

# NOTICE OF DETERMINATION

TO:  Recorder/County Clerk  
Attn: Anthony J. Consul  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Planning & Development Services, M.S. O650  
Attn: Department Secretary  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name and Number(s): Form Based Code for Alpine and Ramona

State Clearinghouse No.: N/A

Project Location: Communities of Alpine, Fallbrook, and Ramona in the unincorporated portions of San Diego County.

Project Applicant & Phone #: County of San Diego, 5510 Overland Ave., Ste. 310, San Diego, CA 92123. (858) 694-3690

Project Description: The project consists of several components: (1) proposed Zoning Ordinance amendment to introduce new Form Based Codes (FBC) regulations for the Ramona Village Center Plan ; (2) proposed Zoning Ordinance amendments to introduce new FBC regulations for the Alpine Village Core Plan (3) proposed Zoning Ordinance text amendments to the Fallbrook Village regulations; (4) proposed Zoning Reclassification to include new zoning designations related to the Ramona Village Center Plan and Alpine Village Core Plan; and (5) adoption of Design Review Checklists for the Ramona Village and Alpine Village FBCs and other areas of Ramona subject to Community Design Review. Pursuant to CEQA Guidelines Section 15164(a), an Addendum to the previously certified General Plan EIR was prepared for this project. The County of San Diego General Plan Program EIR is amended as described in the Addendum.

Agency Approving Project: County of San Diego

County Contact Person: Joe Farace Phone: (858) 694-3690

Date Form Completed: April 28, 2014

This is to advise that the County of San Diego Board of Supervisors has approved the above described project on DATE, Item # and has made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.  
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.  
 An Addendum to a previously certified Environmental Impact Report was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan  was  was not adopted for this project.

**The following determinations are only required for projects with Environmental Impact Reports:**

5. A Statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):

- Certificate of Fee Exemption (attached)  
 Proof of Payment of Fees (attached)

**Fish and Game Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for County of San Diego General Plan Update Program EIR (SCH 2002111067).**

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: \_\_\_\_\_

Signature: \_\_\_\_\_ Telephone: (858) 694-3690

Name (Print): Joseph Farace Title: Planning Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.



# County of San Diego

**MARK WARDLAW**  
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PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
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**DARREN GRETLER**  
ASSISTANT DIRECTOR  
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## **AN ADDENDUM TO THE PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE (SCH 2002111067)**

### **FOR PURPOSES OF CONSIDERATION OF THE ALPINE VILLAGE CORE AND RAMONA VILLAGE CENTER FORM BASED CODE (POD11-010/POD11-012/REZ14-002)**

**April 10, 2014**

**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 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.**

#### **Introduction**

There are some changes and additions, which need to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update to accurately cover the new project in accordance with CEQA Guidelines Section 15164(a). These modifications would not involve substantial changes in the magnitude of impacts identified in the Program EIR and would not create new potentially significant impacts that would require new mitigation.

#### **Background**

The project proposes a Form Base Codes (FBC) which would require various development standards for land uses and roadways within the Alpine Village Core and the Ramona Village Center. The project would create distinct zoning districts, which provide development regulations based on the intended intensity of uses, as well as providing standards for roadways and civic space development. The FBC would address the relationship between building orientation and configuration within the public realm. This includes the bulk, scale and height of buildings in relation to one another, and the scale and types of streets, parks, and blocks. The regulations and standards in FBC, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form, scale, and detail of development. The implementation of a FBC would result in a more predictable and efficient development process because it is a graphically based development standards which illustrate the expected development outcomes.

The FBC will serve as a stand-alone regulatory document and will be incorporated into the zoning ordinance as a separate chapter. Like the zoning ordinance, the FBC will include provisions on allowed uses, setbacks, height, and information on development process. It will also include provisions for landscape design, architectural requirements, and roadway/trail improvements.

The FBC will apply to properties within the Alpine Village Core and the Ramona Village Center; which are characterized by an existing built environment primarily consisting of commercial, civic and higher density residential land uses. These areas are served by existing infrastructure (water, sewer, fire facilities and public roads). Opportunities exist within both the Alpine Village Core and the Ramona Village Center for infill development. Additionally, the FBC would place greater emphasis on the built form of the area with the expected result of creating more vibrant, aesthetically pleasing and walkable areas for residents and visitors to Alpine and Ramona to enjoy. Development pursuant to the standards of the FBC could then result in a more economically viable village core as a result of increased use by both residents and tourists.

As mentioned, the FBC provides more emphasis on the built form and deemphasizes the uses which take place on these properties. Under the FBC, the design and siting criteria dictate the relationship of the building to the street (public realm) and adjoining structures thereby mitigating for potential land use conflicts. That said, the FBC will continue to require discretionary permits for some proposed uses which because of their nature would be deemed so intensive to require additional community level review and analysis. In some instances, even by-right uses would be required to obtain a discretionary Site Plan Permit. This would take place when a project is proposed on lands that contain environmental resources.

Additionally the FBC emphasizes the use of mixed use development which allows for a mix of residential and commercial uses to take place on the same site. Mixed use development allows for residents to utilize commercial (shopping, work, leisure) and civic uses within walking distance from their homes and provides opportunities for creation of live/work environments which could result in less traffic and lower parking demands.

The project is authorized by the Goals and Policies of the County of San Diego General Plan, adopted by the Board of Supervisors on August 3, 2011. The location and densities of land uses, as depicted in Chapter 3 – Land Use Element, are based on an analysis of development constraints such as road access, available water/sewer services, topography, significant habitats, groundwater resources, hazards, and accessibility to emergency fire protection services. Within these constraints, the core concept for the County's development directs future growth to areas where existing or planned infrastructure and services can support growth and locations within or adjacent to existing communities. By giving priority to areas identified for urban level densities, this concept also helps to retain the rural setting and lifestyle of remaining areas of the County.

The General Plan designated Alpine and Ramona as having a greater capacity to grow, amongst several other unincorporated communities, because of its location within the County Water Authority (CWA) boundary and its existing town center. However, the General Plan also required future growth to be carefully balanced with other factors to

preserve Alpine and Ramona's identity and unique resources. Town Centers often benefit from the development of more detailed plans to guide new development in achieving consistency with the goals and policies of the General Plan. The project is a FBC which is a detailed plan to guide new development in the Alpine Village Core and the Ramona Village Center.

### **Project Changes**

The proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated village type densities and intensities within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. The FBC includes more robust and detailed development standards when compared to the existing Alpine and Ramona Design Guidelines. Discretionary permits would continue to be required when more intense uses are proposed or as part of a Site Plan Permit review process on properties containing environmental resources. Therefore the project would be consistent with existing zoning processes utilized to implement the General Plan. As discussed in detail in the Attachment: Environmental Review Checklist Form, the project would not differ from the General Plan Update Program EIR, and would not create new potentially significant impacts that would require additional mitigation.

### **Attachments**

- Environmental Review Checklist Form



# County of San Diego

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January, 31, 2014

## **ENVIRONMENTAL FINDINGS FOR THE THE ALPINE VILLAGE CORE AND RAMONA VILLAGE CENTER FORM BASED CODE (POD11-010/POD11-012/REZ14-002)**

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 certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. These environmental findings have 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 Alpine Village Core and Ramona Village Center Form Based Codes, POD 11-010, POD 11-012, REZ 14-002.

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

A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural And Paleontological Resources; 6) Geology And Soils; 7) Hazards and Hazardous Materials; 8) Hydrology and Water Quality; 9) Land Use and Planning; 10) Mineral Resources; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation and Traffic; 16) Utilities and Service Systems, and 17) Climate Change.

Of these seventeen environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, overriding considerations exist which make the impacts acceptable. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

## **2. Summary of the proposed project:**

The project proposes a Form Base Codes (FBC) which would require various development standards for land uses and roadways within the Alpine Village Core and the Ramona Village Center. The project would create distinct zoning districts, which provide development regulations based on the intended intensity of uses, as well as providing standards for roadways and civic space development. The FBC would address the relationship between building orientation and configuration within the public realm. This includes the bulk, scale and height of buildings in relation to one another, and the scale and types of streets, parks, and blocks. The regulations and standards in FBC, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form, scale, and detail of development. The implementation of a FBC would result in a more predictable and efficient development process because it is a graphically based development standards which illustrate the expected development outcomes.

The FBC will serve as a stand-alone regulatory document and will be incorporated into the zoning ordinance as a separate chapter. Like the zoning ordinance, the FBC will include provisions on allowed uses, setbacks, height, and information on development process. It will also include provisions for landscape design, architectural requirements, and roadway/trail improvements.

The FBC will apply to properties within the Alpine Village Core and the Ramona Village Center; which are characterized by an existing built environment primarily consisting of commercial, civic and higher density residential land uses. These areas are served by existing infrastructure (water, sewer, fire facilities and public roads). Opportunities exist within both the Alpine Village Core and the Ramona Village Center for infill development. Additionally, the FBC would place greater emphasis on the built form of the area with the expected result of creating more vibrant, aesthetically pleasing and walkable areas for residents and visitors to Alpine and Ramona to enjoy. Development pursuant to the standards of the FBC could then result in a more economically viable village core as a result of increased use by both residents and tourists.

As mentioned, the FBC provides more emphasis on the built form and deemphasizes the uses which take place on these properties. Under the FBC, the design and siting criteria dictate the relationship of the building to the street (public realm) and adjoining structures thereby mitigating for potential land use conflicts. That said, the FBC will continue to require discretionary permits for some proposed uses which because of their nature would be deemed so intensive to require additional community level review and analysis. In some instances, even by-right uses would be required to obtain a discretionary Site Plan Permit. This would take place when a project is proposed on lands that contain environmental resources.

Additionally the FBC emphasizes the use of mixed use development which allows for a mix of residential and commercial uses to take place on the same site. Mixed use development allows for residents to utilize commercial (shopping, work, leisure) and civic uses within walking distance from their homes and provides opportunities for creation of live/work environments which could result in less traffic and lower parking demands.

The project is authorized by the Goals and Policies of the County of San Diego General Plan, adopted by the Board of Supervisors on August 3, 2011. The location and densities of land uses, as depicted in Chapter 3 – Land Use Element, are based on an analysis of development constraints such as road access, available water/sewer services, topography, significant habitats, groundwater resources, hazards, and accessibility to emergency fire protection services. Within these constraints, the core concept for the County’s development directs future growth to areas where existing or planned infrastructure and services can support growth and locations within or adjacent to existing communities. By giving priority to areas identified for urban level densities, this concept also helps to retain the rural setting and lifestyle of remaining areas of the County.

The General Plan designated Alpine and Ramona as having a greater capacity to grow, amongst several other unincorporated communities, because of its location within the County Water Authority (CWA) boundary and its existing town center. However, the General Plan also required future growth to be carefully balanced with other factors to preserve Alpine and Ramona’s identity and unique resources. Town Centers often benefit from the development of more detailed plans to guide new development in achieving consistency with the goals and policies of the General Plan. The project is a FBC which is a detailed plan to guide new development in the Alpine Village Core and the Ramona Village Center.

Community plans provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the Land Use Element of the General Plan. These goals and policies are designed to provide more precise guidance regarding the character, land uses, and densities within each community planning area. The Alpine and Ramona Community Plans were amended in conjunction with the 2011 adopted of the General Plan Update (GPU). The project would implement the following goals and policies of the Alpine and Ramona Community Plans:

## **Alpine**

**Community Character Goal 1.A Village** - Preserve and enhance the village character of Alpine defined by the current central hub of industrial, commercial, and higher density residential land use designations.

**Land Use Residential Policy Village 1.b** – Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract developments and encouraging innovation in design.

**Land Use Commercial Goal 3** – Develop the commercial center (town center) into an aesthetically pleasing centralized area which will provide for adequate shopping facilities and services for the residents of the Alpine community.

**Land Use Commercial Policy 3** – Allow for the possibility of commercial uses along Alpine Boulevard within the Village boundary.

## Ramona

**Goal LU 4.1** Enable a Ramona Village plan for the downtown area to build towards a walk-able and economically viable Main Street and town center.

**Policy LU 4.1.1** Provide Ramona specific custom tailored zoning through a Form-Based or Place-Based or Context-sensitive Code technique for the areas in the Village and Village Core Land Use Categories.

**Policy LU 4.1.2** Identify, coordinate and plan for the Ramona Village Design Committee Ramona Design Review Board and Ramona Community Planning Group.

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

YES

NO

The proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated village type densities and intensities within the project area. The Ramona Community Plan requires (Goal LU 4.1) custom zoning or a FBC for the Ramona Village Center. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas.

The FBC includes more robust and detailed development standards when compared to the existing Alpine and Ramona Design Guidelines. Discretionary permits would continue to be required when more intense uses are proposed or as part of a Site Plan Review process on properties containing environmental resources. Therefore the project would be consistent with existing zoning processes utilized to implement the General Plan.

**4. 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.

NONE

Aesthetics

Agriculture and Forest Resources

Air Quality

Biological Resources

Cultural Resources

Geology & Soils

Greenhouse Gas

Hazards & Haz Materials

Hydrology & Water

Emissions

- Land Use & Planning
- Population & Housing
- Transportation/Traffic
- Mineral Resources
- Public Services
- Utilities & Service Systems

Quality

- Noise
- Recreation
- Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously certified Program EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified Program EIR is adequate without modification.

Signature	April 10, 2014
Joseph Farace	Date
Printed Name	Planning Manager
	Title

**INTRODUCTION**

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
- b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects 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, 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

As discussed in section 2 above, the project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. In fact, the

implementation of FBC to specifically dictate the exact development type and design was stated in the GPU EIR as a mitigation measure to address impacts to aesthetics and community character. The requirements of the proposed FBC are a result of a community lead process to implement the desired aesthetics of the Alpine Village Core and the Ramona Village Center. The proposed project does not differ in any way from the previously approved project and would not result in any new significant impacts to aesthetic resources. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- 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 cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES                      NO  
                     

The project is located in the Alpine Village Core and the Ramona Village Center and would not result in impacts to agricultural or forestry resources. The project area consists of mostly developed property interspersed with vacant sites. The size and location of vacant properties within the project area are not conducive to intensive agricultural use due to their proximity to existing commercial and higher density residential uses. Furthermore, as described in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. There are no proposed changes to the policy documents of the General Plan or the policies of the community plans that would result in new significant impacts or more severe impacts to agricultural or forestry resources. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**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 San Diego Air Pollution Control District (APCD) is responsible for developing and implementing the Regional Air Quality Strategy (RAQS) for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin. As previously discussed, the project would be consistent with the growth projections of the General Plan. Therefore, the project would be considered consistent with the underlying growth forecasts in the RAQS and SIP. Additionally, future development occurring on the properties associated with the project would be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

Any new stationary sources of pollutants constructed under new designations would be subject to APCD requirements for permitting and must demonstrate that they will not cause or contribute to a violation of an air quality standard. Grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures.

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area, resulting in no changes to air quality. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. The project is establishing a new zoning code in downtown Alpine and Ramona consistent with the Community Development Model used as the basis for General Plan Goals and Policies. The Community Development model is based on Smart Growth principles to create more diversified, compact communities which will ultimately lead a more walkable community with less need of motor vehicles thereby reducing transportation associated emissions. There are no proposed changes to the policy documents of the General Plan or the policies of the community plans that would result in new significant impacts or more severe impacts to air quality. Furthermore, there have not been changes to the circumstances or any new information of substantial importance.

**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 Wildlife 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

Future development under the project would be subject to the "B" Design Review Special Area Designator which would require review to determine if sensitive biological resources exist on a parcel. Therefore, future discretionary actions would require site-specific environmental review for parcels containing sensitive resources. Future development under the project would be required to comply with the adopted Multiple Species Conservation Program (MSCP) Subarea Plan and Biological Mitigation Ordinance where applicable, Habitat Loss Permit Ordinance, the Southern California Coastal Sage Scrub Natural Community Conservation Plan (NCCP) Process Guidelines, and the Resource Protection Ordinance in order to be approved and developed.

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. There are no proposed changes to the policy documents of the General Plan or to the policies of the community plans that would result in new impacts to biological resources. Therefore, the project would not result in additional significant impacts or substantially more severe environmental effects to biological resources, beyond those analyzed in the General Plan EIR. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**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  
                     

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. The proposed project would result in similar impacts to cultural resources, archaeological resources, historical resources, paleontological resources, and human remains, from those analyzed in the General Plan EIR. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**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  
                     

Any new development in accordance with the land use designations proposed in the project would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity, soil stability, and expansive soils. All future development associated with the land uses designated under the project would be required to comply with federal, state, and local building standards and regulations, including the CBC and County-required geotechnical reconnaissance reports and investigations. In order to minimize potential impacts from erosion, future development would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program, which requires stormwater pollution prevention plans (SWPPPs) to be prepared and best management practices (BMPs) to be identified for construction sites greater than one acre. All construction activities occurring under the project designations would be required to comply with the CBC and the County Grading Ordinance, both of which would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion. The County's Grading Ordinance also requires all clearing and grading to be carried out with dust control measures. In addition, all future development projects under the project designations would be required to comply with all applicable federal, state, and local regulations related to septic tanks and waste water disposal, including County Department of Environmental Health standards, to ensure that soils are capable of supporting the use of septic tanks or alternative waste water disposal systems.

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. There are no proposed changes to the policy documents of the General Plan or to the policies of the community plans that would result in new significant impacts to geology and soils. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance

with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES                      NO  
                     

Since the previous GPU EIR was certified, the County’s “Guidelines for Determining Significance – Climate Change” document was updated on November 7, 2013, to reflect State requirements and the County’s Climate Action Plan. The County Guidelines establish screening criteria to establish thresholds for types of projects. The threshold screening criteria are based on conservative assumptions of CO<sub>2</sub>e (Carbon Dioxide Equivalent) emissions that would be anticipated.

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. Additionally, the County Climate Action Plan identifies the use of Mixed-Use Development as a one of the community measures and actions to reduce greenhouse gas emissions. The Alpine Village Core and Ramona Village Center Plans have created zoning as part of the FBC that allow greater opportunities by creating additional incentives to encourage mixed use development near an existing transit corridor. This could result in a reduction in Vehicle Miles Traveled and consequently a reduction in emissions. Therefore, the project would not result in new impacts associated with greenhouse gas emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES                      NO

Any future development of land uses, as designated under the project, would be required to comply with all applicable federal, state, and local regulations pertaining to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to existing hazardous materials, and the transportation, use, and disposal of hazardous materials to a level less than significant. Additionally, compliance with these regulations would ensure that risks associated with hazardous emissions near schools would be kept to below a level of significance.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. There are no proposed changes to the policy documents of the General Plan or the policies of the community plans that would result in new significant impacts or more severe impacts to hazards and hazardous materials. Furthermore, there have not been changes to circumstances or any new information of substantial importance. On August 19, 2013 the San Diego County Regional Airport Authority determined that the Ramona Village Plan is consistent with the adopted Ramona Airport ALUCP. Therefore, the project would result in the same impacts associated with hazards and hazardous materials including emergency response operations, evacuation plans, and wildland fire hazards.

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

Any new development in accordance with the land use designations proposed in the project would be subject to regulations in place to reduce impacts to hydrology and water quality. In order to minimize potential impacts from erosion, future development would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program, which requires stormwater pollution prevention plans (SWPPPs) to be prepared and best management practices (BMPs) to be identified for construction sites greater than one acre. All construction activities occurring under the project designations would be required to comply with the County Grading Ordinance, both of which would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion. The County's Grading Ordinance also requires all clearing and grading to be carried out with dust control measures.

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. There are no proposed changes to the policy documents of the General Plan or to the policies of the community plans that would result in new impacts to hydrology and water quality. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**X. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects 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



As discussed above in section 2, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas.

The proposed FBC development would not have the potential to expose people to excessive ground borne vibration, increases in ambient noise levels, and noise levels in excess of County Noise Element and Noise Ordinance regulations. When compared to the General Plan EIR, the project would result in the same overall densities and intensity of allowed uses, resulting in the same impacts associated with excessive noise levels, excessive ground borne vibration, permanent and temporary increases in ambient noise levels, excessive noise exposure from airports and construction noise. The project would not allow any increased development potential within an Airport Land Use Compatibility Plan, within an Airport Influence Area, or within two miles of a public or private airport. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**XIII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas.

The housing accommodated with the General Plan EIR is consistent with regional growth forecasts. Future development under the project would be required to comply with the land use plan adopted as part of the General Plan, which includes a land use framework and policies for growth that would avoid unplanned growth beyond regional growth forecasts. The proposed policy changes in the project would not induce substantial population growth either directly, or indirectly, through the expansion of infrastructure. Therefore, the project would not involve new significant impacts or substantially more severe environmental effects to population and housing.

**XIV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities

or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES                      NO  
                     

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. The project would not add any additional density and therefore, would not exacerbate the need for new or expanded public services. As such, implementation of the project would result in similar impacts to fire protection, police protection, schools, parks and other public facilities. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**XV. RECREATION** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES                      NO  
                     

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. The project would not add any additional density and therefore, would not exacerbate the need for new or expanded recreation facilities. As such, implementation of the project would result in similar impacts to recreational facilities. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects 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  
                     

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP).

Consistent with the General Plan, Alpine and Ramona Community Plans and Community Development Model, the project proposes a land use plan which will encourage compact develop within the existing downtown areas which are already served by roadway infrastructure. Many areas within the Alpine Boulevard and Main Street/SR67 corridors are designed for commercial use. The FBC proposes to allow greater possibilities for mixed-use development which will now allow residential use in conjunction with commercial operations and place residential uses in closer proximity to employment centers, civic uses, and transit. This would likely result in a net loss of commercial square footage along the Alpine Boulevard and Main Street/SR67 corridors resulting in less vehicle trips to area roadways since residential uses generate less vehicle trips than commercial uses. Additionally it is contemplated that mixed-use development would support more walkable communities since opportunities to place residential uses near commercial and offices uses, employment centers and civic uses will exist thereby further reducing vehicle trips.

The project does not differ from the previously approved project. Therefore, there would be no new environmental effect or a substantial increase in the severity of previously identified effects resulting in exceedance of LOS standards, increased rural road safety hazards, impaired emergency access, or inadequate parking facilities. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects 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  
                     

Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for on-site wastewater systems (OSWS) "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH review would be required for any new septic systems, pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria."

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. The GPU EIR contemplated the same overall densities and intensity of allowed uses within the project area. The project would implement the policies of the General Plan and Alpine and Ramona Community Plans with regulations and standards consistent with community character of the Alpine and Ramona Community Planning Areas. The project would not add any additional density and therefore, would not exacerbate the need for new or expanded utilities and service systems. As such, implementation of the project would result in similar impacts to utilities and service systems. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

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

*Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

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

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

YES                      NO  
                     

As discussed in section 2 above, the proposed project does not differ in any way from the previously approved project. As discussed previously, the project would result in the same development potential, compared to the existing General Plan. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan, including cumulative effects. All applicable mitigation from the General Plan EIR shall be carried forward with the project, and the project will also rely on statements of overriding consideration adopted with the General Plan EIR, for significant and unavoidable impacts discussed above. The project would not introduce new significant effects, beyond those analyzed in the General Plan EIR. Furthermore, there have not been changes to circumstances or any new information of substantial importance.

**Attachments**

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

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

San Diego County General Plan, adopted August 3, 2011

California Environmental Quality Act, CEQA Guidelines

California Public Resources Code, CPRC, Sections 40000-41956

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

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.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

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

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

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