic impacts.

This project is anticipated to generate approximately 13,120 ADT per the AEIS submitted. Various roads in the project vicinity are at Level of Service (LOS) "E" and "F" or will be with the project and/or with cumulative projects. Project traffic may involve significant unmitigated impacts on roadways within the City of San Diego and the unincorporated area. This is at least in part due to the uncertain funding of State Route 905. Given the county's draft traffic threshold of 100 ADT on a two-lane road operating at LOS F, there may be direct impacts. Using SANDAG's estimate for AM and PM peak hour trips the project may generate more than five peak hour trips and may exceed the five additional trips to a critical move threshold - when the trips are distributed on the road network, and may have direct impacts.

A Traffic Impact Study (TIS) must be prepared for the project and all impacts and mitigation measures must be discussed in the SEIR. The TIS will also be reviewed by CalTrans and City of San Diego staff.

**XVI. 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 to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the 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

The project will construct on-site stormwater runoff facilities including underground piping, underground detention basin, surface catch basin inlets, and bioswales. These facilities will be evaluated as part of the project's potential impacts on Hydrology and Water Quality.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified 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

There are changes in the project and changes in circumstances which could potentially cause new significant impacts and require new mitigation measures, if feasible. The resource areas potentially affected include air, biology, cultural resources, hazards, noise, transportation/traffic. These resources must be addressed in the SEIR.

**SECTION B - ADDITIONAL INFORMATION REQUIREMENTS:** Fill in this section of the form when any question has been answered "Additional Information Required from Applicant." Additional information can take the form of additional detail in the project description, technical studies, etc. Please list the additional information to be requested of the applicant and be as specific as possible. These requirements will be requested from the applicant in writing by DPLU Environmental Analyst as part of project scoping or information review:

III. An Air Quality Analysis must be completed using the County's Guidelines for Determining Significance and Report Format and Content Requirements found at:

<http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/AG-Guidelines.pdf>

<http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/AQAnaFormGui.pdf>

IV. A Biological Technical Report must be completed using the County's Guidelines for Determining Significance and Report Format and Content Requirements found at:

[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Biological\\_Guidelines.pdf](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Biological_Guidelines.pdf)

[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Biological\\_Report\\_Format.pdf](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Biological_Report_Format.pdf)

- V. The Archaeological Letter Report must be completed pursuant to the County's Guidelines for Determining Significance and Report Format and Content Requirements found at:  
[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Cultural\\_Guidelines.pdf](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Cultural_Guidelines.pdf)  
[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Cultural\\_Report\\_Format.pdf](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Cultural_Report_Format.pdf)
- VI. A Geotechnical Report must be prepared to address all applicable geotechnical/geological issues identified in the previous EIR.
- VII. A Fire Protection Plan must be completed pursuant to the County's Guidelines for Determining Significance and Report Format and Content Requirements found at:  
<http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Fire-Guidelines.pdf>  
<http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Fire-Report-Format.pdf>
- FAA Form 7460-1 Notice of Proposed Construction or Alteration.
- VIII. A Preliminary CEQA Hydrology/Drainage study must be completed pursuant to the guidance found at:  
[http://www.co.san-diego.ca.us/dpw/watersheds/land\\_dev/drainage.html](http://www.co.san-diego.ca.us/dpw/watersheds/land_dev/drainage.html)
- A Stormwater Management Plan must be completed pursuant to is the County's Guidelines for Determining Significance found at:  
[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Water%20Quality\\_Guidelines.p  
df](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Water%20Quality_Guidelines.pdf)  
and follow the format found at:  
[http://www.sdcounty.ca.gov/dpw/watersheds/pubs/susmp-appendix\\_c.pdf](http://www.sdcounty.ca.gov/dpw/watersheds/pubs/susmp-appendix_c.pdf)
- XI. A Noise Analysis must be prepared to demonstrate compliance with previous mitigation measure 8C and consider any impacts to noise sensitive land uses. The study must be completed pursuant to the County's Guidelines for Determining Significance and Report Format and Content Requirements found at:  
<http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Noise-Guidelines.pdf>  
<http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Noise-Report-Format.pdf>
- XV. A Traffic Study must be completed pursuant to the County's Guidelines for Determining Significance and Report Format and Content Requirements found at:  
[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Traffic\\_Guidelines.pdf](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Traffic_Guidelines.pdf)  
[http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Traffic\\_Report\\_Format.pdf](http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/Traffic_Report_Format.pdf)

### **SECTION C - DRAFT PROPOSED ON- AND OFF-SITE IMPROVEMENTS**

**ANTICIPATED:** List the potential road and flood control or other DPW improvements that DPW will recommend as conditions of approval. Particular emphasis should be placed on potential off-site improvements such as road widening, intersectional improvements, and sight distance improvements, which may have other environmental effects. These proposed conditions are subject to change based upon project changes, new information, or new analysis by staff or the project decision-making authority:

OFF-SITE IMPROVEMENTS MAY BE ANTICIPATED, SEE DPW PRELIMINARY DRAFT REQUIREMENTS.

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

EIR for East Otay Mesa Specific Plan, prepared February 17, 1994, revised by the Planning Commission April 15, 1994, and adopted by the Board of Supervisors May 11, 1994.

California Department of Fish and Game. Fish and Game Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines 1997

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Solid Waste Management Act, 1989

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

City of Los Angeles, L.A. CEQA Thresholds Guide, Section C Geology, D Water Resources

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Public Facility Element of the General Plan (Section 6-Solid Waste, XII-6-1)

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 *et seq.*), February 20, 2002

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Wetland Training Institute, Inc. 1993. Wetland Delineation Lecture Notes based on Corps of Engineers 1987 Manual